

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-24 304	☐ 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)	3821250	☐ Yes ☐ No
PPT No.		N A
Sale Deed value	3821250	☐ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☐ Yes ☐ No
Date of completion	31.01.2017	☐ Yes ☐ No
Remarks		☐ Yes ☐ No
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 10/12/16	Date: 	Date: 
Approved by (MD):		
Sign:		Sign:
Date:		Date:

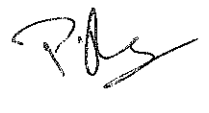
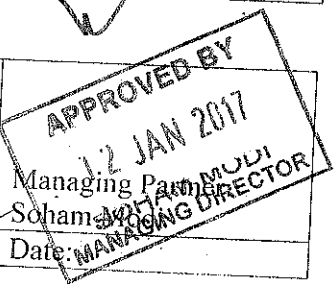
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	B-804
Name of Buyer	Mr. Bijoy Sekhar Shroff

A.	Total sale consideration.	Rs. 38,21,250/-
B.	Less: Discount for on time payments.	Rs. 57,500/-
C.	Less: Other discounts	Rs. nil
D.	Add: Reg. Charges	Rs. 2,29,320/- + 3,822/- (0.1% mutation charges)
E.	Add: VAT	Rs. 47,766/-
F.	Add: Service Tax	Rs. 1,62,977/- + 194/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 6,950/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 42,78,568/-
J.	Balance amount Due	Rs.
K.	Refund	☒ Yes ☐ No
L.	Interest Payable	☐ Yes ☐ No
M.	Maintenance charges due from	February 2017
N.	Buyer Info database balance	Rs. -33699
O.	Tally balance	Rs. 33699
P.	Remarks:	
	Corpus fund Rs.25,000/- collected.	
	Maintenance charges @ Rs.1150/- pm collected wef Feb 17 to July 17	
	Membership fee of Rs.50/- collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	Yes
2.	No Due Certificate signed	Yes
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 Date: 12/1/17	 Accountant Date: 12/1/17	 Samba Siya Rao Date: 12/1/17	 APPROVED BY 12 JAN 2017 Managing Director Soham Modi MANAGING DIRECTOR
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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-804
 Customer Name Mr. Bijoy Sekhar Shroff
 Booked by Gopi
 Prepared by Pavan
 Date 12.01.2017
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
15-Feb-16	25000	Booking Amount	-	-	-	25,000
17-Feb-16	-25000	Payment recd	2	25,000	25	-
01-Mar-16	200000	1st Installment	13	-	-	200,000
02-Mar-16	-200000	Payment received.	1	200,000	99	-
31-Mar-16	-539250	Payment recd	29	-	-	(539,250)
01-Apr-16	539250	2nd Installment	1	(539,250)	(266)	-
18-May-16	-628500	Payment recd	47	-	-	(628,500)
18-May-16	-700000	Payment recd	-	(628,500)	-	(1,328,500)
23-May-16	-200000	Payment recd	5	(1,328,500)	(3,276)	(1,528,500)
15-Jul-16	1528500	3rd Installment-slab dtd 30	53	(1,528,500)	(39,950)	-
15-Sep-16	917100	4th Installment	62	-	-	917,100
04-Oct-16	-917100	payment received through	19	917,100	8,593	-
15-Nov-16	411400	5th Installment	42	-	-	411,400
15-Nov-16	-490000	payment received	-	411,400	-	(78,600)
15-Nov-16	-341122	payment received	-	(78,600)	-	(419,722)
20-Dec-16	-237596	payment received	35	(419,722)	(7,245)	(657,318)
31-Dec-16	200000	On Completion	11	(657,318)	(3,566)	(457,318)
	(457318)			Approx Interest Payab	(45,586)	

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. _____

Signature of Manager:

Date

Signature of M.D.:

Date

APPROVED BY
 12 JAN 2017
 SOHAM MODI
 MANAGING DIRECTOR