

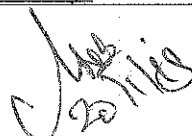
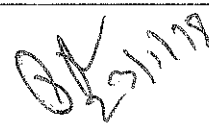
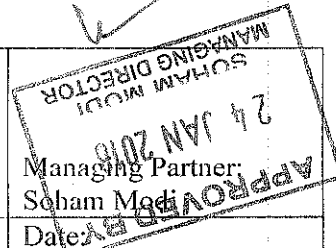
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-807
Name of Buyer	Mrs. Rekha Das Gupta

A.	Total sale consideration.	Rs. 40,99,000/- ✓
B.	Less: Discount for on time payments.	Rs. 56,500/- ✓
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,45,940/- + Rs.4,099/- (GHMC mutation charges)
E.	Add: VAT	Rs. NA + 1,00,200/- (GST)
F.	Add: Service Tax	Rs. 1,46,880/- ✓
G.	Add: Extra Specs Charges	Rs. (300) Subject to approval
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 45,44,119/-
J.	Balance amount Due	Rs. 280/- ✓
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. 280 ✓
O.	Tally balance	Rs. 280 ✓ ①
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	Have shown Grand Owner's sign
	Maintainance charges @ Rs.1413/- to be collected for initial six months	RS 2801: (3)
	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: 24 JAN 2018
Date: 20/1/18	Date: 27/1/18	Date: 27/1/18	Date: 24/1/18

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

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-807	☒ 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)	4099000	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	4099000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	30.09.2017	☒ Yes ☐ No	
Remarks			
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 18/5/17	Date: 12/6/17	Date: 12/6/17	Date: 12 JUN 2017

APPROVED BY

12 JUN 2017
SOHAM MOULI
MANAGING DIRECTOR

Interest calculation for delayed payments.

Project Name Mayflower Grande
 Flat no. C-807
 Customer Name Mrs. Rekha Dasgupta
 Booked by Naveena
 Prepared by Pavan
 Date 18.01.2018
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
29-Mar-17	25000	Booking Amount	-	-	-	25,000
6-Apr-17	-25000	pmt rcd	8	25,000	99	-
13-Apr-17	200000	1st Installment W	7	-	-	200,000
19-Apr-17	-200000	pmt rcd	6	200,000	592	-
28-Apr-17	500000	2nd Installment W	9	-	-	500,000
18-May-17	-500000	pmt rcd	20	500,000	4,932	-
20-Jun-17	-2539000	pmt rcd	33	-	-	(2,539,000)
26-Jun-17	1587000	3rd Installment 7D	6	(2,539,000)	(7,513)	(952,000)
26-Jun-17	952000	4th Installment 7D	-	(952,000)	-	-
16-Dec-17	-368670	pmt rcd	173	-	-	(368,670)
26-Dec-17	635000	5th Installment 7D	10	(368,670)	(1,818)	266,330
31-Dec-17	200000	6th Installment Or	5	266,330	657	466,330
18-Jan-18	-911449	pmt rcd	18	466,330	4,139	(445,119)
	(445119)			Approx Interest Payable	1,087	

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

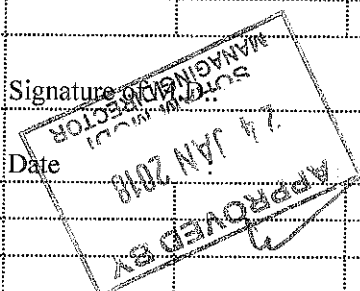
c Allow on-time payment discount (or) c Reduce on-time payment discount to Rs.

Signature of Manager:

Date

Signature

Date



Mr.
 - Pl allow O/P of Rs. 56500/- + waiver of interest

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWER GRANDE		
Buyer Name	MR. SIDDHARTHA DAS GUPTA		
Flat / Bungalow No.	C-807	Area	1130.00
Land Area	34.98		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	40,99,000
B	Add : Stamp duty & registration charges, Mutation exp	2,51,440
C	Add: Service Tax and VAT @ 4.5% on 32,64,000/-	1,46,880
D	Add: GST @ 12% on 8,35,000/-	1,00,200
E	Total Taxes (B + C + D)	4,98,520
F	Total amount payable (A+E)	45,97,520
G	Total Amount Paid	36,32,670
H	Balance Amount Payable (F-G)	9,64,850

K	Sale Deed Value	40,99,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	34,50,449	25,39,000	9,11,449
N	Own contribution (including taxes)	11,47,071	10,93,670	53,401

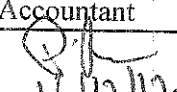
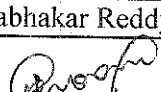
Security Cheque Details:

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
		53,401	Not required
			✓ Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		9,11,449	Not required
			✓ Collect cq.at the time of registration

Remarks:

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

Name	Accountant	CR Manager	Prabhakar Reddy	MD 2017
Sign				
Date	16/12/17	16/12/17	16/12/17	

