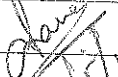
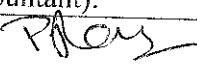


Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MAYFLOWER GRANDE	☒ Yes ☐ No	
Vendor	M/s. B&C Estates	☒ Yes ☐ No	
Flat no.	C-204	☒ Yes ☐ No	
Land area (sq. yds.)	35.60	☒ Yes ☐ No	
Built-up-area (sft)	1150	☒ Yes ☐ No	
Car Parking No		☐ Yes ☐ No	
Type	☐ 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	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)	41,94,000/-	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	41,94,000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	02.07.2017	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign:	Sign: 	Sign: 
Date: 6/5/17	Date:	Date: 13/5/17	Date: 13 MAY 2017

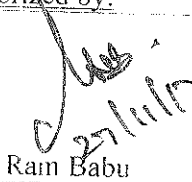
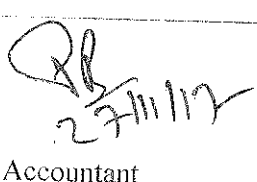
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-204
Name of Buyer	Mr. Prashanth Ramdas

A.	Total sale consideration.	Rs. 41,94,000/-
B.	Less: Discount for on time payments.	Rs. 57,500/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,51,640/- + Rs.4,194/- (GHMC mutation charges)
E.	Add: VAT	Rs. NA + 4,16,280/-
F.	Add: Service Tax	Rs. 31,538/-
G.	Add: Extra Specs Charges	Rs. 4,840/- + 871/-
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 8,678/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 49,48,300/-
J.	Balance amount Due	Rs.
K.	Refund	☒ Yes ☒ No Rs.63,679/-
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 17
N.	Buyer Info database balance	Rs. (63679)
O.	Tally balance	Rs. (63679)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges @ Rs.1438/- collected for initial six months.	
	Membership fee Rs.50/- 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 Date:	 Accountant Date:	 Samba Siva Rao Date:	 Managing Partner: Soham Modi Date: 27 NOV 2017
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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.

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

Interest calculation for delayed payments.

Project Name Mayflower Grande
 Flat no. C-204
 Customer Name Mr. Prashanth Ramdas
 Booked by Naveena
 Prepared by Pavan
 Date 25.11.17
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
28-Apr-17	25000	Booking amount	-	-	-	25,000
2-May-17	-25000	booking amt rcd	4	25,000	49	-
2-May-17	-200000	pmt rcd	-	-	-	(200,000)
13-May-17	200000	First Installment	11	(200,000)	(1,085)	-
23-May-17	-500000	pmt rcd	10	-	-	(500,000)
28-May-17	500000	Second Installment	5	(500,000)	(1,233)	-
28-Jun-17	1634000	Third Installment	31	-	-	1,634,000
28-Jun-17	981000	Fourth Installment	-	1,634,000	-	2,615,000
13-Jul-17	-523300	pmt rcd	15	2,615,000	19,344	2,091,700
24-Jul-17	-1000000	pmt rcd	11	2,091,700	11,347	1,091,700
24-Jul-17	-1000000	pmt rcd	-	1,091,700	-	91,700
24-Jul-17	-1000000	pmt rcd	-	91,700	-	(908,300)
24-Jul-17	-700000	pmt rcd	-	(908,300)	-	(1,608,300)
30-Oct-17	654000	Fifth INstallment	98	(1,608,300)	(77,727)	(954,300)
30-Oct-17	200000	on completion amo	-	(954,300)	-	(754,300)

(754300)

Approx Interest Payable

(49,305)

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)

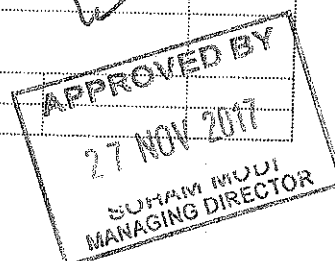
c Reduce on-time payment discount to Rs.

Signature of Manager:

Signature of M.D.:

Date

Date



SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. PRASHANTH RAMDAS & OTHERS		
Flat / Bungalow No.	C-204	Area	1150
Land Area	3560.00		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	41,94,000
B	Add : Stamp duty & registration charges and mutation exp	2,60,134
C	Add: Service Tax @4.5% on 7,25,000/-	32,625
D	Add: GST @ 11% on 34,69,000/-	3,81,590
E	Total Taxes (B + C + D)	6,74,349
F	Total amount payable (A+E)	48,68,349
G	Total Amount Paid	12,48,300
	Balance Amount Payable (F-G)	36,20,049

I	Sale Deed Value	41,94,000
J	Construction Contact value	-

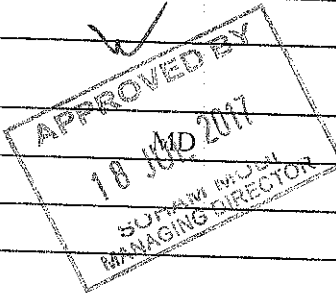
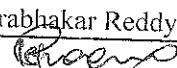
		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	37,00,000	-	37,00,000
L	Own contribution (including taxes)	11,68,349	12,48,300	(79,951)

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
		(79,951)	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		37,00,000	✓ Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date	17.7.2017	17/7/17	17/07/17	