

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-904	☒ 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	20.01.2018	☒ 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>Accountant</i>
Date: 28/11/17	Date: 28/11/17	Date: 28/11/17
Approved by (MD):	AOS signed by Gaurang Mody:	
Sign: <i>MD</i>	Sign: <i>Gaurang Mody</i>	
Date: 28/11/17	Date: 30.11.17	

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.

APPROVED BY
28/11/2017
MANAGING DIRECTOR

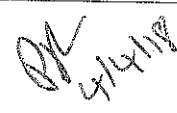
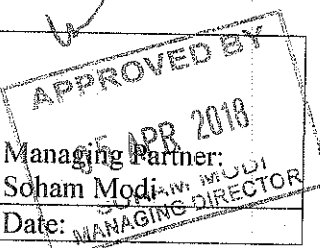
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-904
Name of Buyer	Mrs. Rama Yadav

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 / 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. 46,67,595/-
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 ①
O.	Tally balance	Rs. 5253
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected ②	
	Maintainance charges @ Rs.1438/-to be collected for initial six months 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:	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-904

Customer Name Mrs. Rama Yadav

Booked by Praveen Pathak

Prepared by Pavan

Date 29-9-17

Sign

Interest rate 18 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
29-Sep-17	25000	Booking amount	-	-	-	25,000
09-Oct-17	-225000	pmt rcd	10	25,000	123	(200,000)
14-Oct-17	200000	First installment	5	(200,000)	(493)	-
18-Oct-17	-700000	pmt rcd	4	-	-	(700,000)
29-Oct-17	500000	Second installmen	11	(700,000)	(3,797)	(200,000)
15-Nov-17	1735000	Third installment	17	(200,000)	(1,677)	1,535,000
15-Nov-17	968000	Fourth Installmen	-	1,535,000	-	2,503,000
22-Nov-17	-900000	pmt rcd	7	2,503,000	8,640	1,603,000
22-Nov-17	-900000	pmt rcd	-	1,603,000	-	703,000
22-Nov-17	-900000	pmt rcd	-	703,000	-	(197,000)
23-Dec-17	-900000	pmt rcd	31	(197,000)	(3,012)	(1,097,000)
23-Dec-17	-142595	pmt rcd	-	(1,097,000)	-	(1,239,595)
29-Jan-18	767000	Fifth Installement	37	(1,239,595)	(22,618)	(472,595)
29-Jan-18	200000	on completion am	-	(472,595)	-	(272,595)

(272595)

Approx Interest Payable

(22,833)

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.

(or)

c Interest waived

c Allow on-time payment discount

(or)

c Reduce on-time payment discount to Rs.

Signature of Manager:

Date

APPROVED FOR CONSTRUCTION
Signature of
Date

05 APR 2018
SUNAM MODI
MANAGING DIRECTOR

APPROVED BY
Signature of
Date
05 APR 2018
SUNAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFWER GRANDE		
Buyer Name	MRS. G. RAMA YADAV & MR. SRIDHAR YADAV		
Flat / Bungalow No.	C-904	Area	1150.00
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

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

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

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

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
			Security cq. received
Balance HL Amount	Cq. No.	Amount	Not required
			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

