

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.	B-301	☒ 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	44,90,000	☒ Yes ☐ No	
PPT No.	134	NA	
Discount (in Rs. per sft.)	200/-	NA	
On time payment discount ((in Rs. per sft.)	50/-		
Total Discount (in Rs. per sft.)	250/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	44,90,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	30.11.2016	☒ Yes ☐ No	
Remarks			
Prepared by (pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by:
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>S. R.</i>	Sign: <i>SUNAM MODY</i>
Date: <i>16/11/15</i>	Date: <i>28/11</i>	Date: <i>28/11</i>	Date: <i>28/11/2015</i>

APPROVED BY
SUNAM MODY
MANAGING DIRECTOR

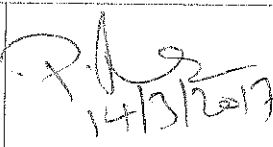
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	B-301
Name of Buyer	Mr. B. Raghavendra Rao

A.	Total sale consideration.	Rs. 44,90,000/-
B.	Less: Discount for on time payments.	Rs. 70,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,69,410/- + 4,490/- (GHMC charges)
E.	Add: VAT	Rs. 56,125/- + 195/-
F.	Add: Service Tax	Rs. 1,77,418/- + 194/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 49,31,934/-
J.	Balance amount Due	Rs. 978/-
K.	Refund	☐ Yes ☐ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	February 2017
N.	Buyer Info database balance	Rs. 978
O.	Tally balance	Rs. 978 (1)
P.	Remarks:	
	Corpus fund Rs.25,000/- to be collected. (2)	May
	Maintenance charges @ Rs.1400/- pm to be collected w/e Feb 17 to July 17 Jan 18,	
	Membership fee of Rs.50/- to be collected	21000/- 21050/- (2) 15250/- 15800/-

	Check List	Yes/No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	Yes
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	Yes
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

			
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Director
Date: 14/3/17	Date: 14/3/17	Date: 14/3/17	Date: 14/3/17

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. B-301
 Customer Name Mr. Raghavendra Rao
 Booked by Rani
 Prepared by Pavan
 Date 24.12.2016
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
13-Nov-15	25000	Booking amount	-	-	-	25,000
19-Nov-15	-25000	Booking amount received	6	25,000	74	-
22-Nov-15	-200000	payment received	3	-	-	(200,000)
28-Nov-15	200000	Ist Installment	6	(200,000)	(592)	-
03-Dec-15	-765000	Payment received	5	-	-	(765,000)
22-Dec-15	-1717500	Payment recd	19	(765,000)	(7,168)	(2,482,500)
28-Dec-15	700000	IInd Installment	6	(2,482,500)	(7,345)	(1,782,500)
28-Mar-16	1782500	IIInd Installment slab dtd 2	91	(1,782,500)	(79,993)	-
12-May-16	-627500	payment recd	45	-	-	(627,500)
28-Jun-16	1069500	IVth Installment-BW dtd 1	47	(627,500)	(14,544)	442,000
28-Sep-16	513000	Vth Installment	92	442,000	20,053	955,000
28-Dec-16	200000	Vth Installment on comple	91	955,000	42,857	1,155,000
06-Feb-17	-1155000	amount payable	40	1,155,000	22,784	-
	0			Approx Interest Payab	(23,874)	

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. _____

Signature of Manager:

Date

Signature of M.D.

Date

APPROVED BY
 : 15 MAR 2017
 SOHAM MODI
 MANAGING DIRECTOR