

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFLOWER GRANDE		
Buyer Name	MR. S. RAMAKRISHNA		
Flat / Bungalow No.	D-507	Area	1200.00
Land Area	37.15		
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	33,50,000
C	Add: Service Tax & VAT @ 4.5%	7,850
D	Add: GST @ 12%	1,26,810
E	Total Taxes (B + C + D)	63,840
F	Total amount payable (A+E)	1,98,500
G	Total Amount Paid	35,48,500
H	Balance Amount Payable (F-G)	35,68,000
		(19,500)

K	Sale Deed Value	
L	Construction Contact value	33,50,000
		-

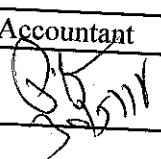
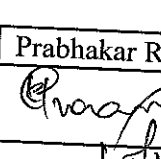
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	
N	Own contribution (including taxes)	35,48,500	35,68,000	(19,500)

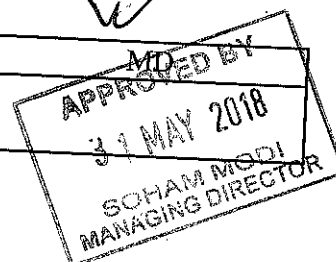
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	☒ Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		(19,500)	☒ Security cq.received
Balance HL Amount	Cq. No.	Amount	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	
Sign				
Date	30/5/18	30/5/18	30/5/18	



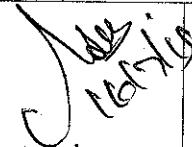
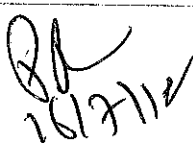
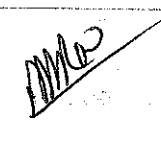
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

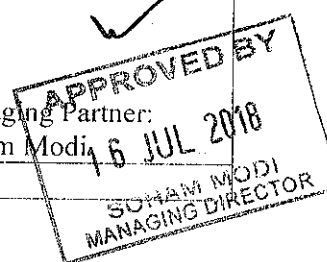
Flat No.	D-507		
Name of Buyer	Mr. Sista Ramakrishna		

A.	Total sale consideration.	Rs. 33,50,000/-	
B.	Less: Discount for on time payments.	Rs. Nil	
C.	Less: Other discounts	Rs. Nil	
D.	Add: Reg. Charges	Rs. Directly paid by customer/- +Rs.3,350/- (GHMC mutation charges)	
E.	Add: VAT / GST	Rs. 22,125/- + 1,89,600/-	
F.	Add: Service Tax	Rs. 79,313/-	
G.	Add: Extra Specs Charges	Rs. Nil	
H.	Add: Misc. Charges	Rs. 5,080/-	
I.	Less: Amount paid	Rs. 35,68,000/-	
J.	Balance amount Due	Rs. 1,21,468/-	
K.	Refund	☐ Yes ☒ No	Rs.
L.	Interest Payable	☒ Yes ☐ No	Rs. 40,000/-
M.	Maintenance charges due from	May 2018	
N.	Buyer Info database balance	Rs. 12,486/-	
O.	Tally balance	Rs. 12,486/-	
P.	Remarks:		
	Corpus Fund Rs.25,000/- to be collected		
	Maintenance charges @ Rs.1500/- to be collected for initial six months		
	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:
Date:	Date:	Date: 16/7/18	Date: 16 JUL 2018



- 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
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Flat no.	D-507
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Customer Name: Mr. S Ramakrishna

Booked by	Gopi
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Prepared by Pavan

Date	08.06.2018
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Sign

Interest rate	18% p.a.
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Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
08-Apr-16	25000	booking amount	-	-	-	25,000
15-Apr-16	-25000	Payment recd	7	25,000	86	-
23-Apr-16	200000	1st installment	8	-	-	2,00,000
18-May-16	-200000	Payment recd	25	2,00,000	2,466	-
23-May-16	565000	2nd installment	5	-	-	5,65,000
14-Jun-16	-205000	payment recd	22	5,65,000	6,130	3,60,000
27-Jul-16	-260000	PAYMENT RECEIV	43	3,60,000	7,634	1,00,000
14-Dec-16	-100000	payment recived	140	1,00,000	6,904	-
12-Jan-17	980000	3rd installment	29	-	-	9,80,000
23-Mar-17	-300000	Payment Recd	70	9,80,000	33,830	6,80,000
12-Apr-17	-680000	pmt received	20	6,80,000	6,707	-
17-Aug-17	948000	4th installment	127	-	-	9,48,000
20-Mar-18	432000	5th installment	215	9,48,000	1,00,514	13,80,000
21-Mar-18	-548000	pmt rcd	1	13,80,000	681	8,32,000
12-Apr-18	-500000	pmt recd	22	8,32,000	9,027	3,32,000
26-Apr-18	-750000	pmt recd	14	3,32,000	2,292	(4,18,000)
30-May-18	200000	on completion	34	(4,18,000)	(7,009)	(2,18,000)
	(218000)			Approx Interest Payable	1,69,262	

APPROVED BY

20 JUN 2016

**SOHAM MOJI
MANAGING DIRECTOR**

Note:

Column A, B & C: Enter Installemnts & 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 accending order.

Calculate sum of Installments / Payments & Interest

c Charge Interest of Rs. 100,000/- (or) c Interest waived

c Allow on-time payment discount (or) c Reduce on-time payment discount to Rs. 10

Signature of Manager:

Signature of M.D. ³ JUN 2011

Relatives Mr. Per Prashkar (advocate) ^{EDHAM MISHRA}
~~from~~ at abroad. NO O'P.D. Please advise ^{MANAGING DIRECTOR}