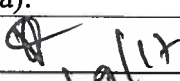
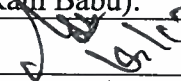
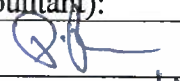


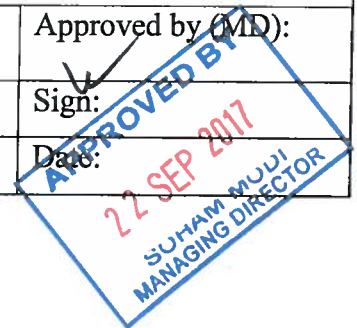
Sale Agreement Authorization Form-BNC

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-504	☒ Yes ☐ No	
Land area (sq. yds.)	35.60 sq yds	☒ Yes ☐ No	
Built-up-area (sft)	1150 Sft	☒ 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)	42,52,000/- 4194500/-	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	42,52,000/- 4194500/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	20.12.2019	☒ Yes ☐ No	
Remarks			
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 22/9/17	Date: 22/9/17	Date: 22/9/17	Date: 22/9/17

Yarway - Sign drs AOS

*5/14
5-10-17*



SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. K. JANARDHARN REDDY & OTHERS		
Flat / Bungalow No.	C-504	Area	1150
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	41,94,500
B	Add : Stamp duty & registration charges, Mutation exp	2,60,165
C	Add: Service Tax and VAT @ 5.75% on	-
D	Add: GST @ 12% on	-
E	Total Taxes (B + C + D)	2,60,165
F	Total amount payable (A+E)	44,54,665
G	Total Amount Paid	10,94,865
H	Balance Amount Payable (F-G)	33,59,800

K	Sale Deed Value	41,94,500
L	Construction Contact value	-

		Total amount	Cq. Ready / amount Paid	Balance amount
M	Housing Loan Sanctioned	33,60,000	24,28,000	9,32,000
N	Own contribution (including taxes)	10,94,665	10,94,865	(201)

Security Cheque Details:

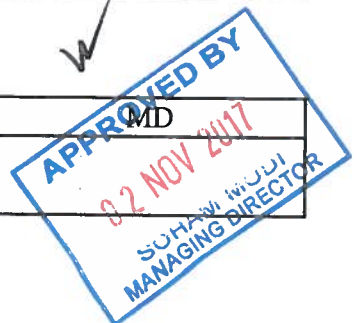
1st Installment of HL	Cq. No.	Amount	Security cq.received
		24,28,000	Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		(201)	Security cq.received
			Not required
Balance HL Amount	Cq. No.	Amount	Collect cq.at the time of registration
		9,32,000	Security cq.received
			Not required

Remarks:

GST not applicable:	Chg. ready from HOFc - Rs. 24,28,000/-
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	20/10/17	20/10/17	20/10/2017	



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

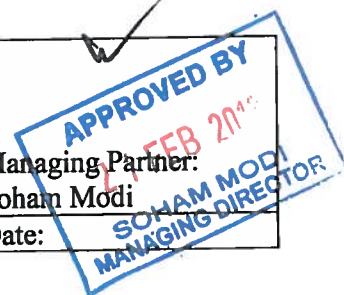
Flat No.	C-504
Name of Buyer	Mr. K. Janardhan Reddy

A.	Total sale consideration.	Rs. 41,94,500/-
B.	Less: Discount for on time payments.	Rs. 28,750/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,51,700/- + Rs.4,195/- (GHMC mutation charges)
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. (39,065) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- + 8,678/- (c fund and maint charges)
I.	Less: Amount paid	Rs. 44,54,865/-
J.	Balance amount Due	Rs.
K.	Refund	☒ Yes ☒ No Rs. 33,527/-
L.	Interest Payable	☒ Yes ☒ No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	February 2018
N.	Buyer Info database balance	Rs. <i>33527</i>
O.	Tally balance	Rs. <i>33527</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance 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

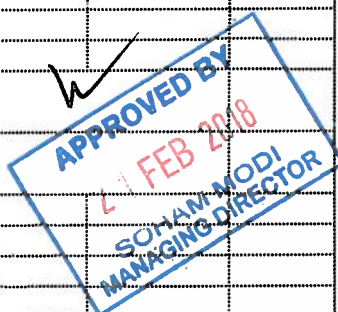
Authorized by:

<i>G.B. Ram Babu</i> G. B. Ram Babu	<i>Accountant</i> Accountant	<i>Samba Siva Rao</i> Samba Siva Rao	<i>Managing Partner</i> Managing Partner: Sohan Modi
Date:	Date:	Date: <i>20/2/18</i>	Date: <i>20/2/18</i>



- 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-504					
Customer Name	Mr. K. Janardhan Reddy					
Booked by	Naveena/ Kranthi					
Prepared by	Pavan					
Date	15.02.2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
11-Sep-17	25000	Booking amount	-	-	-	25,000
14-Sep-17	-25000	pmt rcd	3	25,000	37	-
20-Sep-17	-200000	pmt rcd	6	-	-	(200,000)
25-Sep-17	-500000	pmt rcd	5	(200,000)	(493)	(700,000)
26-Sep-17	200000	1st Installment	1	(700,000)	(345)	(500,000)
15-Oct-17	500000	2nd Installment	19	(500,000)	(4,685)	-
16-Oct-17	-109500	pmt rcd	1	-	-	(109,500)
16-Oct-17	-260365	pmt rcd	-	(109,500)	-	(369,865)
25-Oct-17	1606500	3rd Installment	9	(369,865)	(1,642)	1,236,635
30-Oct-17	931000	4th Installment	5	1,236,635	3,049	2,167,635
10-Nov-17	-2428000	pmt rcd	11	2,167,635	11,759	(260,365)
12-Nov-17	200000	Oncompletion amo	2	(260,365)	(257)	(60,365)
07-Dec-17	732000	5th Installment	25	(60,365)	(744)	671,635
12-Dec-17	-932000	pmt rcd	5	671,635	1,656	(260,365)
	(260365)			Approx Interest Payable:	8,335	
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) 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 :			



Sir,

Pl. waive off interest and allow on time payment discount

Ms.
C/19/2/12.