

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-206	☒ 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)	39,65,000	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	39,65,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	22.12.2017	☒ Yes ☐ No	
Remarks			
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 26/9/16	Date: 26/9/16	Date: 03/7/2017	Date: 03 JUL 2017

APPROVED BY
SUHANU MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWR GRANDE		
Buyer Name	MRS. D . SWAROOPA RANI		
Flat / Bungalow No.	C-206	Area	1150.00
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	39,65,000
B	Add : Stamp duty & registration charges, Mutation exp	2,46,365
C	Add: Service Tax & VAT @ 4.5%	32,625
D	Add: GST @ 12%	3,88,800
E	Total Taxes (B + C + D)	6,67,790
F	Total amount payable (A+E)	46,32,790
G	Total Amount Paid	18,41,853
H	Balance Amount Payable (F-G)	27,90,937

K	Sale Deed Value	39,65,000
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)	18,32,790	18,41,853	(9,063)

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
		(9,063)	✓ 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				



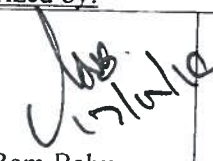
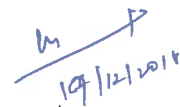
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-206
Name of Buyer	Mrs Swaroppa Rani

A.	Total sale consideration.	Rs. 39,65,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,37,900/- + 3,965/-
E.	Add: VAT / GST	Rs. 9063/- + 3,88,800/-
F.	Add: Service Tax	Rs. 32625/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 46,41,853/-
J.	Balance amount Due	Rs. 580/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs. Waived by A.O.S.
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. 580/-
O.	Tally balance	Rs. 580/-
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	
	Maintenance charges @ Rs.1,438/- to be collected wef Nov 17 to Jan 19 Rs. 21,620/-	
	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 Date:	 Accountant Date:	 Samba Siva Rao Date: 19/12/18	 Managing Partner Soham Modi Date: 19 DEC 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 C-206

Customer Name Swaroopa rani

Booked by

Prepared by

Date

Sign

Interest rate 18% p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
26-Sep-16	25000	booking amount	-	-	-	25,000
30-Sep-16	-25000	booking amount rec	4	25,000	49	-
11-Oct-16	200000	1st installment	11	-	-	2,00,000
26-Oct-16	500000	2nd installment	15	2,00,000	1,479	7,00,000
24-Dec-16	-200000	payment rcd	59	7,00,000	20,367	5,00,000
26-Nov-16	1620000	3rd installment	(28)	5,00,000	(6,904)	21,20,000
09-Mar-17	-500000	pmt rcd	103	21,20,000	1,07,684	16,20,000
19-Dec-16	972000	4th installment	(80)	16,20,000	(63,912)	25,92,000
26-Jun-17	448000	5th installment	189	25,92,000	2,41,589	30,40,000
26-Aug-17	200000	on completion	61	30,40,000	91,450	32,40,000
17-Feb-18	-440000	pmt rcd	175	32,40,000	2,79,616	28,00,000
17-Feb-18	-286853	pmt rcd	-	28,00,000	-	25,13,147
17-Feb-18	-390000	pmt rcd	-	25,13,147	-	21,23,147
13-Apr-18	-2800000	pmt recd	55	21,23,147	57,587	(6,76,853)
13-Oct-18	676853	reg chgs	183	(6,76,853)	(61,084)	-

0

Approx Interest Payable

6,67,922

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) Interest waived

c Allow on-time payment discount

(or) c Reduce on-time payment discount to Rs.

Signature of Manager:

Date

Signature of M.D.:

Date



Reimbursing
What is
price difference?
old POT
was latest
POT!
13/12

lit.
- customer wife underwent two heart surgeries on fracture
- Booked at Roberum to Mr. Varesintha Reddy / Mr. Rama
 Rao to Hallapur. Mr. Kanaka Rao also getting calls.
in wife - R. Achin 12.21.18 P.O.