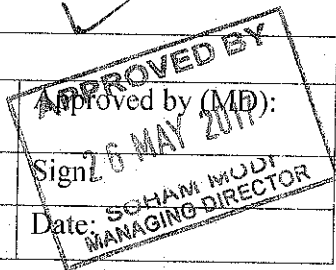


Check List

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-306	☒ 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)	4166000	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	4166000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	25.08.2017	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 26/5/17	Date: 26/5/17	Date: 26/5/17



APPROVED BY
 Approved by (MD):
 Sign: *[Signature]*
 Date: 26 MAY 2017
 SOHAM MODI
 MANAGING DIRECTOR

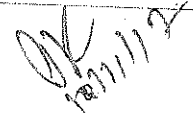
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-306
Name of Buyer	Mr. Anil Kumar Potluri

A.	Total sale consideration.	Rs. 41,66,000/-	
B.	Less: Discount for on time payments.	Rs. 57,500/-	Subject to approval
C.	Less: Other discounts	Rs. Nil	
D.	Add: Reg. Charges	Rs. 2,49,960/- + Rs. 4,166/- (GHMC mutation charges)	
E.	Add: VAT	Rs. NA + 1,01,820/- (GST)	
F.	Add: Service Tax	Rs. 1,49,288/-	
G.	Add: Extra Specs Charges	Rs. 2,500/- + 450/-	Subject to approval
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- + 8,678/- (c fund + maint charges)	
I.	Less: Amount paid	Rs. 46,59,703/-	
J.	Balance amount Due	Rs. —	
K.	Refund	☒ Yes ☒ No	Rs. 4,261/-
L.	Interest Payable	☒ Yes ☒ No	Rs. Not finalized
M.	Maintenance charges due from	November 17	
N.	Buyer Info database balance	Rs. (4261)	
O.	Tally balance	Rs. (4261)	
P.	Remarks:		
	Corpus Fund Rs. 25,000/- collected		
	Maintenance 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: 10/11/17	 Accountant Date: 10/11/17	 Samba Siva Rao Date: 14/11/17	 APPROVED BY SOHAM MODI MANAGING DIRECTOR Date: 14 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.

Interest calculation for delayed payments.

Project Name Mayflower Grande

Flat no. C-306

Customer Name Mr. P. Anil Kumar

Booked by Musthaq

Prepared by Pavan

Date 09.11.2017

Sign

Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
2-May-17	25000	Booking amount	-	-	-	25,000
4-May-17	-25000	pmt rcd	2	25,000	25	-
12-May-17	-200000	pmt rcd	8	-	-	(200,000)
17-May-17	200000	First Installment	5	(200,000)	(493)	-
26-May-17	-500000	pmt rcd	9	-	-	(500,000)
26-May-17	-111000	pmt rcd	-	(500,000)	-	(611,000)
2-Jun-17	500000	Second installment	7	(611,000)	(2,109)	(111,000)
12-Jun-17	-2481500	pmt rcd	10	(111,000)	(547)	(2,592,500)
17-Jun-17	1620500	Third installment	5	(2,592,500)	(6,392)	(972,000)
17-Jun-17	972000	Fourth Installment	-	(972,000)	-	-
4-Sep-17	648500	Fifth installment	79	-	-	648,500
2-Oct-17	200000	on completion amo	28	648,500	8,955	848,500
11-Oct-17	-493703	pmt rcd	9	848,500	3,766	354,797
31-Oct-17	-848500	pmt rcd	20	354,797	3,499	(493,703)
	(493703)			Approx Interest Payable	6,702	

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.

✓ c Interest waived

✓ c Allow on-time payment discount

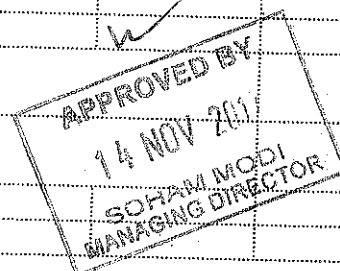
(or) c Reduce on-time payment discount to Rs.

Signature of Manager:

Signature of M.D.:

Date

Date



Min. delay. Pl. waive O.D. Interest
 Pl. allow on-time payment discount of
 Rs. 52500/-

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. ANIL KUMAR POTLURI		
Flat / Bungalow No.	C-306	Area	1150
Land Area	35.60		
Car Parking No.		2 wheeler parking no	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	
B	Add : Stamp duty & registration charges, Mutation exp	41,66,000
C	Add: Service Tax and VAT @ 5.75 on 33,17,500/-	2,58,426
D	Add: GST @ 12% on 8,48,500/-	1,90,756
E	Total Taxes (B + C + D)	1,01,820
F	Total amount payable (A+E)	5,51,002
G	Total Amount Paid	47,17,002
H	Balance Amount Payable (F-G)	33,17,500
		13,99,502

K	Sale Deed Value	
L	Construction Contact value	41,66,000
		-

		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	33,30,000	24,81,500	8,48,500
N	Own contribution (including taxes)	13,87,002	8,36,000	5,51,002

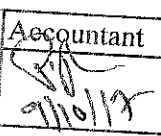
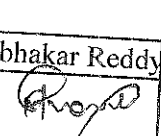
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
			☒ Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		5,51,002	☒ Security cq.received
Balance HL Amount	Cq. No.	Amount	Collect cq.at the time of registration
		8,48,500	☒ Security cq.received
			☒ Not required
			Collect cq.at the time of registration

Remarks:

30/- per sft on GST @ equals to 34,500/-
50/- per sft on time payment discount given: 57,500/-

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	9/10/17	9/10/17	9/10/2017

