

Sale Agreement Authorization Form-Mayflower Grande

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.	C-107	☒ Yes ☒ No		
Land area (sq. yds.)	34.98	☒ Yes ☒ No		
Built-up-area (sft)	1130	☒ 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)	43,34,000/-	☒ Yes ☒ No		
PPT No.		N A		
Sale Deed value	43,34,000/-	☒ Yes ☒ No		
Construction contract value		☒ Yes ☒ No		
Installments	Check with booking form.	☒ Yes ☒ No		
Date of completion	17.05.2018	☒ Yes ☒ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>19/2/18</i>	Date: <i>19/2/18</i>	Date: <i>20/2/18</i>	Date: <i>[Signature]</i>	Date: <i>22-2-18</i>

Note:

- Gaurang Mody to sign the Agreement of Sale only after approval of Accountant & MD.
- Gaurang Mody to check the above before signing the Agreement of Sale.



SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. RAM MOHAN VEMULA		
Flat / Bungalow No.	C-107	Area	1130.00
Land Area	34.98		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	43,34,000
B	Add : Stamp duty & registration charges, Mutation exp	2,68,874
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	2,68,874
F	Total amount payable (A+E)	46,02,874
G	Total Amount Paid	18,02,874
H	Balance Amount Payable (F-G)	28,00,000

K	Sale Deed Value	43,34,000
L	Construction Contact value	-

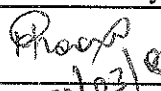
		Total amount	Amount Paid	Cheq. ready
M	Housing Loan Sanctioned	28,00,000	-	28,00,000
N	Own contribution (including taxes)	18,02,874	18,02,874	-

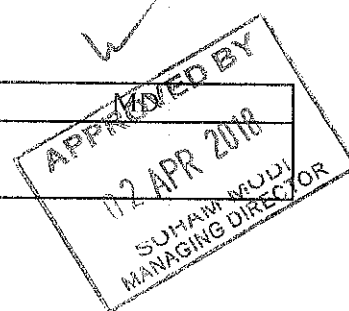
Security Cheque Details:

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
		-	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq. received
		28,00,000	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	21/3/18	21/3/18	30/03/18



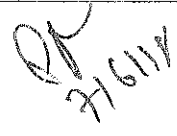
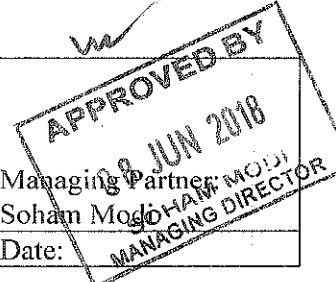
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-107
Name of Buyer	Mr. V Ram Mohan

A.	Total sale consideration.	Rs. 43,34,000/- /
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,60,040/- + Rs.4,334/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. NA + NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 1,240/- + 223/- <i>- Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 46,02,874/-
J.	Balance amount Due	Rs. 2,043/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	July 2018
N.	Buyer Info database balance	Rs. 2043
O.	Tally balance	Rs. 2043
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1500/- to be collected for initial six months	8525
	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	Managing Partner: Soham Mohan MANAGING DIRECTOR
Date:	Date:	Date: 7/6/18	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-107					
Customer Name	Mr. Rammohan					
Booked by	Praveen Pathak					
Prepared by	Pavan					
Date	04.06.2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
31-Jan-18	25000	Booking amount	-	-	-	25,000
03-Feb-18	-25000	pmt rcd online th	3	25,000	37	-
15-Feb-18	200000	First installment	12	-	-	2,00,000
17-Feb-18	-200000	pmt rcd	2	2,00,000	197	-
27-Feb-18	-500000	pmt rcd	10	-	-	(5,00,000)
28-Feb-18	500000	Second installmen	1	(5,00,000)	(247)	-
05-Mar-18	-300000	pmt rcd	5	-	-	(3,00,000)
14-Mar-18	-777874	pmt rcd	9	(3,00,000)	(1,332)	(10,77,874)
30-Mar-18	1700000	Third installment	16	(10,77,874)	(8,505)	6,22,126
30-Mar-18	954000	Fourth installmen	-	6,22,126	-	15,76,126
02-Apr-18	260040	reg charges	3	15,76,126	2,332	18,36,166
16-Apr-18	-2800000	pmt recd	14	18,36,166	12,677	(9,63,834)
30-Apr-18	755000	Fifth installment	14	(9,63,834)	(6,654)	(2,08,834)
30-May-18	200000	On completion an	30	(2,08,834)	(3,090)	(8,834)
	(8834)			Approx Interest Payable	(4,584)	
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.						
Signature of Manager:						
Signature of M.D.:						
Date :						

APPROVED BY
03 JUN 2018
SUSHAM M. S. D.
MANAGING DIRECTOR