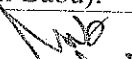
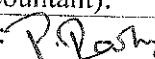
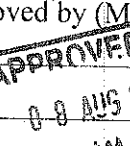


Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MAYFLOWER GRANDE	☒ Yes ☐ No	
Vendor	M/s. B&C Estates	☒ Yes ☐ No	
Flat no.	C-607	☒ Yes ☐ No	
Land area (sq. yds.)	34.98	☒ Yes ☐ No	
Built-up-area (sft)	1130	☒ Yes ☐ No	
Car Parking No		☒ Yes ☐ No	
Type	☐ 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 (as per declaration form)	3930000	☒ Yes ☐ No	
PPT No.	142	N A	
Sale Deed value	3930,000	☒ Yes ☐ No	
Construction contract value	—	☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	03.08.2017	☒ Yes ☐ No	
Remarks			
Prepared by (vneela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 4/8/16	Date: 08/08/2016	Date: 08/08/2016	Date: 08 AUG 2016

APPROVED BY

SOMAM
MANAGING DIR.

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

Flat No.	C-607
Name of Buyer	Mr. Nagesh Aghoram

A.	Total sale consideration.	Rs. 39,30,000/-
B.	Less: Discount for on time payments.	Rs. 57,500/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,35,800/- + Rs.3,930/- (GHMC mutation charges)
E.	Add: VAT	Rs. NA + 1,08,300/-
F.	Add: Service Tax	Rs. 1,36,238/-
G.	Add: Extra Specs Charges	Rs. 8,140/- + 1465/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 6,010/- + 25,000/- (c fund) + 8,528/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 44,00,111/-
J.	Balance amount Due	Rs. 5,800/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs. <i>Not finalised</i>
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. 5800/- ①
O.	Tally balance	Rs. 5800/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	②
	Maintainance charges @ Rs.1413/- collected for initial six months	8528/- ③
	Membership fee Rs.50/- to be collected	

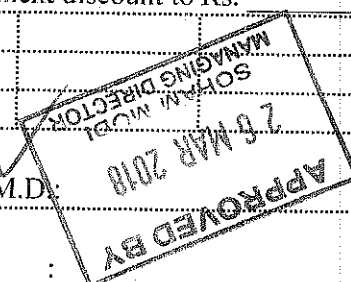
	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> APPROVED BY Managing Partner: Soham Modi MANAGING DIRECTOR
Date: 22/3/18	Date: 22/3/2018	Date: 22/3/18	Date: 22/3/18

- 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-607					
Customer Name	Mr. Nagesh Agohram					
Booked by	Naveena					
Prepared by	Pavan					
Date	16.03.2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
30-Jun-16	25000	booking amount	-	-	-	25,000
08-Jul-16	-25000	Booking amount	8	25,000	99	-
15-Jul-16	200000	1st installment	7	-	-	200,000
20-Jul-16	-200000	payment recived	5	200,000	493	-
02-Aug-16	-500000	Payment received	13	-	-	(500,000)
15-Aug-16	500000	2nd installment	13	(500,000)	(3,205)	-
06-Oct-16	1600000	3rd installment	52	-	-	1,600,000
04-Nov-16	-1600000	payment recived	29	1,600,000	22,882	-
27-Mar-17	-702500	pmt rcd on 18.3.20	143	-	-	(702,500)
30-Mar-17	702500	4th installment	3	(702,500)	(1,039)	-
27-Oct-17	702500	5th installment	211	-	-	702,500
31-Oct-17	-149500	pmt rcd	4	702,500	1,386	553,000
31-Oct-17	-526611	pmt rcd	-	553,000	-	26,389
10-Nov-17	-696500	pmt rcd	10	26,389	130	(670,111)
30-Nov-17	200000	on completion	20	(670,111)	(6,609)	(470,111)
	(470111)			Approx Interest Payable	14,136	
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 :						



1st
 - I.O.B. first installment delay.
 - Pl. consider interest and allow O.P.D. Rs. 57500/-

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. NAGESH AGHORAM		
Flat / Bungalow No.	C-607	Area	1130
Land Area	34.98		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	39,30,000
B	Add : Stamp duty & registration charges, Mutation exp	2,44,030
C	Add: Service Tax and VAT @ 5.75% on 30,27,500/-	1,71,081
D	Add: GST @ 12% on 9,02,500/-	1,08,300
E	Total Taxes (B + C + D)	5,23,411
F	Total amount payable (A+E)	44,53,411
G	Total Amount Paid	37,03,611
H	Balance Amount Payable (F-G)	7,49,800

K	Sale Deed Value	39,30,000
L	Construction Contact value	-

		Total amount	Amount Paid	Balance amount
M	Housing Loan Sanctioned	30,00,000	23,02,500	6,97,500
N	Own contribution (including taxes)	14,53,411	14,01,111	52,300

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution		52,300	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		6,97,500	Not required
			Collect cq.at the time of registration
			Security cq.received

Remarks:

56,500/- on time payment discount given:
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			02/11/2017

