

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-806	☒ 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)	43,95,000/-	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	43,95,000/-	☒ Yes ☐ No
Construction contract value		☒ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	31.01.2018	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>
Date: 2/11/17	Date: 11/11/17	Date: 11/11/17
Approved by (MD):	Approved by (Gaurang Mody):	
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	
Date: 11/11/17	Date: 11-11-17	

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.

Original AOS sent to site.
Customer will execute on 11/11/17. Site

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

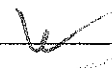
Flat No.	C-806
Name of Buyer	Mrs. T. Katyayani Devi

A.	Total sale consideration.	Rs. 43,95,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,63,700/- +Rs.4,395/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 46,67,600/-
J.	Balance amount Due	Rs. 575/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	March 2018
N.	Buyer Info database balance	Rs. 575/-
O.	Tally balance	Rs. 575/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.1438/- to be collected wef March 18	- 8678/-
	Membership fee Rs.50/- to be collected	

Handwritten signature/initials

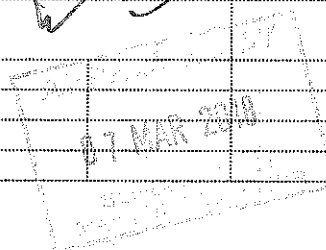
	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on 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-806					
Customer Name	Mrs. T. Katayani Devi					
Booked by	Naveena					
Prepared by	Pavan					
Date	06.03.2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
21-Sep-17	225000	Booking amount	-	-	-	225,000
21-Sep-17	-225000	pmt rcd	-	225,000	-	-
21-Oct-17	500000	Second installment	30	-	-	500,000
23-Oct-17	-500000	pmt rcd	2	500,000	493	-
21-Nov-17	200000	On completion amo	29	-	-	200,000
23-Nov-17	-2702000	pmt rcd	2	200,000	197	(2,502,000)
28-Nov-17	1735000	Third Installment	5	(2,502,000)	(6,169)	(767,000)
28-Nov-17	967000	Fourth Installment	-	(767,000)	-	200,000
31-Dec-17	768000	Fifth Installment	33	200,000	3,255	968,000
06-Jan-18	-768000	pmt rcd	6	968,000	2,864	200,000
11-Jan-18	-472600	pmt rcd dtd 11.01.2	5	200,000	493	(272,600)
	(272600)			Approx Interest Payable	1,133	
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						
☐ Charge Interest of Rs. ☒ (or) ☐ Interest waived						
☐ Allow on-time payment discount ☒ (or) ☐ Reduce on-time payment discount to Rs. <u>Nil</u>						
Signature of Manager:						
Signature of M.D.:						
Date :						
Date :						



SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. T. KATYAYANI DEVI & T. RAMACHANDRA RAO		
Flat / Bungalow No.	C-806	Area	1150.00
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	43,95,000
B	Add : Stamp duty & registration charges, Mutation exp	2,72,595
C	Add: Service Tax and VAT @ 4.5%	-
D	Add: VAT @ 1.25%	-
E	Total Taxes (B + C + D)	2,72,595
F	Total amount payable (A+E)	46,67,595
G	Total Amount Paid	46,67,600
H	Balance Amount Payable (F-G)	(5)

K	Sale Deed Value	43,95,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	46,67,595	46,67,600	(5)

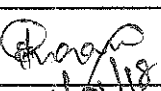
Security Cheque Details:

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
		(5)	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:

NO GST APPLICABLE

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	11/11/18	11/11/18	11/11/18

