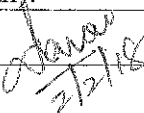
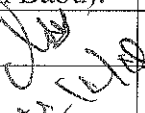
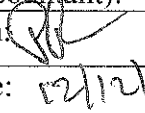
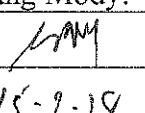


Sale Agreement Authorization Form-Mayflower Grande

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-804	☒ 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)	43,66,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	43,66,000/-	☒ Yes ☐ No		
Construction contract value		☒ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	02.04.2018	☒ Yes ☐ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: 	Sign: 	Sign: 	Sign: 	Sign: 
Date: 21/2/18	Date: 12/2/18	Date: 12/2/18	Date: 15-2-18	Date: 15-2-18

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, 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-804
Name of Buyer	Mr. K. Vijay Kumar

A.	Total sale consideration.	Rs. 43,66,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,61,960/- + Rs.4,366/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 3,960/- + 713/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 46,36,826/-
J.	Balance amount Due	Rs. 5,253/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. 5253
O.	Tally balance	Rs. 5253
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.1438/- to be collected for initial six months	28678
	Membership fee Rs.50/- to be collected	

Subject to approval

Not finalised

	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
Date:	Date:	Date:	Date:

APPROVED BY
5 APR 2018
MANAGING DIRECTOR

- 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-804					
Customer Name	Mr. Vijay Kumar					
Booked by	Naveena					
Prepared by	Pavan					
Date	28.12.2017					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
28-Dec-17	25000	Booking amount	-	-	-	25,000
28-Dec-17	-25000	payment rcd through	-	25,000	-	-
11-Jan-18	-100000	pmt rcd	14	-	-	(100,000)
11-Jan-18	-100000	pmt rcd	-	(100,000)	-	(200,000)
12-Jan-18	200000	1st Installment	1	(200,000)	(99)	-
28-Jan-18	500000	2nd Installment	16	-	-	500,000
02-Feb-18	-500000	pmt rcd	5	500,000	1,233	-
28-Feb-18	1720000	3rd Installment	26	-	-	1,720,000
28-Feb-18	960000	4th Installment	-	1,720,000	-	2,680,000
02-Mar-18	-270826	pmt rcd	2	2,680,000	2,643	2,409,174
02-Mar-18	-141000	pmt rcd	-	2,409,174	-	2,268,174
14-Mar-18	761000	5th Installment	12	2,268,174	13,423	3,029,174
14-Mar-18	-3459000	pmt recd	-	3,029,174	-	(429,826)
15-Mar-18	-41000	pmt rcd	1	(429,826)	(212)	(470,826)
16-Mar-18	-49990	pmt rcd	1	(470,826)	(232)	(520,816)
16-Mar-18	-220836	pmt rcd	-	(520,816)	-	(741,652)
30-Mar-18	200000	On Completion amc	14	(741,652)	(5,120)	(541,652)
	(541652)			Approx Interest Payable	11,636	

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. *Nil*

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

Date : _____ Date _____

Sir
 - Minor Delay
 - NO O.P.D.
 - Pl. waive off

APPROVED BY
 02 APR 2018
 SUDHANU MODI
 MANAGING DIRECTOR

C21410

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES MAYFLWOER GRANDE		
Buyer Name	MR. K. VIJAY KUMAR		
Flat / Bungalow No.	C-804	Area	1150.00
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	43,66,000
B	Add : Stamp duty & registration charges, Mutation exp	2,70,826
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	2,70,826
F	Total amount payable (A+E)	46,36,826
G	Total Amount Paid	7,25,000
H	Balance Amount Payable (F-G)	39,11,826

K	Sale Deed Value	43,66,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	35,00,000	-	35,00,000
N	Own contribution (including taxes)	11,36,826	7,25,000	4,11,826

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	☒ Not required
			☐ Collect cq.at the time of registration
Own contribution			☐ Security cq.received
		4,11,826	☒ Not required <i>By evening</i>
Balance HL Amount			☐ Collect cq.at the time of registration
		35,00,000	☒ Security cq.received
			☐ Not required
			☒ Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	☒
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	28/2/18	28/2/18	28/2/18	

APPROVED BY
01 MAR 2018
SUBMANOJ
MANAGING DIRECTOR

APPROVED BY
14 FEB 2018
SUBMANOJ
MANAGING DIRECTOR