

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

Flat No.	C-304
Name of Buyer	Mrs. M. Aruna Devi

A.	Total sale consideration.	Rs. 42,51,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,55,060/- +Rs.4,251/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. (1755) <i>Subject to owner approval</i>
H.	Add: Misc. Charges	Rs. 5080/-
I.	Less: Amount paid	Rs. 45,14,811/-
J.	Balance amount Due	Rs. NIL
K.	Refund	☒ Yes ☐ No Rs. 1175/-
L.	Interest Payable	☒ Yes ☐ No Rs.
M.	Maintenance charges due from	January 18
N.	Buyer Info database balance	Rs. (1175)
O.	Tally balance	Rs. (1175)
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected ✓	
	Maintainance charges @ Rs.1438/-to be collected for initial six months - 8678	
	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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siya Rao	<i>[Signature]</i> Managing Partner: Soham Modi
Date: <i>18/12/17</i>	Date: <i>18/12/17</i>	Date: <i>19/12/17</i>	Date: <i>18 DEC 2017</i>

- 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-304

Customer Name Mrs. M. Aruna Devi

Booked by Naveena

Prepared by Pavan

Date 13.12.2017

Sign

Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
11-Sep-17	25000	Booking amount	-	-	-	25,000
14-Sep-17	-25000	pmt rcd	3	25,000	37	-
26-Sep-17	200000	1st Installment	12	-	-	200,000
26-Sep-17	-200000	pmt rcd	-	200,000	-	-
4-Oct-17	-1000000	pmt rcd	8	-	-	(1,000,000)
11-Oct-17	500000	2nd Installment	7	(1,000,000)	(3,452)	(500,000)
16-Oct-17	-500000	pmt rcd	5	(500,000)	(1,233)	(1,000,000)
17-Oct-17	-500000	pmt rcd	1	(1,000,000)	(493)	(1,500,000)
17-Oct-17	-1000000	pmt rcd	-	(1,500,000)	-	(2,500,000)
17-Oct-17	-95000	pmt rcd	-	(2,500,000)	-	(2,595,000)
25-Oct-17	1663000	3rd Installment	8	(2,595,000)	(10,238)	(932,000)
30-Oct-17	932000	4th Installment	5	(932,000)	(2,298)	-
7-Nov-17	731000	5th Installment	8	-	-	731,000
12-Nov-17	200000	On completion amd	5	731,000	1,802	931,000
20-Nov-17	-194811	pmt rcd	8	931,000	3,673	736,189
20-Nov-17	-1000000	pmt rcd	-	736,189	-	(263,811)
	(263811)			Approx Interest Payable	(12,202)	

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

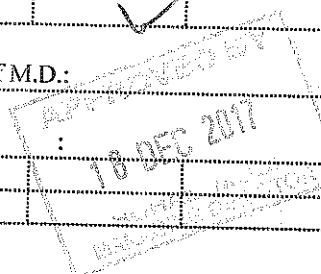
c Allow on-time payment discount (or) c Reduce on-time payment discount to Rs. Nil

Signature of Manager:

Signature of M.D.:

Date

Date



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-304	☒ 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)	42,51,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	42,51,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	03.01.2018	☒ Yes ☐ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang 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: 12/10/17	Date: 10/10/17	Date: 9/10/17	Date: 12/10/17	Date: 12.10.17

Note:

- Gaurang Mody to sign the Agreement of Sale only after approval of Manager, 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	MRS. MALLU ARUNA DEVI		
Flat / Bungalow No.	C-304	Area	1150.00
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	42,51,000
B	Add : Stamp duty & registration charges, Mutation exp	2,63,811
C	Add: Service Tax and VAT @ 5.75%	
D	Add: GST @ 12% on 8,69,900/-	
E	Total Taxes (B + C + D)	2,63,811
F	Total amount payable (A+E)	45,14,811
G	Total Amount Paid	45,14,811
H	Balance Amount Payable (F-G)	-

K	Sale Deed Value	42,51,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	45,14,811	45,14,811	-

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Security cq.received
		-	Not required
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	22/11/17	22/11/17	22/11/17

