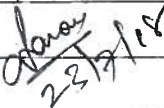
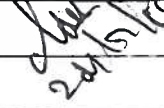
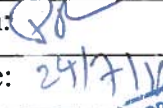
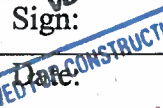
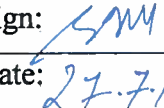
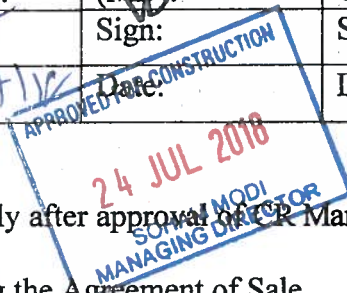


Check List

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-401	☒ Yes ☐ No		
Land area (sq. yds.)	43.34	☒ Yes ☐ No		
Built-up-area (sft)	1400	☒ 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 & 6'-6'' Wide Corridor	☒ Yes ☐ No		
West	Open to sky	☒ Yes ☐ No		
Total sale Consideration (as per declaration form)	54,00,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	54,00,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	22.10.2018	☒ Yes ☐ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: 	Sign: 	Sign: 	Sign: 	Sign: 
Date: 23/7/18	Date: 24/7/18	Date: 24/7/18	Date: 24/7/18	Date: 27.7.18

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of R Manager, Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.



SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MR. B. SRINIVASA RAO		
Flat / Bungalow No.	C-401	Area	1400.00
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	54,00,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	4,500
F	Total amount payable (A+E)	54,04,500
G	Total Amount Paid	15,04,500
H	Balance Amount Payable (F-G)	39,00,000

K	Sale Deed Value	54,00,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	39,00,000	-	39,00,000
N	Own contribution (including taxes)	15,04,500	15,04,500	-

Security Cheque Details:

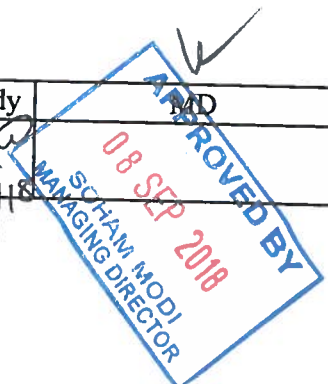
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		39,00,000	Not required
			Collect cq.at the time of registration

Remarks:

Mutation and registration exp paid by customer
GST Not Applicable

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-401
Name of Buyer	Mr. Srinivasa Rao

A.	Total sale consideration.	Rs. 54,00,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 54,04,500/-
J.	Balance amount Due	Rs. 580/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. <i>580</i>
O.	Tally balance	Rs. <i>580</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	
	Maintenance charges @ Rs.1750/- to be collected for initial six months	
	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	Accountant	Samba Siva Rao	Managing Partner: Soham Modi
Date:	Date:	Date:	Date:

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-401						
Customer Name Mr. B srinivasa Rao						
Booked by Musthaq						
Prepared by Pavan						
Date 28-09-2018						
Sign						
Interest rate 18% p.a.						
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
18-Jun-18	100000	Booking amount	-	-	-	1,00,000
20-Jun-18	-100000	pmt recd Srinivasa Rao	2	1,00,000	99	-
30-Jun-18	-125000	pmt recd	10	-	-	(1,25,000)
03-Jul-18	200000	1st Installment	3	(1,25,000)	(185)	75,000
18-Jul-18	700000	2nd Installment	15	75,000	555	7,75,000
08-Aug-18	-1175000	pmt rcd	21	7,75,000	8,026	(4,00,000)
18-Aug-18	2100000	3rd Installment	10	(4,00,000)	(1,973)	17,00,000
30-Aug-18	1150000	4th Installment	12	17,00,000	10,060	28,50,000
06-Sep-18	-104500	pmt rcd	7	28,50,000	9,838	27,45,500
06-Sep-18	-3900000	pmt recd	-	27,45,500	-	(11,54,500)
28-Sep-18	4500	Stamp duty	22	(11,54,500)	(12,526)	(11,50,000)
30-Sep-18	950000	5th Installment	2	(11,50,000)	(1,134)	(2,00,000)
15-Oct-18	200000	Oncompletion amount	15	(2,00,000)	(1,479)	-
0				Approx Interest Payable		11,281

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

☐ Charge Interest of Rs. _____ (or) ☒ Interest waived

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. _____

Signature of Manager: _____ Signature of M.D.: _____

Date : _____ Date : _____



dit,

Only minor delay

Please waive the interest.

- NO O.P.D.

28/9/18