

Check List

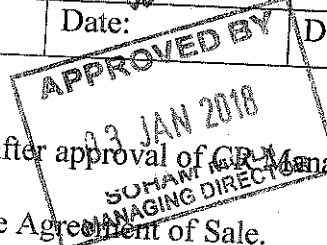
Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	Mayflower Grande	☒ Yes ☒ No
Vendor	B&C Estates	☒ Yes ☒ No
Flat no.	B-702	☒ Yes ☒ No
Land area (sq. yds.)	35.60	☒ Yes ☒ No
Built-up-area (sft)	1150	☒ Yes ☒ No
Car Parking No		☒ Yes ☒ No
Type	☒ Semi-deluxe ☒ 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 (as per declaration form)	37,35,000/-	☒ Yes ☒ No
PPT No.		N A
Sale Deed value	37,35,000/-	☒ Yes ☒ No
Construction contract value		☒ Yes ☒ No
Installments	Check with booking form.	☒ Yes ☒ No
Date of completion	21.01.2018	☒ Yes ☒ No
Remarks		☒ Yes ☒ No

Disturbance must be paid to the Seller directly by Purchaser

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>11/1/18</i>	Date: <i>31/1/18</i>	Date: <i>31/1/18</i>	Date: <i>11/1/18</i>	Date: <i>11/1/18</i>

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of GPM, Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.



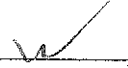
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	B-702
Name of Buyer	Mr. Sushanth Daniel

A.	Total sale consideration.	Rs. 37,35,000/-
B.	Less: Discount for on time payments.	Rs. 1,43,000/-
C.	Add; other chrges: commision	Rs. 1,30,500/-
D.	Add: Reg. Charges	Rs. 2,24,100/- + Rs. 3,735/- (GHMC mutation charges)
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax and GST	Rs. 1,64,080/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 9,369/- + 14,380/- (maint charges wef May 17 to Feb 18)
I.	Less: Amount paid	Rs. 73,27,000/-
J.	Balance amount Due	Rs. <u>NIL</u>
K.	Refund	☒ Yes ☒ No Rs. 31,88,836/-
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	May 2017
N.	Buyer Info database balance	Rs. <u>31,88,836</u>
O.	Tally balance	Rs. <u>31,88,836</u>
P.	Remarks:	
	Maintainance charges @ Rs.1438/-pm collected wef May 17 to Feb 18	

	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	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	No

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date:	Date:	Date: <u>7/3/18</u>	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.	B-702					
Customer Name	Mr. Shushanth Daniel					
Booked by	Rani					
Prepared by	Pavan					
Date	12.12.2017					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
20-May-15	25000	Booking Amount Re	-	-	-	25,000
20-May-15	-25000	Booking Amount Re	-	25,000	-	-
20-May-15	-200000	Payment Received	-	-	-	(200,000)
05-Jun-15	200000	Ist Installment	16	(200,000)	(1,578)	-
05-Jul-15	500000	IInd Installment	30	-	-	500,000
09-Jul-15	-500000	Payment received	4	500,000	986	-
19-Mar-16	1505000	IIIrd Installment-sla	254	-	-	1,505,000
29-Mar-16	-900000	Payment recd	10	1,505,000	7,422	605,000
29-Mar-16	-605000	Payment recd	-	605,000	-	-
20-Aug-16	903000	IVth Installment	144	-	-	903,000
30-Sep-16	-900000	payment recived	41	903,000	18,258	3,000
30-Sep-16	-405000	payment recived	-	3,000	-	(402,000)
25-Nov-16	402000	Vth Installment	56	(402,000)	(11,102)	-
31-Dec-16	200000	Vth Installment on	36	-	-	200,000
18-Mar-17	-7000	pmt rcd	77	200,000	7,595	193,000
18-Mar-17	-50000	pmt rcd	-	193,000	-	143,000
18-Mar-17	-143000	amount payable	-	143,000	-	-
	0			Approx Interest Payable	21,581	
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						
☒ c Charge Interest of Rs. _____ (or) ☒ c Interest waived						
☒ c Allow on-time payment discount (or) ☒ c Reduce on-time payment discount to Rs. <u>Nil</u>						
Signature of Manager:			Signature of M.D.:			
Date			Date			

Sir

- BIS customer

- NRI - paid from his own money

- Pl. waive off Interest & allow O/PD @ 143,000/-

for.
7/3/18

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. DINESH KUMAR PARIMALA - RESALE OF SUSHANTH D		
Flat / Bungalow No.	B-102	Area	1150.00
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	37,35,000
B	Add : Stamp duty & registration charges, Mutation exp	2,32,335
C	Add: Service Tax & VAT @ 4.5%	1,61,640
D	Add: GST @ 12%	17,160
E	Total Taxes (B + C + D)	4,11,135
F	Total amount payable (A+E)	41,46,135
G	Total Amount Paid	35,92,000
H	Balance Amount Payable (F-G)	5,54,135

K	Sale Deed Value	37,35,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	32,00,000	-	32,00,000
N	Own contribution (including taxes)	9,46,135	35,92,000	(26,45,865)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Security cq.received
		(26,45,865)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		32,00,000	Not required
			Collect cq.at the time of registration

Remarks:

Third Party Transfer: Customer Join as Consenting Party in Sale Deed
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Authorised by:

Name	Accountant	GR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	27/2/18	27/2/18	27/2/18

