

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-705	☒ 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 (as per declaration form)	42,30,000/-	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	42,30,000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	10.11.2017	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 12/10/17	Date: 16/10/17	Date: 16/10/17
Approved by (MD):	Approved by (MD):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 16/10/17	Date: 16/10/17	Date: 16/10/17

Note:

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

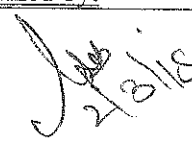
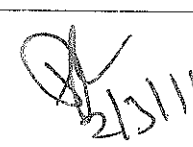
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	B-705
Name of Buyer	Mrs. Mullapati Prasanna

A.	Total sale consideration.	Rs. 42,30,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,53,800/- +Rs.4,230/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 44,92,580/-
J.	Balance amount Due	Rs. 530/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	March 2018
N.	Buyer Info database balance	Rs. 530
O.	Tally balance	Rs. 530
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.1750/-to be collected wef March 18	655501
	Membership fee Rs.50/- to be collected	
	AST not collected as per MD Sir note	

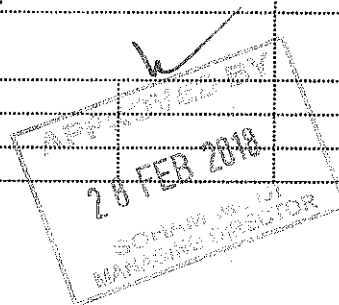
	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on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

Authorized by:

 G. B. Ram Babu Date:	 Accountant Date:	 Samba Siva Rao Date: 2/3/18	 Managing Partner Soham Modar Date: 07 MAR 2018
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- 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-705					
Customer Name	Mrs. M. Prasanna					
Booked by	Muralikrishna					
Prepared by	Pavan					
Date	22.02.2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
01-Oct-17	25000	Booking amt	-	-	-	25,000
09-Oct-17	-25000	pmt rcd	8	25,000	99	-
11-Oct-17	200000	First installment	2	-	-	200,000
12-Oct-17	-200000	pmt rcd	1	200,000	99	-
13-Nov-17	-450000	PMT RCD	32	-	-	(450,000)
13-Nov-17	-450000	pmt rcd	-	(450,000)	-	(900,000)
21-Nov-17	-867580	pmt rcd	8	(900,000)	(3,551)	(1,767,580)
24-Nov-17	-2500000	pmt rcd	3	(1,767,580)	(2,615)	(4,267,580)
30-Nov-17	4005000	on completion amo	6	(4,267,580)	(12,627)	(262,580)
	(262580)			Approx Interest Payable	(18,596)	
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						
☒ 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> </u>						
Signature of Manager:						
Signature of M.D.:						
Date :						
Date :						



SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. MULLAPATI PRASANNA		
Flat / Bungalow No.	B-705	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	42,30,000
B	Add : Stamp duty & registration charges, Mutation exp	2,62,530
C	Add: Service Tax and VAT @ 5.75%	-
D	Add: GST @ 12% on	-
E	Total Taxes (B + C + D)	2,62,530
F	Total amount payable (A+E)	44,92,530
G	Total Amount Paid	19,92,580
H	Balance Amount Payable (F-G)	24,99,950

K	Sale Deed Value	42,30,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq. Ready
M	Housing Loan Sanctioned	25,00,000	-	25,00,000
N	Own contribution (including taxes)	19,92,530	19,92,580	(50)

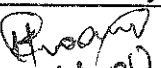
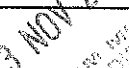
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		(50)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		25,00,000	Not required
			Collect cq.at the time of registration

Remarks:

GST not applicalbe - Christopher resale flat
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	13/11/2017	13/11/2017	13/11/2017	13/11/2017

