

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.	D-805	☒ 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	6'-6" wide corridor	☒ 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)	46,09,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	46,09,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	12.07.2018	☒ Yes ☐ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>12/1/18</i>	Date: <i>12/1/18</i>	Date: <i>12/1/18</i>	Date: <i>12/1/18</i>	Date: <i>12/1/18</i>

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.



SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MR. M. BHANU PRAKASH		
Flat / Bungalow No.	D-805	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	46,09,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,53,080
E	Total Taxes (B + C + D)	5,57,580
F	Total amount payable (A+E)	51,66,580
G	Total Amount Paid	51,66,560
H	Balance Amount Payable (F-G)	20

K	Sale Deed Value	46,09,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	43,00,000	39,30,000	3,70,000
N	Own contribution (including taxes)	8,66,580	12,36,560	(3,69,980)

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
		(3,69,980)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		3,70,000	Not required
			Collect cq.at the time of registration

Remarks:

Mutation and registration exp paid by customer
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				



Flat No.	D-805
Name of Buyer	Dr M Bhanu Prakash

A.	Total sale consideration.	Rs. 46,09,000/-
B.	Less: Discount for on time payments.	Rs. Not allowed
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 5,53,080/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 1200/- + 216/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 51,66,560/-
J.	Balance amount Due	Rs. 2,016/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. 2,016/-
O.	Tally balance	Rs. 2,016/-
P.	Remarks:	
1.	Corpus Fund Rs.25,000/- to be collected	May slower Grande Owners Assn
2.	Maintenance charges @ Rs.1500/- to be collected for initial six months	9050/-
	Membership fee Rs.50/- to be collected	

5/6/10/18

	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 Siya Rao	Managing Partner Soham Modi
Date:	Date:	Date: 20/10/18	Date: 20/10/18



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-805					
Customer Name	Dr M Bhanu Praksh					
Booked by	Musthaq					
Prepared by	Pavan					
Date	27.09.18					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
27-Nov-17	25000	booking amount	-	-	-	25,000
01-Dec-17	-200000	pmt rcd	4	25,000	49	(1,75,000)
01-Dec-17	-25000	booking amt rcd	-	(1,75,000)	-	(2,00,000)
11-Dec-17	200000	First installment	10	(2,00,000)	(986)	-
26-Dec-17	-400000	pmt rcd	15	-	-	(4,00,000)
27-Dec-17	700000	Second installment	1	(4,00,000)	(197)	3,00,000
27-Mar-18	1742000	third installment	90	3,00,000	13,315	20,42,000
27-Mar-18	971000	Fourth installment	-	20,42,000	-	30,13,000
06-Apr-18	-3013000	pmt rcd	10	30,13,000	14,859	-
27-Apr-18	771000	Fifth installment	21	-	-	7,71,000
27-May-18	200000	on completion amount	30	7,71,000	11,407	9,71,000
28-Jun-18	-900000	pmt recd	32	9,71,000	15,323	71,000
20-Aug-18	-628560	pmt rcd	53	71,000	1,856	(5,57,560)
27-Sep-18	557560	GST Amount	38	(5,57,560)	(10,449)	-
	0			Approx Interest Payable	45,176	
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						
☐ Charge Interest of Rs. _____ (or) ☒ Interest waived						
☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. _____						
Signature of Manager:				Signature of M.D.		
Date				Date		

Sir,
 - customer is a defence officer, and wouldn't pursue housing loan if that.
 - Please hold on-time payment discount to M. 30000/- offered and waive off interest for delayed payments.

APPROVED BY
 SEP 2018
 MANAGING DIRECTOR

25/9/18