

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-801	☒ 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	37,53,600/-	☒ Yes ☐ No	
PPT No.	122	N A	
Discount (in Rs. per sft.)	225/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	225/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	37,53,600/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	25.11.2015	☒ 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: 12/3/15	Date: 12/3/15	Date: 12/3/15	Date: 12/3/15

APPROVED BY
12 MAR 2015
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Prpject	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. M. USHA RANI		
Flat / Bungalow No.	A-801	Area	1400
Land Area	43.34		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	37,53,600
B	Stamp duty & registration charges	2,29,540
C	Service Tax @ 3.5% on CA	1,31,376
D	VAT @ 1.25% on Sale Consideration	46,920
E	Total Taxes (B + C + D)	4,07,836
F	Interest agreed to be paid	-
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	41,61,436
I	Total Amount Paid	41,66,304
J	Balance Amount Payable (H-I)	(4,868)

K	Amout for Sale Deed	37,53,600
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.	HL Cq. Amount
Deails of 1st Installment				

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
		-	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		-	✓	Not required
				Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	✓	Paid Through HL
		4,07,836		Security cq.received
				Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

DEC 2015
DIRECTOR

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

Flat No.	A-801
Name of Buyer	Mrs. Usha Rani

A.	Total sale consideration.	37,53,600/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,25,240/-
E.	Add: VAT	46,920/-
F.	Add: Service Tax	1,35,318/-
G.	Add: Extra Specs Charges (revised)	-47,571/-
H.	Add: Misc. Charges	5,080/- + 25,000/- (c fund) + 8,450/- (maint charges + m fee)
I.	Less: Amount paid	41,66,304/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	14,267/-
Remarks: Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- collected.		
Maintenance charges @ Rs.1,400/- pm collected for initial six months.		
Membership fee of Rs.50/-collected		
M	Interest Amount as calculated	(44,341)
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/ Jaya Prakash	Managing Partner Soham Modi
Date: 28/5/16	Date: 28/5/16	Date: 28/5/16	Date: 28/5/16



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-801					
Customer Name	Mrs. Usha Rani					
Booked by	Ravi Kumar					
Prepared by	Pavan					
Date	19.05.2016					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
25-Feb-15	25000	Booking Amount	-	-	-	25,000
26-Feb-15	-25000	Booking Amount	1	25,000	12	-
12-Mar-15	200000	1st Installment	14	-	-	200,000
16-Mar-15	-200000	Payment received	4	200,000	395	-
27-Mar-15	700000	3rd Installment-slab	11	-	-	700,000
10-Apr-15	-700000	Payment Received	14	700,000	4,833	-
12-Apr-15	1064300	2nd Installment	2	-	-	1,064,300
08-May-15	-1764300	Payment received	26	1,064,300	13,646	(700,000)
30-Jul-15	1058580	4th Installment	83	(700,000)	(28,652)	358,580
30-Jul-15	-1058580	payment received	-	358,580	-	(700,000)
31-Oct-15	505720	5th Installment	93	(700,000)	(32,104)	(194,280)
26-Nov-15	200000	On Completion	26	(194,280)	(2,491)	5,720
03-Dec-15	-218424	Payment received	7	5,720	20	(212,704)
03-Dec-15	-200000	Payment recd	-	(212,704)	-	(412,704)
	(412704)		Approx Interest Payable		(44,341)	
Note:						
Column A, B & C: Enter Installemnts & payments received						
Column B: Enter receivables as positive amounts & payments received as negative amounts.						
Cloumns D to G: Do not change.						
Sort columns A , B & C in accending 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. <u>h.i</u>						
Signature of Manager:				Signature of M.D.:		
Date :				Date :		

APPROVED BY
28 MAY 2016
SOHAM MOULI
MANAGING DIRECTOR