

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-902	☒ 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	6'-6" wide corridor	☒ Yes ☐ No		
Total sale Consideration (as per declaration form)	4124,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	4124,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	08.01.2018	☒ Yes ☐ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 9/10/17	Date: 16/10/17	Date: 16/10/17	Date: 16/10/17	Date: 18-10-17

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.

APPROVED BY
16 OCT 2017
MANAGER DIRECTOR

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

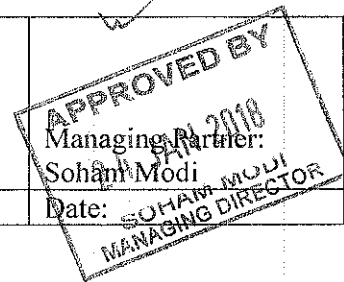
Flat No.	C-902
Name of Buyer	Mr. Jayarajan Nair

A.	Total sale consideration.	Rs. 44,24,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,65,440/- +Rs.4,424/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 6,460/- + 1163/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 46,99,364
J.	Balance amount Due	Rs. 7,203/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs. <i>Not finalised</i>
M.	Maintenance charges due from	February 2018
N.	Buyer Info database balance	Rs. 7,203/-
O.	Tally balance	Rs. 7,203/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.1438/- to be collected for initial six months - 8678	
	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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner: Sohan Modi
Date: 20/1/18	Date: 23/1/18	Date: 25/1/18	Date: 25/1/18



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-902
 Customer Name Mr. Jayarajan D Nair
 Booked by Mushtaq Ali
 Prepared by Pavan
 Date 19.01.2018

Sign
 Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
23-Sep-17	25000	booking amount	-	-	-	25,000
3-Oct-17	-25000	pmt rcd	10	25,000	123	-
6-Oct-17	-200000	pmt rcd	3	-	-	(200,000)
7-Oct-17	200000	First Installment	1	(200,000)	(99)	-
23-Oct-17	500000	Second installment	16	-	-	500,000
23-Oct-17	-500000	pmt rcd	-	500,000	-	-
23-Nov-17	1750000	Third Installment	31	-	-	1,750,000
13-Dec-17	-200000	pmt rcd	20	1,750,000	17,260	1,550,000
22-Dec-17	-274364	pmt rcd	9	1,550,000	6,879	1,275,636
22-Dec-17	-3500000	pmt rcd	-	1,275,636	-	(2,224,364)
23-Dec-17	974000	Fourth installment	1	(2,224,364)	(1,097)	(1,250,364)
15-Jan-18	775000	Fifth Installment	23	(1,250,364)	(14,182)	(475,364)
15-Jan-18	200000	on completion amo	-	(475,364)	-	(275,364)
	(275364)			Approx Interest Payable	8,885	

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

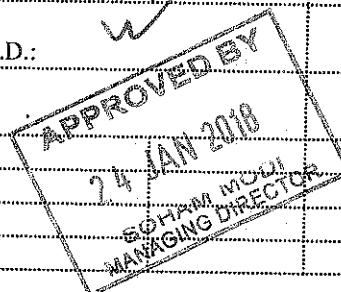
☐ Allow on-time payment discount ☒ (or) ☒ Reduce on-time payment discount to Rs. Nil

Signature of Manager:

Signature of M.D.:

Date

Date



11/1/18

Pl. waive interest

NO on time PD.

20/1/18

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWER GRANDE		
Buyer Name	MR. JAYARAJAN D. NAIR		
Flat / Bungalow No.	C-902	Area	1150.00
Land Area	35.60		
Car Parking No.		2 wheeler parking no	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	
B	Add : Stamp duty & registration charges, Mutation exp	44,24,000
C	Add: Service Tax and VAT @ 4.5%	2,74,364
D	Add: VAT @ 1.25%	-
E	Total Taxes (B + C + D)	-
F	Total amount payable (A+E)	2,74,364
G	Total Amount Paid	46,98,364
H	Balance Amount Payable (F-G)	11,94,364
		35,04,000

K	Sale Deed Value	
L	Construction Contact value	44,24,000
		-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	35,00,000	-	35,00,000
N	Own contribution (including taxes)	11,98,364	11,94,364	4,000

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
		4,000	☒ Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		35,00,000	☒ Collect cq.at the time of registration
			☒ Security cq.received
			Not required
			☒ Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	26/12/17	26/12/17	26/12/17	26/12/17

