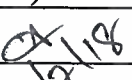
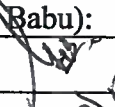
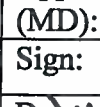
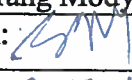


Sale Agreement Authorization Form-BNC

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.	C-106	☒ Yes ☐ No		
Land area (sq. yds.)	35.60 sq yds	☒ Yes ☐ No		
Built-up-area (sft)	1150 Sft	☒ 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	6'-6" wide corridor	☒ Yes ☐ No		
South	Open to sky	☒ Yes ☐ No		
East	Open to sky	☒ Yes ☐ No		
West	Open to sky	☒ Yes ☐ No		
Total sale Consideration (as per declaration form)	44,24,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	44,24,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	07.09.2018	☒ Yes ☐ No		
Remarks				
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign: 	Sign: 	Sign: 	Sign: 	Sign: 
Date: 7/7/18	Date: 7/7/18	Date: 7/7/18	Date: 7/7/18	Date: 9-7-18

APPROVED BY
- 9 JUL 2018
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MR. TATERAO MAROTRAO POTEWAR & OTHERS		
Flat / Bungalow No.	C-106	Area	1150.00
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	44,24,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	4,500
F	Total amount payable (A+E)	44,28,500
G	Total Amount Paid	34,49,000
H	Balance Amount Payable (F-G)	9,79,500

K	Sale Deed Value	44,24,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	37,00,000	27,24,000	9,76,000
N	Own contribution (including taxes)	7,28,500	7,25,000	3,500

Security Cheque Details:

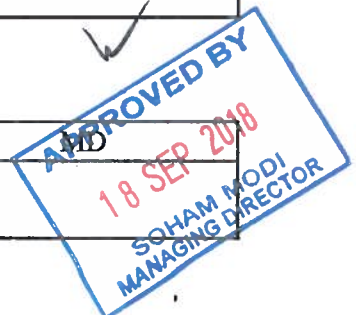
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		3,500	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		9,76,000	Not required
			Collect cq.at the time of registration

Remarks:

Mutation and registration exp paid by customer
--

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



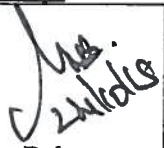
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-106
Name of Buyer	Mr. Taterao Potewar

A.	Total sale consideration.	Rs. 44,24,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. NA 9,000/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- + 50,000/- (additional charges for fittings and fixtures)
I.	Less: Amount paid	Rs. 44,25,000/-
J.	Balance amount Due	Rs. 51,080/- 63,580/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. Not finalised.
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 63,580/-
O.	Tally balance	Rs. 63,580/-
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	
	Maintenance charges @ Rs.1438/- to be collected for initial six months	
	Membership fee Rs.50/-to be collected	

	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	Accountant	 Samba Siva Rao	 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.

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	C-106					
Customer Name	Mr Taterao M Potewar					
Booked by	Naveena					
Prepared by	Pavan					
Date	19-10-2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
17-Jun-18	25000	Booking amount	-	-	-	25,000
20-Jun-18	-25000	booking amount recd	3	25,000	37	-
02-Jul-18	200000	1st Installment	12	-	-	2,00,000
07-Jul-18	-200000	pmt recd	5	2,00,000	493	-
17-Jul-18	500000	2nd Installment	10	-	-	5,00,000
30-Jul-18	-500000	pmt recd dt: 30.07.20	13	5,00,000	3,205	-
17-Aug-18	1749000	3rd Installment	18	-	-	17,49,000
17-Aug-18	975000	4th Installment	-	17,49,000	-	27,24,000
22-Aug-18	-2724000	pmt rcd	5	27,24,000	6,717	-
24-Sep-18	-976000	pmt recd	33	-	-	(9,76,000)
24-Sep-18	1000	excess recd	-	(9,76,000)	-	(9,75,000)
30-Sep-18	775000	5th Installment	6	(9,75,000)	(2,885)	(2,00,000)
15-Oct-18	200000	On completion amount	15	(2,00,000)	(1,479)	-
	0			Approx Interest Payable	6,088	
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:				Signature of M.D.:		
Date :				Date :		

APPROVED BY
29 OCT 2018
SOHAM MODI
MANAGING DIRECTOR

sin.
Please waive off
No OIPD.

24/10/18