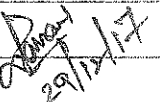
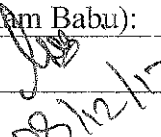
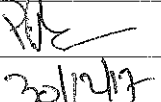
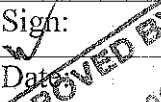
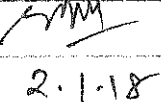


Check List

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-907	☒ 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)	43,25,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	43,25,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	01.03.2018	☒ 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: 29/12/17	Date: 29/12/17	Date: 30/12/17	Date: 30/12/17	Date: 2.1.18

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.



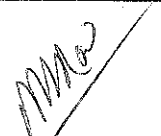
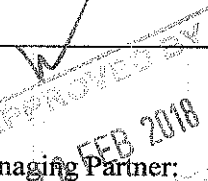
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-907
Name of Buyer	Mr. Rushi Bajpai

A.	Total sale consideration.	Rs. 43,25,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,59,500/- +Rs.4,325/-(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. 45,93,325/-
J.	Balance amount Due	Rs. 580/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	March 2018
N.	Buyer Info database balance	Rs. <i>580</i>
O.	Tally balance	Rs. <i>580</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.1413/- to be collected wef March 18	
	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: <i>28/2/18</i>	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-907					
Customer Name	MRs. Pooja Purohit					
Booked by	Mushtaq Ali					
Prepared by	Pavan					
Date	28.02.2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
17-Dec-17	25000	Booking amount	-	-	-	25,000
19-Dec-17	-25000	pmt rcd	2	25,000	25	-
28-Dec-17	-200000	pmt rcd	9	-	-	(200,000)
29-Dec-17	-101	pmt rcd	1	(200,000)	(99)	(200,101)
01-Jan-18	200000	First installment	3	(200,101)	(296)	(101)
17-Jan-18	500000	second installment	16	(101)	(1)	499,899
13-Feb-18	-650000	pmt rcd	27	499,899	6,656	(150,101)
13-Feb-18	-268224	pmt rcd	-	(150,101)	-	(418,325)
15-Feb-18	750000	Fifthe installment	2	(418,325)	(413)	331,675
17-Feb-18	1700000	Third installment	2	331,675	327	2,031,675
17-Feb-18	950000	Fourth installment	-	2,031,675	-	2,981,675
20-Feb-18	-3450000	pmt rcd	3	2,981,675	4,411	(468,325)
26-Feb-18	200000	On completion amo	6	(468,325)	(1,386)	(268,325)
	(268325)			Approx Interest Payable	9,225	
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						
☒ 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		

Sir,
 NO on-time discount. Pl. waive off interest
 1st 1/2

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWER GRANDE		
Buyer Name	MR. POOJA PUROHIT & RUSHI BAJPAI		
Flat / Bungalow No.	C-907	Area	1130.00
Land Area	34.98		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	43,25,000
B	Add : Stamp duty & registration charges, Mutation exp	2,68,325
C	Add: Service Tax @ 4.5%	-
D	Add: VAT @ 1.25%	-
E	Total Taxes (B + C + D)	2,68,325
F	Total amount payable (A+E)	45,93,325
G	Total Amount Paid	11,43,325
H	Balance Amount Payable (F-G)	34,50,000

K	Sale Deed Value	43,25,000
L	Construction Contact value	-

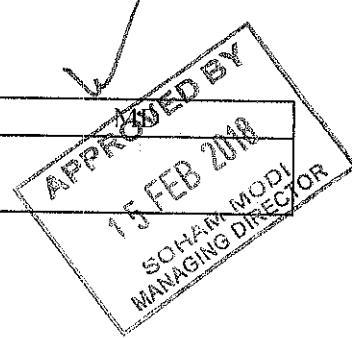
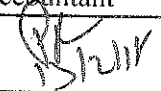
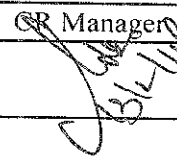
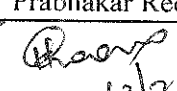
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	34,50,000		34,50,000
N	Own contribution (including taxes)	11,43,325	11,43,325	-

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
		-	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		34,50,000	✓ Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date	15/2/18	13/2/18	13/2/18	