

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MAYFLOWER GRANDE	☒ Yes ☐ No	
Vendor	M/s. B&C Estates	☒ Yes ☐ No	
Flat no.	A-701	☒ Yes ☐ No	
Land area (sq. yds.)	43.34	☒ Yes ☐ No	
Built-up-area (sft)	1400	☒ Yes ☐ No	
Car Parking No		☐ Yes ☐ No	
Type	☒ Semi-deluxe ☐ Deluxe	☒ Yes ☐ No	
Buyers name, age, address, etc.	Check with booking form.	☒ Yes ☐ No	
Schedule of flat	Check with booking form.	☒ Yes ☐ No	
Boundaries: North	Open to sky	☒ Yes ☐ No	
South	Open to sky	☒ Yes ☐ No	
East	6'-6" wide corridor	☒ Yes ☐ No	
West	Open to sky	☒ Yes ☐ No	
Total sale Consideration	38,08,600	☒ Yes ☐ No	
PPT No.	124	N A	
Discount (in Rs. per sft.)	250/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	250/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	38,08,600	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	31.12.2015	☐ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 25/6/15	Date: 25/6/15	Date: 25/6/15	Date: 26 JUN 2015

APPROVED BY
26 JUN 2015
MANAGING DIRECTOR

Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-701
Name of Buyer	Mr. Sriram Karra

A.	Total sale consideration.	38,08,600/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,28,540/-
E.	Add: VAT	47,608/- + 201/-
F.	Add: Service Tax	1,38,062/- + 181/- + 269/-
G.	Add: Extra Specs Charges (revised)	4,015/-
H.	Add: Misc. Charges	5,980/-
I.	Less: Amount paid	42,27,286/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	6,170/-
L.	Refund if any	
Remarks: Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected		
Maintenance charges @ Rs.1,400/- pm to be collected for initial six months.		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	49,716/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	February 2016

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT Undertaking collected	--

Authorized by:

G. B. Ram Babu	Swathi	Samba Siva Rao	Managing Partner: Soham Modi
Date:	Date:	Date:	Date:

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Interest calculation for delayed payments.

Project Name Mayflower Grande
 Flat no. A-701
 Customer Name Mr. Sriram Karra
 Booked by Rani
 Prepared by Pavan
 Date 07.04.2016
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
16-Mar-15	25000	Booking Amount	-	-	-	25,000
19-Mar-15	-25000	Booking Amount	3	25,000	37	-
30-Mar-15	200000	1st Installment	11	-	-	200,000
07-Apr-15	-200000	Payment received	8	200,000	789	-
30-Apr-15	700000	2nd Installment	23	-	-	700,000
03-Aug-15	-483600	Payment received	95	700,000	32,795	216,400
02-Dec-15	1610160	3rd Installment-slab	121	216,400	12,913	1,826,560
16-Dec-15	-54000	Payment recd dtd 11-	14	1,826,560	12,611	1,772,560
26-Dec-15	-2100000	Payment recd	10	1,772,560	8,741	(327,440)
08-Jan-16	-418686	Payment recd	13	(327,440)	(2,099)	(746,126)
31-Jan-16	670900	4th Installment-BW &	23	(746,126)	(8,463)	(75,226)
31-Jan-16	200000	On Completion	-	(75,226)	-	124,774
08-Feb-16	-946000	Payment recd	8	124,774	492	(821,226)
28-Feb-16	402540	5th Installment	20	(821,226)	(8,100)	(418,686)
	(418686)	Approx Interest Payable			49,716	

Note:

Column A, B & C: Enter Installments & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Columns D to G: Do not change.

Sort columns A, B & C in ascending order.

Calculate sum of Installments / Payments & Interest

☐ Charge Interest of Rs. _____ (or) ☒ Interest waived

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. Nil

Signature of Manager:

Signature of M.D.:

Date

Date



- for.
- LOAN handed over from HDFC Bank & HDFC HL also
 - STAFF to HDFC Bank.
 - Minor delay
 - Al. advise off interest

for.
2/4/16