

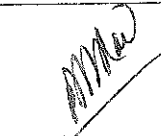
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-605
Name of Buyer	Mrs. P. Suguna

A.	Total sale consideration.	Rs. 37,53,125/-
B.	Less: Discount for on time payments.	Rs. Not allowed
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,25,340/- + Rs.3,754/- (GHMC mutation charges) + family car parking 2,50,000/-
E.	Add: VAT	Rs. NA + 1,00,860/- (GST)
F.	Add: Service Tax	Rs. 1,27,861/-
G.	Add: Extra Specs Charges	Rs. 460/- + 83/-
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- + 12,236/- (c fund & maint charges)
I.	Less: Amount paid	Rs. 42,18,494/-
J.	Balance amount Due	Rs. 2,85,305/- ✓
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. 285305
O.	Tally balance	Rs. 285305
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.2031/- to be collected for initial six months Rs.122861/-	
	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:

			
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-605					
Customer Name	Mrs. P. Suguna					
Booked by	Gopi					
Prepared by	Pavan					
Date	19.01.2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
15-Dec-15	25000	Booking amount	-	-	-	25,000
16-Dec-15	-25000	Booking amount recd	1	25,000	12	-
30-Dec-15	200000	Ist Installment	14	-	-	200,000
30-Jan-16	825625	IIInd Installment	31	200,000	3,058	1,025,625
9-Mar-16	-200000	Payment recd	39	1,025,625	19,726	825,625
2-May-16	-825625	Payment recd	54	825,625	21,987	-
8-Nov-16	601250	IIIrd Installment	190	-	-	601,250
15-Dec-16	-601250	Payment received	37	601,250	10,971	-
20-Mar-17	-1260750	pmt rcd	95	-	-	(1,260,750)
28-Mar-17	1260750	IVth Installment	8	(1,260,750)	(4,974)	-
29-Sep-17	-200000	pmt rcd	185	-	-	(200,000)
29-Sep-17	-640500	pmt rcd	-	(200,000)	-	(840,500)
12-Oct-17	640500	Vth Installment	13	(840,500)	(5,388)	(200,000)
30-Nov-17	200000	VIth Installment on	49	(200,000)	(4,833)	-
14-Dec-17	-465369	pmt rcd	14	-	-	(465,369)
18-Jan-18	465369	amount payable	35	(465,369)	(8,032)	-
	0			Approx Interest Payable	32,525	

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.

Signature of Manager: _____ Signature of M.D.: _____

Date: _____ Date: _____

was module
taken
subject to
I A IT
installment
paid in
time?

25/1/18

lit.
- Only 2nd installment & 3rd installment were delayed
- O.P.D. Mr. Suguna: Pl. achin

25/1/18

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFLOWER GRANDE		
Buyer Name	MRS. POTHULA SUGUNA		
Flat / Bungalow No.	C-605	Area	1625.00
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	37,53,125
B	Add : Stamp duty & registration charges, Mutation exp	2,33,441
C	Add: Service Tax and VAT @ 4.5% on 29,12,625/-	1,31,068
D	Add: VAT @ 1.25% on 8,40,500/-	1,00,860
E	Total Taxes (B + C + D)	4,65,369
F	Total amount payable (A+E)	42,18,494
G	Total Amount Paid	42,18,494
H	Balance Amount Payable (F-G)	(0)

K	Sale Deed Value	37,53,125
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	42,18,494	42,18,494	(0)

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
		(0)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	APPROVED BY MD 21 DEC 2017 SONAM MODI MANAGING DIRECTOR
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	20/12/2017	20/12/2017	20/12/2017	