

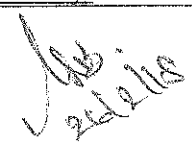
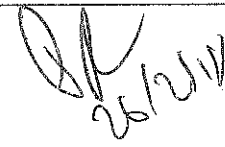
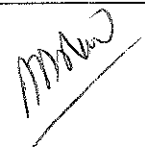
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

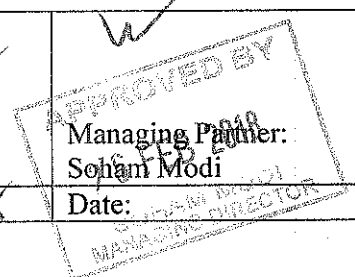
Flat No.	C-702
Name of Buyer	Mr. PDVVS Prasad

A.	Total sale consideration.	Rs. 42,23,000/-
B.	Less: Discount for on time payments.	Rs. Not allowed (Rs.50/- per sft)
C.	Less: Other discounts	Rs. 34,500/- (GST discount allowed)
D.	Add: Reg. Charges	Rs. 2,53,380/- +Rs.4,223/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA + 4,19,760/-(GST)
F.	Add: Service Tax	Rs. 32,625/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 48,54,000/-
J.	Balance amount Due	Rs. 49,568/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 17
N.	Buyer Info database balance	Rs. 49,568/-
O.	Tally balance	Rs. 49,568/-
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:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date:	Date:	Date: 26/2/18	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-702

Customer Name Mr. PDVVS Prasad

Booked by Muralikrishna

Prepared by Pavan

Date 22.02.2018

Sign

Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
31-May-17	25000	Booking amount	-	-	-	25,000
15-Jun-17	200000	First Installment	15	25,000	185	225,000
21-Jun-17	-25000	pmt rcd	6	225,000	666	200,000
21-Jun-17	-200000	pmt rcd	-	200,000	-	-
28-Jun-17	-500000	pmt rcd	7	-	-	(500,000)
30-Jun-17	500000	Second Installment	2	(500,000)	(493)	-
15-Jul-17	1649000	Third Installment	15	-	-	1,649,000
15-Jul-17	989000	Fourth Installment	-	1,649,000	-	2,638,000
16-Aug-17	-325000	pmt rcd	32	2,638,000	41,630	2,313,000
06-Sep-17	-500000	pmt rcd	21	2,313,000	23,954	1,813,000
12-Sep-17	-150000	pmt rcd	6	1,813,000	5,364	1,663,000
12-Sep-17	-154000	pmt rcd	-	1,663,000	-	1,509,000
28-Sep-17	-3000000	pmt rcd	16	1,509,000	11,907	(1,491,000)
21-Oct-17	660000	Fifth Installment	23	(1,491,000)	(16,912)	(831,000)
31-Oct-17	200000	On completion	10	(831,000)	(4,098)	(631,000)
	(631000)			Approx Interest Payable	62,203	

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

☒ Charge Interest of Rs. 50,000 (or) ☒ Interest waived

☒ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. 100

Signature of Manager:

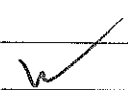
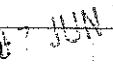
Date

Signature of M.D.:

Date

APPROVED BY
3 FEB 2018
SOFIA WODI
MANAGING DIRECTOR

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-304	☒ Yes ☐ No
Land area (sq. yds.)	35.60	☒ Yes ☐ No
Built-up-area (sft)	1150	☒ 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)	41,65,000	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	41,65,000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	06.09.2017	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 7/6/17	Date: 7/6/17	Date: 7/6/17
 APPROVED BY Approved by (MD): Sign:  Date: 7 JUN 2017 SOREN RAJULI MANAGING DIRECTOR		

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFLOWER GRANDE		
Buyer Name	MR. P. D. V. V. S. PRASAD		
Flat / Bungalow No.	C-702	Area	1150
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	42,23,000
B	Add : Stamp duty & registration charges and mutation exp	2,61,903
C	Add: Service Tax & VAT @5.75% on 7,25,000/-	41,688
D	Add: GST @ 12% on 34,98,000/-	4,19,760
E	Total Taxes (B + C + D)	7,23,351
F	Total amount payable (A+E)	49,46,351
G	Total Amount Paid	18,54,000
H	Balance Amount Payable (F-G)	30,92,351

I	Sale Deed Value	42,23,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	30,00,000	-	30,00,000
L	Own contribution (including taxes)	19,46,351	18,54,000	92,351

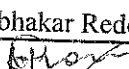
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		92,351	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		30,00,000	Collect cq.at the time of registration

Remarks:

57,500/- on time payment discount given:
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	11.9.17	11/9/17	11/09/17	