

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-702	☒ Yes ☐ No	
Land area (sq. yds.)	35.60	☒ Yes ☐ No	
Built-up-area (sft)	1150	☒ 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	Open to sky	☒ Yes ☐ No	
West	6'-6" wide corridor	☒ Yes ☐ No	
Total sale Consideration	2889000	☒ Yes ☐ No	
PPT No.	104	N A	
Discount (in Rs. per sft.)	100/-	N A	
On time payment discount ((in Rs. per sft.)	N/A		
Total Discount (in Rs. per sft.)	100/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	2889000	☒ Yes ☐ No	
Construction contract value	— N/A —	☒ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	31.01.2016	☒ Yes ☐ No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 30/1/14	Date:	Date: 30/1/14	Date:

APPROVED BY
 07 MAR 2014
 SOHAM MODI
 MANAGING DIRECTOR

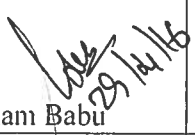
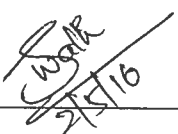
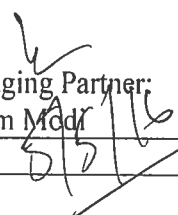
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-702
Name of Buyer	Mrs. Deepthi Govil

A.	Total sale consideration.	28,89,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,73,340/-
E.	Add: VAT	36,113/- + 125/-
F.	Add: Service Tax	(1,04,726/-) + 91/- 104276 + 91 + 184
G.	Add: Extra Specs Charges (revised)	2,500/- Subject to Approval
H.	Add: Misc. Charges	5,080/-
I.	Less: Amount paid	32,07,700/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	3,275/- 3009/- - (1) R/C ESTATES
L.	Refund if any	
Remarks: Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected. - (2) rec'd on 03/6/16		
Maintenance charges @ Rs.1,150/- pm to be collected for initial six months. - 6900/-		
Membership fee of Rs.50/- to be collected - 6950/- - (3) rec'd on 3/6/16		
M	Interest Amount as calculated	14,425/-
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: 29/4/16	Date: 25/5/16	Date:	Date: 5/6/16

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

SALE DEED AUTHORIZATION FORM

Prpject	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. DEEPTHI MITTAL		
Flat / Bungalow No.	A-702	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	28,89,000
B	Stamp duty & registration charges	1,77,840
C	Service Tax @ 3.625% on Sale Deed	1,01,115
D	VAT @ 1.25% on Sale Consideration	36,113
E	Total Taxes (B + C + D)	3,15,068
F	Interest agreed to be paid	-
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	32,04,068
I	Total Amount Paid	32,07,700
J	Balance Amount Payable (H-I)	(3,633)

K	Amout for Sale Deed	28,89,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Monety (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	Plh		
			HL Cq. Amount

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received	
			Not required	
			Collect cq.at the time of registration	
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received	
		(3,633)	Not required	
			Collect cq.at the time of registration	
Balance HL Amount	Cq. No.		Security cq.received	
			Not required	
			Collect cq.at the time of registration	
Total Taxes Amount (E)	Cq. No.	Amount	Paid	Through HL
		3,15,068		
			Security cq.received	
			Collect cq.at the time of registration	

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				