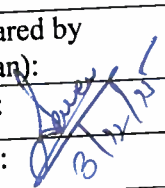
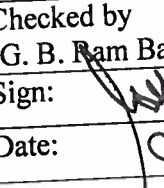
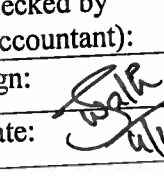


Check List

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-501	☒ 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	6'-6" wide corridor	☒ Yes ☐ No
West	Open to sky	☒ Yes ☐ No
Total sale Consideration	42,80,000	☒ Yes ☐ No
PPT No.	134	N A
Discount (in Rs. per sft.)	300/-	N A
On time payment discount ((in Rs. per sft.)	-	
Total Discount (in Rs. per sft.)	300/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	42,80,000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	15.05.2017	☐ Yes ☐ No
Remarks		
Prepared by (pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 13/12/15	Date: 13/12/15	Date: 13/12/15
Approved by (MD):		
Sign: 		
Date: 14 DEC 2015		

APPROVED BY
SOHAM MOOJ
MANAGING DIRECTOR

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

Flat No.	C-501
Name of Buyer	Mr. K. Chandra Sekhar Rao

A.	Total sale consideration.	Rs. 42,80,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,56,800/- +Rs.4,280/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA + 80,520/-
F.	Add: Service Tax	Rs. 1,54,311/-
G.	Add: Extra Specs Charges	Rs. 13,720/- +2,470/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/-(c fund) + 10,550/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 48,29,118/-
J.	Balance amount Due	Rs. <i>3613</i>
K.	Refund	☒ Yes ☒ No Rs. <i>3,613/-</i>
L.	Interest Payable	☒ Yes ☒ No Rs. <i>Subject to approval</i>
M.	Maintenance charges due from	November 17
N.	Buyer Info database balance	Rs. <i>3613</i>
O.	Tally balance	Rs. <i>3613</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges @ Rs.1750/- 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	Yes
6.	VAT / Service Tax charged on other amounts	

Authorized by:

<i>[Signature]</i> G. B. Ram Babu Date:	<i>[Signature]</i> Accountant Date:	<i>[Signature]</i> Samba Siva Rao Date:	<i>[Signature]</i> Managing Partner: Soham Modi Date:
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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-501					
Customer Name	K. Chandra Sekhar Rao					
Booked by	Gopi					
Prepared by	Pavan					
Date	21.11.17					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
15-Nov-15	25000	Booking amount	-	-	-	25,000
19-Nov-15	-25000	Booking amount recd	4	25,000	49	-
30-Nov-15	200000	1st Installment	11	-	-	200,000
7-Dec-15	-200000	payment received	7	200,000	690	-
15-Dec-15	700000	11nd Installment	8	-	-	700,000
21-Feb-16	-380000	payment recived	68	700,000	23,474	320,000
22-Feb-16	-320000	Payment Received.	1	320,000	158	-
4-Sep-16	1677500	111rd Installment	195	-	-	1,677,500
4-Sep-16	-1677500	payment received	-	1,677,500	-	-
19-Dec-16	1006500	11Vth Installment	106	-	-	1,006,500
31-Dec-16	-1006500	payment received	12	1,006,500	5,956	-
8-Sep-17	-671000	pmt rcd	251	-	-	(671,000)
22-Sep-17	-549118	pmt rcd	14	(671,000)	(4,633)	(1,220,118)
12-Oct-17	471000	Vth Installment	20	(1,220,118)	(12,034)	(749,118)
30-Oct-17	200000	V1th Installment on	18	(749,118)	(6,650)	(549,118)
	(549118)			Approx Interest Payable	7,011	

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: _____



Sig
 - ll. waive
 - NO OIPD.

[Signature]
 21/11/17