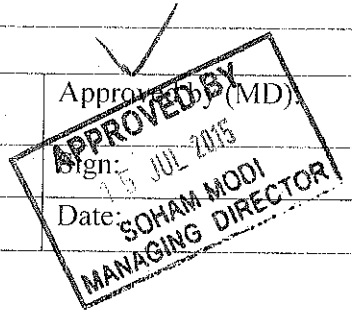


Check List

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-802	☒ 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	35,91,250	☒ Yes ☐ No
PPT No.	129	N A
Discount (in Rs. per sft.)	225	N A
On time payment discount ((in Rs. per sft.)	75/-	
Total Discount (in Rs. per sft.)	300/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	35,91,250	☒ Yes ☐ No
Construction contract value		☒ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	15.12.2015	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>Bath</i>
Date: <i>30/6/15</i>	Date: <i>15/7/15</i>	Date: <i>15/7/15</i>
		

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

Flat No.	A-802
Name of Buyer	Mr. Manoj Kumar

A.	Total sale consideration.	35,91,250/-
B.	Less: Discount for on time payments.	86,250/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,15,390/-
E.	Add: VAT	44,891/- +200/-
F.	Add: Service Tax	1,30,183/- + 174/-
G.	Add: Extra Specs Charges (revised)	4,000/-
H.	Add: Misc. Charges	5,170/-
I.	Less: Amount paid	39,00,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	5,008/-
L.	Refund if any	
Remarks: Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected.		
Maintenance charges @ Rs.1,150/- pm to be collected for initial six months.		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	2,914/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	February 2016

1,26,777 + 145 + 187
= 1,27,109

	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.

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

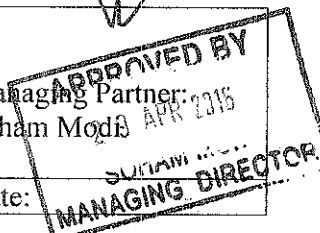
Flat No.	A-802
Name of Buyer	Mr. Manoj Kumar

A.	Total sale consideration.	35,91,250/-
B.	Less: Discount for on time payments.	86,250/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,15,390/-
E.	Add: VAT	44,891/-
F.	Add: Service Tax	1,26,777/- Rs. 1,26,777/- (+) 187/-
G.	Add: Extra Specs Charges (revised)	-335/-
H.	Add: Misc. Charges	5,170/- + 2,920/- (transfer to association towards maintenance charges)
I.	Less: Amount paid	39,00,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	Nil
L.	Refund if any	
Remarks: Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected.		
Maintenance charges @ Rs.1,150/- pm to be collected for initial six months.		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	2,914/-
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: 28/4/16	Date: 28/4/16	Date: 28/4/16	Date: 28/4/16



- 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

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	DR. MANOJ KUMAR		
Flat / Bungalow No.	A-802	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	35,91,250
B	Stamp duty & registration charges	2,19,775
C	Service Tax @ 5.6% on CA	1,25,694
D	VAT @ 1.25% on Sale Consideration	44,891
E	Total Taxes (B + C + D)	3,90,359
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	39,81,609
I	Total Amount Paid	35,95,000
J	Balance Amount Payable (H-I)	3,86,609

K	Amount for Sale Deed	35,91,250
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installem Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Details of 1st Installment	HDFC		
			HL Cq. Amount
			2,88,000

Final Disbursement

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		2,88,000	Not required
			✓ Collect cq.at the time of registration
Balance Margin Money (O-I)		98,609	Security cq.received
			Not required
			✓ Collect cq.at the time of registration
Balance HL Amount			Security cq.received
			Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)		3,90,359	Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

75/- per sft on time payment discount given @ Rs.86,250/-

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

