

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-207	☒ 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)	3959000	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	3959000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	26.01.2018	☒ Yes ☐ No
Remarks		

Prepared by

(Pavan):

Sign:

Date:

Checked by

(G. B. Ram Babu):

Sign:

Date:

Checked by

(Accountant):

Sign:

Date:

Approved by (M)

Sign:

Date:

APPROVED BY
43 NOV 2016
SOHAM MODI
MANAGING DIRECTOR

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

Flat No.	C-207
Name of Buyer	Mrs. Yenna Hema Malathi

A.	Total sale consideration.	Rs. 39,59,000/-
B.	Less: Discount for on time payments.	Rs. 56,500/- ✓
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,37,540/- +Rs.3,959/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 39,388/- + 96,960/- ✓
F.	Add: Service Tax	Rs. 1,41,795/- ✓
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund)+ 11,354/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 44,83,143/-
J.	Balance amount Due	Rs. Nil ✓
K.	Refund	☒ Yes ☐ No Rs. 19,567/- ✓
L.	Interest Payable	☐ Yes ☐ No Rs. ✓
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. 19567 ✓
O.	Tally balance	Rs. 19567 ✓
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintenance charges @ Rs.1413/- collected wef November 17 to June 18	
	Membership fee Rs.50/- collected	

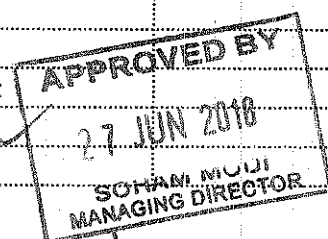
	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu Date:	 Accountant Date:	 Samba Siva Rao Date: 26/6/18	 APPROVED BY Managing Partner: Soham Modi Date: 26/6/18 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.	C-207					
Customer Name	Mrs Yenna Hema Malathi					
Booked by	Naveena					
Prepared by	Pavan					
Date	26.06.2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
29-Aug-16	25000	Booking amt	-	-	-	25,000
06-Sep-16	-25000	Booking amt rcd	8	25,000	99	-
13-Sep-16	200000	First installment	7	-	-	2,00,000
29-Sep-16	500000	Second Installment	16	2,00,000	1,578	7,00,000
02-Nov-16	-86000	payment recived	34	7,00,000	11,737	6,14,000
02-Nov-16	-200000	payment recived	-	6,14,000	-	4,14,000
02-Nov-16	-168000	payment recived	-	4,14,000	-	2,46,000
29-Nov-16	-2672000	payment received	27	2,46,000	3,276	(24,26,000)
29-Dec-16	1617000	Third installment	30	(24,26,000)	(35,892)	(8,09,000)
29-Mar-17	809000	Fourth Installment	90	(8,09,000)	(35,906)	-
30-Nov-17	608000	Fifth Installment	246	-	-	6,08,000
30-Nov-17	200000	on Completion An	-	6,08,000	-	8,08,000
30-Apr-18	-524143	pmt rcd	151	8,08,000	60,168	2,83,857
14-Jun-18	-808000	pmt recd	45	2,83,857	6,299	(5,24,143)
26-Jun-18	524143	Service tax and GS	12	(5,24,143)	(3,102)	-
	0			Approx Interest Payable	8,257	
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				Date		



Sir,
Please allow CIDD Rs. 56500/-

10/2/10