

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-507	☒ Yes ☐ No
Land area (sq. yds.)	34.98	☒ Yes ☐ No
Built-up-area (sft)	1130	☒ 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	☒ Yes ☐ No
West	6'-6" wide corridor	☒ Yes ☐ No
Total sale Consideration	37,33,500	☒ Yes ☐ No
PPT No.	136A	NA
Discount (in Rs. per sft.)	150/-	NA
On time payment discount ((in Rs. per sft.)	50/-	
Total Discount (in Rs. per sft.)	200/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	37,33,500	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	30.07.2017	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 4/3/16	Date: 15/3/16	Date: 15/3/16
		Approved by (MD):
		Sign: <i>[Signature]</i>
		Date: 15 MAR 2016

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

Flat No.	C-507		
Name of Buyer	Mr. Venkatanaga Hanuma Krishna Ganesh		

A.	Total sale consideration.	Rs. 37,33,500/-	
B.	Less: Discount for on time payments.	Rs. Not allowed (Rs.50/- per sft) ✓	
C.	Less: Other discounts	Rs. Nil	
D.	Add: Reg. Charges	Rs. 2,24,010/-+Rs.3,734/-(GHMC mutation charges)	
E.	Add: VAT	Rs. NA + 71,016/- (GST)	
F.	Add: Service Tax	Rs.1,38,625/-	
G.	Add: Extra Specs Charges	Rs. Nil	
H.	Add: Misc. Charges	Rs. 5,080/-	
I.	Less: Amount paid	Rs. 42,75,9265/-	
J.	Balance amount Due	Rs. Nil	
K.	Refund	☒ Yes ☒ No	Rs.
L.	Interest Payable	☒ Yes ☒ No	Rs.1,00,000/- ✓
M.	Maintenance charges due from	November 2017	
N.	Buyer Info database balance	Rs. <i>Nil</i>	
O.	Tally balance	Rs. <i>Nil</i>	
P.	Remarks:		
	Corpus Fund Rs.25,000/- to be collected		
	Maintainance charges @ Rs.1438/- 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-507

Customer Name VNHK Ganesh

Checked by ravi

Prepared by vneela

Date 27.10.17

Sign

Interest rate 18.00 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
31-Jan-15	25000	Booking amount	-	-	-	25,000
12-Jan-16	-25000	Booking amount received	346	25,000	4,266	-
15-Jan-16	200000	1st Installment	3	-	-	200,000
11-Feb-16	-200000	Payment recd	27	200,000	2,663	-
15-Feb-16	521700	2nd Installment	4	-	-	521,700
30-May-16	-521700	payment received	105	521,700	27,014	-
4-Sep-16	1493400	3rd Installment	97	-	-	1,493,400
13-Oct-16	-325000	payment received	39	1,493,400	28,722	1,168,400
26-Oct-16	-50000	payment received	13	1,168,400	7,491	1,118,400
26-Oct-16	-100000	payment received	-	1,118,400	-	1,018,400
26-Oct-16	-50000	payment received	-	1,018,400	-	968,400
31-Oct-16	-100000	payment received by Neft	5	968,400	2,388	868,400
1-Nov-16	-500000	payment received	1	868,400	428	368,400
19-Dec-16	896040	4th Installment	48	368,400	8,720	1,264,440
2-Jan-17	-100000	pmt rcd	14	1,264,440	8,730	1,164,440
2-Jan-17	-100000	pmt rcd	-	1,164,440	-	1,064,440
2-Jan-17	-100000	pmt rcd	-	1,064,440	-	964,440
2-Jan-17	-50000	payment rcd	-	964,440	-	914,440
7-Mar-17	-100000	pmt rcd	64	914,440	28,861	814,440
7-Mar-17	-20000	pmt rcd	-	814,440	-	794,440
3-May-17	-800000	pmt rcd	57	794,440	22,331	(5,560)
21-Aug-17	397360	5th Installment	110	(5,560)	(302)	391,800
10-Oct-17	-425000	pmt rcd	50	391,800	9,661	(33,200)
12-Oct-17	-150000	pmt rcd	2	(33,200)	(33)	(183,200)
12-Oct-17	-360000	pmt rcd	-	(183,200)	-	(543,200)
12-Oct-17	-70000	pmt rcd	-	(543,200)	-	(613,200)
30-Oct-17	200000	6th Installment on complete	18	(613,200)	(5,443)	(413,200)
30-Oct-17	413200	amt refundable	-	(413,200)	-	-
	0			Approx Interest Payable	145,498	

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

☒ Charge Interest of Rs. 1,00,000/- (or) ☐ Interest waived☐ Allow on-time payment discount(or) ☒ Reduce on-time payment discount to Rs. Nil

customer (VNHK) opted for 0% interest on all payments received with little delay. Pl. waive off interest and allow 0% interest on all payments received.

Signature of Manager:

Signature of M.D.:

Date

Date



SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. VENKATANAGAR HANUMA KRISHNA GANESH		
Flat / Bungalow No.	C-507	Area	1130
Land Area	34.98		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	37,33,500
B	Add : Stamp duty & registration charges, Mutation exp	2,32,044
C	Add: Service Tax and VAT @ 5.75 on 33,17,500/-	1,80,648
D	Add: GST @ 12% on 8,48,500/-	71,016
E	Total Taxes (B + C + D)	4,83,707
F	Total amount payable (A+E)	42,17,207
G	Total Amount Paid	41,46,700
H	Balance Amount Payable (F-G)	70,507

K	Sale Deed Value	37,33,500
L	Construction Contact value	-

		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	42,17,207	41,46,700	70,507

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Security cq.received
		70,507	Not required
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required

Remarks:

30/- per sft on GST @ equals to 34,500/-
50/- per sft on time payment discount given: 56,500/-

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

12/10/2017

12/10/2017