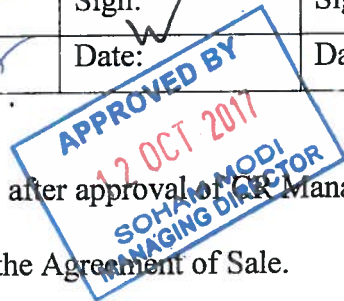


Check List

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.	D803	☒ Yes ☐ No
Land area (sq. yds.)	37.15	☒ Yes ☐ No
Built-up-area (sft)	1200	☒ 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)	41,59,000/-	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	41,59,000/-	☒ Yes ☐ No
Construction contract value		☒ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	04.04.2019	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 6/11/19	Date: 10/11/19	Date: 11/11/19
Approved by (MD):	Approved by (MD):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>[Signature]</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

Note:

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



SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MR. SYED MAHMOOD MUDASSAR		
Flat / Bungalow No.	D-803	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	41,59,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	42,145
D	Add: GST @ 12%	3,88,080
E	Total Taxes (B + C + D)	4,34,725
F	Total amount payable (A+E)	45,93,725
G	Total Amount Paid	38,95,968
H	Balance Amount Payable (F-G)	6,97,757

K	Sale Deed Value	22,33,000
L	Construction Contact value	21,67,000

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	32,00,000	24,91,200	7,08,800
N	Own contribution (including taxes)	13,93,725	14,04,768	(11,043)

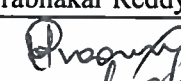
Security Cheque Details:

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
		(11,043)	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		7,08,800	✓ Not required
			Collect cq.at the time of registration

Remarks:

Mutation and registration exp paid by customer
--

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	22/8/18	22/8/18	22/08/18	



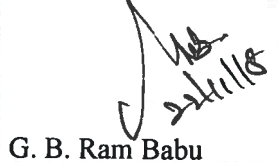
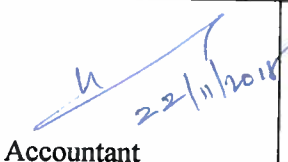
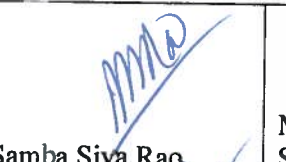
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	D-803
Name of Buyer	Mr. Syed Mohammed Mudassar

A.	Total sale consideration.	Rs. 41,59,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer +
E.	Add: VAT / GST	Rs. 11,563/- + 3,88,080/-
F.	Add: Service Tax	Rs. 41,625/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 46,28,768/-
J.	Balance amount Due	Rs. Nil
K.	Refund	☐ Yes ☐ No Rs. 23,420/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. (23,420)
O.	Tally balance	Rs. (23,420)
P.	Remarks:	
	Corpus Fund Rs.25,000/-collected	
	Maintenance charges @ Rs.1500/- 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:

			
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Partner: Soham Modi
Date:	Date:	Date:	Date:

APPROVED BY
22 NOV 2018
SOHAM MODI
MANAGING DIRECTOR

- 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-803					
Customer Name	Mr Syed Mohhamed					
Booked by	Praveen					
Prepared by	Pavan					
Date	21-11-2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
21-Sep-16	25000	booking amount	-	-	-	25,000
03-Oct-16	-25000	booking amount reciv	12	25,000	148	-
03-Oct-16	-200000	payment recived	-	-	-	(2,00,000)
06-Oct-16	200000	1st installment	3	(2,00,000)	(296)	-
21-Oct-16	700000	2nd installment	15	-	-	7,00,000
22-Oct-16	-300000	payment recived	1	7,00,000	345	4,00,000
22-Oct-16	-400000	payment recived	-	4,00,000	-	-
04-Apr-17	1377000	3rd installment	164	-	-	13,77,000
23-Oct-17	-1377000	pmt rcd	202	13,77,000	1,37,172	-
10-Nov-17	1114200	4th installment	18	-	-	11,14,200
04-Dec-17	-1114200	pmt rcd	24	11,14,200	13,187	-
30-Apr-18	542800	5th installment	147	-	-	5,42,800
30-May-18	200000	on completion	30	5,42,800	8,030	7,42,800
16-Aug-18	-479768	pmt rcd	78	7,42,800	28,572	2,63,032
03-Sep-18	469768	GST Vat ST	18	2,63,032	2,335	7,32,800
04-Sep-18	-732800	pmt r5cd	1	7,32,800	361	-
	0			Approx Interest Payable	1,89,855	
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 :		

APPROVED BY
21 NOV 2018
SUHAM MODI
MANAGING DIRECTOR

Sir
 - customer name getting cash salary as such
 H/L got delayed
 - Mr. Syed Mehdi's brother's son
 - Please waive off. NO O.T.P.D.

[Handwritten signature]