

Sale Agreement Authorization Form-Mayflower Grande

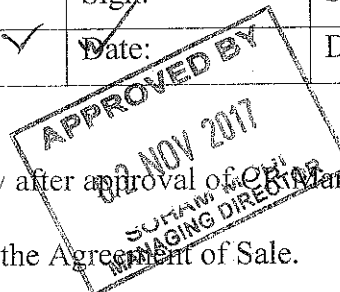
Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	Mayflower Grande	☒ Yes ☐ No
Vendor	B&C Estates	☒ Yes ☐ No
Flat no.	C-704	☒ Yes ☐ No
Land area (sq. yds.)	35.60	☒ Yes ☐ No
Built-up-area (sqft)	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)	43,38,000/-	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	43,38,000/-	☒ Yes ☐ No
Construction contract value		☒ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	04.01.2018	☒ Yes ☐ No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>5/10/17</i>	Date: <i>22/11/17</i>	Date: <i>2/11/17</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.



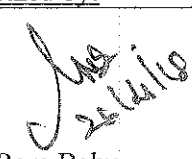
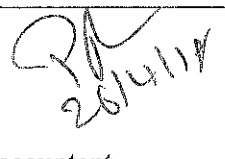
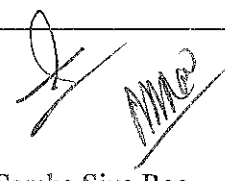
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-704
Name of Buyer	Ms. Kavitha Rajaya

A.	Total sale consideration.	Rs. 43,38,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,60,280/- +Rs.4,338/-(GHMC mutation charges)
E.	Add: VAT / GST	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 8,680/-
I.	Less: Amount paid	Rs. 46,07,118/-
J.	Balance amount Due	Rs. 4,180/- ✓
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs. 1,40,000/- (5)
M.	Maintenance charges due from	February 2018
N.	Buyer Info database balance	Rs. 4,180 ✓ (1) B2C RATES
O.	Tally balance	Rs. 4,180 ✓
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	May flower Grande Owners Association (2)
	Maintainance charges @ Rs.1438/- to be collected for initial six months	Rs. 8678/- (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:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date:	Date:	Date: 27/4/18	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-704					
Customer Name	Ms. Kavitha Rajaya					
Booked by	Musthaq					
Prepared by	Pavan					
Date	22.03.18					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
10-Sep-17	25000	Booking amount	-	-	-	25,000
14-Sep-17	-20000	pmt rcd	4	25,000	49	5,000
14-Sep-17	-5000	pmt rcd	-	5,000	-	-
25-Sep-17	200000	1st Installment	11	-	-	200,000
10-Oct-17	500000	2nd Installment	15	200,000	1,479	700,000
02-Nov-17	-200000	pmt rcd	23	700,000	7,940	500,000
10-Nov-17	1700000	3rd Installment	8	500,000	1,973	2,200,000
10-Nov-17	1023000	4th Installment	-	2,200,000	-	3,223,000
30-Nov-17	690000	5th Installment	20	3,223,000	31,788	3,913,000
30-Nov-17	200000	Oncompletion amoi	-	3,913,000	-	4,113,000
07-Mar-18	-643000	pmt rcd	97	4,113,000	196,748	3,470,000
30-Mar-18	-3470000	amount payable	23	3,470,000	39,358	-
	0			Approx Interest Payable	279,336	
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. 1,40,500 (or) c Interest waived						
c Allow on-time payment discount (or) c Reduce on-time payment discount to Rs. 1,40,500						
Signature of Manager:						
Signature of M.D.:						
Date :						
Date :						

APPROVED BY
27 APR 2018
SOFIYAN MOULI
MANAGING DIRECTOR

for
An approval to charge Rs. 1.40 Lacs is attached
herewith.

for
25/4/18.

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MS. KAVITA RAJYA		
Flat / Bungalow No.	C-704	Area	1150.00
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	43,38,000
B	Add : Stamp duty & registration charges, Mutation exp	2,69,118
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	2,69,118
F	Total amount payable (A+E)	46,07,118
G	Total Amount Paid	11,37,118
H	Balance Amount Payable (F-G)	34,70,000

K	Sale Deed Value	43,38,000
L	Construction Contact value	-

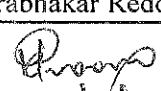
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	34,70,000	-	34,70,000
N	Own contribution (including taxes)	11,37,118	11,37,118	-

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		-	☒ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received
Balance HL Amount		34,70,000	☒ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	26/3/18	26/3/18	26/3/18

