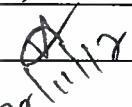
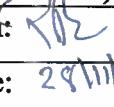
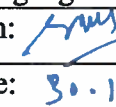


Sale Agreement Authorization Form-BNC

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.	D-107	☒ Yes ☐ No		
Land area (sq. yds.)	37.15 sq yds	☒ Yes ☐ No		
Built-up-area (sft)	1200 Sft	☒ 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)	44,29,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	44,29,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	31.03.2018	☒ Yes ☐ No		
Remarks				
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MMD):	AOS signed by Gaurgang Mody:
Sign: 	Sign: 	Sign: 	Sign: 	Sign: 
Date: 28/11/17	Date: 28/11/17	Date: 28/11/17	Date: 28/11/17	Date: 30.11.17

APPROVED BY
24 NOV 2017
SUTAM M. J. J.
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. THANIKONDA LAKSHMI		
Flat / Bungalow No.	D-107	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	44,29,000
B	Add : Stamp duty & registration charges, Mutation exp	5,300
C	Add: Service Tax & VAT @ 4.5%	53,188
D	Add: GST @ 12%	4,20,480
E	Total Taxes (B + C + D)	4,78,968
F	Total amount payable (A+E)	49,07,968
G	Total Amount Paid	49,07,468
H	Balance Amount Payable (F-G)	500

K	Sale Deed Value	44,29,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	49,07,968	49,07,468	500

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
		500	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		-	Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				



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

Flat No.	D-107
Name of Buyer	Mrs T Lakshmi

A.	Total sale consideration.	Rs. 44,29,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by the customer
E.	Add: VAT / GST	Rs. 11,563/- + 4,20,480/- <i>g</i>
F.	Add: Service Tax	Rs. 41,625/- <i>g</i>
G.	Add: Extra Specs Charges	Rs. 1200/- + 216/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 12,050/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 49,07,468/-
J.	Balance amount Due	Rs. <i>Nil</i>
K.	Refund	☐ Yes ☐ No Rs. 21,254/-
L.	Interest Payable	☐ Yes ☐ No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. <i>(21,254)</i>
O.	Tally balance	Rs. <i>(21,254)</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/-collected	
	Maintenance charges @ Rs.1,500/- collected wef May 18 to Dec 18	
	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>G.B. Ram Babu</i> G. B. Ram Babu	<i>Accountant</i> Accountant	<i>Samba Siva Rao</i> Samba Siva Rao	<i>Managing Partner</i> Managing Partner Soham Modi
Date: <i>12/12/18</i>	Date: <i>15/12/18</i>	Date: <i>15/12/18</i>	Date: <i>15/12/18</i>



- 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. D-107

Customer Name Mrs T Lakshmi

Booked by Mushtaq

Prepared by Pavan

Date 03.12.18

Sign

Interest rate 18% p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
16-Mar-17	25000	Booking Amount	-	-	-	25,000
23-Mar-17	-25000	pmt rcd	7	25,000	86	-
31-Mar-17	200000	1st Instalment	8	-	-	2,00,000
06-Apr-17	-200000	pmt rcd	6	2,00,000	592	-
16-Apr-17	700000	2nd Instalment	10	-	-	7,00,000
05-May-17	-700000	pmt rcd	19	7,00,000	6,559	-
16-Sep-17	-500000	pmt rcd	134	-	-	(5,00,000)
28-Nov-17	-250000	Pmt rcd from dt: 28	73	(5,00,000)	(18,000)	(7,50,000)
28-Nov-17	-350000	pmt rcd from dt: 28	-	(7,50,000)	-	(11,00,000)
31-Jan-18	-500000	Pmt Recd	64	(11,00,000)	(34,718)	(16,00,000)
26-Feb-18	1309500	3rd Instalment	26	(16,00,000)	(20,515)	(2,90,500)
26-Feb-18	786000	4th Instalment	-	(2,90,500)	-	4,95,500
12-Mar-18	-200000	pmt rcd	14	4,95,500	3,421	2,95,500
12-Mar-18	-300000	pmt rcd	-	2,95,500	-	(4,500)
30-Apr-18	523500	5th Instalment	49	(4,500)	(109)	5,19,000
30-May-18	885000	6th Instalment	30	5,19,000	7,678	14,04,000
11-Jun-18	-400000	pmt recd dt: 11.06	12	14,04,000	8,309	10,04,000
26-Jun-18	-200000	pmt recd	15	10,04,000	7,427	8,04,000
13-Nov-18	-500000	pmt recd	140	8,04,000	55,509	3,04,000
14-Nov-18	478468	GST Amount	1	3,04,000	150	7,82,468
16-Nov-18	-660000	pmt received	2	7,82,468	772	1,22,468
16-Nov-18	-122468	pmt received	-	1,22,468	-	-
	0			Approx Interest Payable	17,161	

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

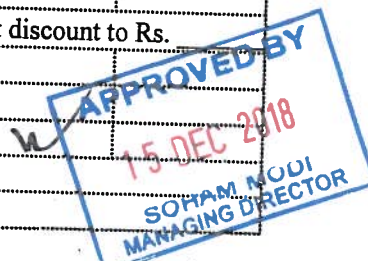
☒ Allow on-time payment discount (or) ☐ Reduce on-time payment discount to Rs.

Signature of Manager:

Date

Signature of M.D.:

Date



dis. This customer. Must delay
- Please waiver off interest and allow GIPD discount