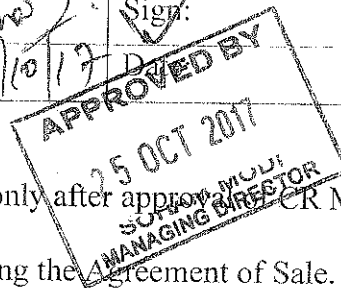


Check List

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-404	☒ 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)	37,64,000/-	☒ Yes ☒ No		
PPT No.	165	N A		
Sale Deed value	37,64,000/-	☒ Yes ☒ No		
Construction contract value	—	☒ Yes ☒ No		
Installments	Check with booking form.	☒ Yes ☒ No		
Date of completion	15.12.17	☒ Yes ☒ No		
Remarks				
Prepared by (Vineela):	Checked by (G. B. Ram Bahu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaugrang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 16/10/17	Date: 15/10/17	Date: 25/10/17	Date: 25/10/17	Date: 26.10.17

Note:

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



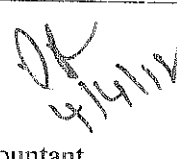
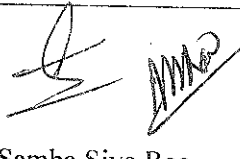
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-404
Name of Buyer	Mr. Gunti Krishna Swamy

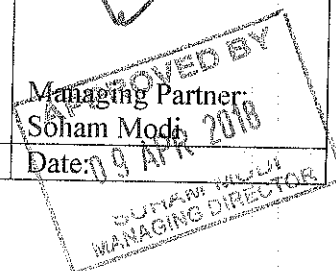
A.	Total sale consideration.	Rs. 37,64,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,25,840/- +Rs.3,764/-(GHMC mutation charges)
E.	Add: VAT / GST	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. NA
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 39,99,104/-
J.	Balance amount Due	Rs. 5,750/- (420) NIL
K.	Refund	☒ Yes ☒ No Rs. 420/- ✓ B & C Estate's
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	April 2018
N.	Buyer Info database balance	Rs. (420)
O.	Tally balance	Rs. (420)
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	MAYFLOWER GRANDE OWNERS ASSN
	Maintainance charges @ Rs.1438/- to be collected for initial six months	Rs. 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:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date: 28/12/17	Date: 4/1/18	Date: 6/1/18	Date: 09 APR 2018

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-404

Customer Name Mr. Gunti Krishna Swamy

Booked by Naveena

Prepared by Pavan

Date 28.03.2018

Sign

Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
24-Sep-17	225000	Booking amount	-	-	-	225,000
10-Oct-17	-10000	pmt rcd	16	225,000	1,775	215,000
12-Oct-17	-215000	pmt rcd	2	215,000	212	-
24-Oct-17	100000	Second installment	12	-	-	100,000
24-Nov-17	1669000	Third installment	31	100,000	1,529	1,769,000
24-Nov-17	885000	fourth installment	-	1,769,000	-	2,654,000
29-Nov-17	-339000	pmt rcd earlier chq	5	2,654,000	6,544	2,315,000
19-Dec-17	-190000	pmt rcd	20	2,315,000	22,833	2,125,000
11-Jan-18	-234104	pmt rcd	23	2,125,000	24,103	1,890,896
27-Jan-18	-3011000	pmt rcd	16	1,890,896	14,920	(1,120,104)
15-Mar-18	685000	Fifth Installment	47	(1,120,104)	(25,962)	(435,104)
30-Mar-18	200000	on Completion amo	15	(435,104)	(3,219)	(235,104)
	(235104)			Approx Interest Payable	42,735	

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

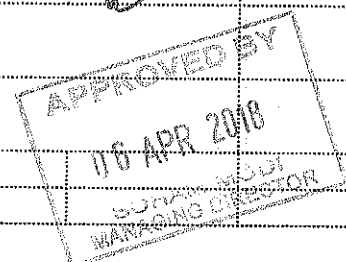
c Charge Interest of Rs. (or) ☒ Interest waivedc Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. 6.11

Signature of Manager:

Signature of M.D.:

Date

Date



Sir.

Please advise

- NO OIPD.

Can we ask for

30k discount.

28/3/18

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. GUNTI KRISHNA SWAMY		
Flat / Bungalow No.	C-404	Area	1150.00
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	37,64,000
B	Add : Stamp duty & registration charges, Mutation exp	2,34,104
C	Add: Service Tax and VAT @ 4.5%	-
D	Add: VAT @ 1.25%	-
E	Total Taxes (B + C + D)	2,34,104
F	Total amount payable (A+E)	39,98,104
G	Total Amount Paid	7,54,000
H	Balance Amount Payable (F-G)	32,44,104

K	Sale Deed Value	37,64,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq. ready
M	Housing Loan Sanctioned	32,00,000	-	30,11,000
N	Own contribution (including taxes)	7,98,104	7,54,000	44,104

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
		30,11,000	Not required
Own contribution	Cq. No.	Amount	Collect cq. at the time of registration
		44,104	Security cq. received
Balance HL Amount	Cq. No.	Amount	Not required
		1,89,000	Collect cq. at the time of registration

Remarks:

NO GST APPLICABLE

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	11/1/18		11/1/18

