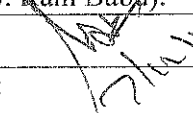
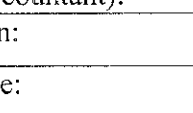


Sale Agreement Authorization Form-BNC

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-405	☐ Yes ☐ No	
Land area (sq. yds.)	50.31	☐ Yes ☐ No	
Built-up-area (sft)	1625	☐ 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	6'-6" wide corridor	☐ Yes ☐ No	
East	6'-6" wide corridor	☐ Yes ☐ No	
West	Open to sky	☐ Yes ☐ No	
Total sale Consideration	52,12,500	☐ Yes ☐ No	
PPT No.	134	N A	
Discount (in Rs. per sft.)	200/-	N A	
On time payment discount ((in Rs. per sft.)	50/-		
Total Discount (in Rs. per sft.)	250/-		
Sale Consideration Calculation	Check booking form with price list	☐ Yes ☐ No	
Sale Deed value	52,12,500	☐ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	30.05.2017	☐ Yes ☐ No	
Remarks			
Prepared by (pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 10/12/15	Date: 7/12/15	Date:	Date: 10/12/15

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

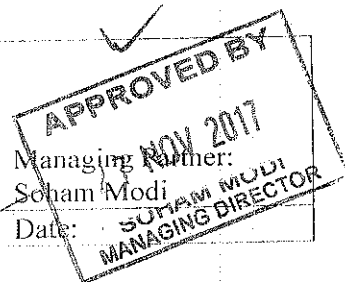
Flat No.	C-405
Name of Buyer	Mr. T. Sharath Kumar

A.	Total sale consideration.	Rs. 52,12,500/-
B.	Less: Discount for on time payments.	Rs. 40,625/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 3,12,750 + Rs.5,213/- (GHMC mutation charges)
E.	Add: VAT	Rs. 65,156/- + 11,870/-
F.	Add: Service Tax	Rs.2,20,914/-
G.	Add: Extra Specs Charges	Rs. (63,466) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 56,84,682/-
J.	Balance amount Due	Rs. 44,710/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs. <i>Ward</i>
M.	Maintenance charges due from	November 17
N.	Buyer Info database balance	Rs. <i>44,710/-</i>
O.	Tally balance	Rs. <i>44,710/-</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.2031/- to be collected for initial six months. <i>12,236</i>	
	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

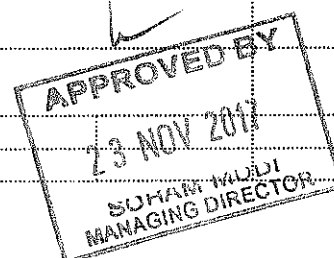
Authorized by:

<i>[Signature]</i> G. B. Ram Babu Date: <i>25/11/17</i>	<i>[Signature]</i> Accountant Date: <i>25/11/17</i>	<i>[Signature]</i> Samba Siva Rao Date: <i>27/11/17</i>	<i>[Signature]</i> Managing Member: Soham Modi Date: <i>27/11/17</i>
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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-405					
Customer Name	Mr. T. sharath Kumar					
Booked by	Rani					
Prepared by	Pavan					
Date	13.11.15					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
30-Nov-15	25000	Booking amount	-	-	-	25,000
30-Nov-15	-25000	Booking amount recd	-	25,000	-	-
8-Dec-15	-200000	Installment received	8	-	-	(200,000)
15-Dec-15	200000	Ist Installment	7	(200,000)	(690)	-
15-Jan-16	817500	IInd Installment	31	-	-	817,500
12-Mar-16	-817500	Payment recd	57	817,500	22,980	-
21-May-16	-50000	payment recived	70	-	-	(50,000)
4-Sep-16	2085000	IIIrd Installment	106	(50,000)	(2,614)	2,035,000
25-Oct-16	-2030000	payment recived	51	2,035,000	51,182	5,000
31-Jan-17	1251000	IVth Installment	98	5,000	242	1,256,000
21-Mar-17	-1256000	pmt rcd	49	1,256,000	30,350	-
17-Jun-17	-112904	pmt rcd	88	-	-	(112,904)
17-Jun-17	-622182	pmt rcd	-	(112,904)	-	(735,086)
1-Jul-17	-571096	pmt rcd	14	(735,086)	(5,075)	(1,306,182)
14-Aug-17	634000	Vth Installment	44	(1,306,182)	(28,342)	(672,182)
31-Oct-17	200000	VIth Installment on	78	(672,182)	(25,856)	(472,182)
	(472182)			Approx Interest Payable	42,176	
Note:						
Column A, B & C: Enter Installments & payments received						
Column B: Enter receivables as positive amounts & payments received as negative amounts.						
Columns D to G: Do not change.						
Sort columns A, B & C in ascending 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. 25/- per sq ft.						
Signature of Manager:						
Signature of M.D.:						
Date:						



minor delay

Pl. advise

by
C 13/11/17

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. T. SHARATH KUMAR AND T. SAVITHA		
Flat / Bungalow No.	C-405	Area	1625
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	52,12,500
B	Add : Stamp duty & registration charges and mutation exp	3,22,263
C	Add: Service Tax @4.5%	2,34,563
D	Add: VAT @1.25%	65,156
E	Total Taxes (B + C + D)	6,21,981
F	Total amount payable (A+E)	58,34,481
G	Total Amount Paid	51,13,586
H	Balance Amount Payable (F-G)	7,20,895

I	Sale Deed Value	52,12,500
J	Construction Contact value	-

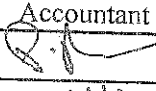
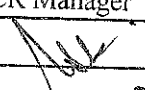
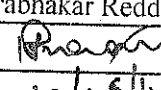
		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	40,00,000	33,36,000	6,64,000
L	Own contribution (including taxes)	18,34,481	17,77,586	56,895

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
		56,895		Not required
			✓	Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		6,64,000	✓	Not required
			✓	Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	19/6/2017		19/6/17

