

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-806	☒ 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	6'-6" wide corridor	☒ Yes ☐ No		
South	6'-6" wide corridor	☒ Yes ☐ No		
East	Open to sky	☒ Yes ☐ No		
West	6'-6" wide corridor	☒ Yes ☐ No		
Total sale Consideration (as per declaration form)	45,49,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	45,49,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	30.05.2018	☒ Yes ☐ No		
Remarks				
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign: 	Sign: 	Sign: 	Sign: 	Sign: 
Date:	Date: 	Date: 	Date:	Date: 

APPROVED BY
09 APR 2018
SUHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. KAPIL MANTRI & OTHERS		
Flat / Bungalow No.	D-806	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	45,49,000
B	Add : Stamp duty & registration charges, Mutation exp	4,300
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,45,880
E	Total Taxes (B + C + D)	5,50,180
F	Total amount payable (A+E)	50,99,180
G	Total Amount Paid	50,89,380
H	Balance Amount Payable (F-G)	9,800

K	Sale Deed Value	45,49,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	50,99,180	50,89,380	9,800

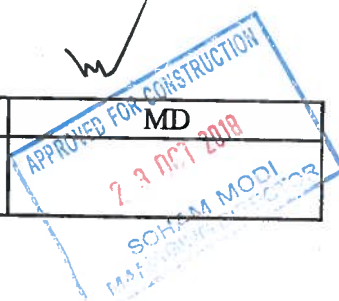
Security Cheque Details:

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
		9,800	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				



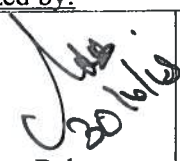
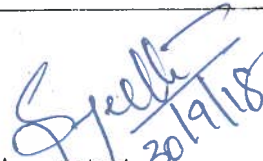
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	D-806
Name of Buyer	Mr. Kapil Mantri

A.	Total sale consideration.	Rs. 45,49,000/-
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. 5,45,880/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. (6728)
H.	Add: Misc. Charges	Rs. 5,080/- + 59,000/- (car parking charges + GST)
I.	Less: Amount paid	Rs. 50,89,380/-
J.	Balance amount Due	Rs. 62,852/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. 62852/-
O.	Tally balance	Rs. 62852/-
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

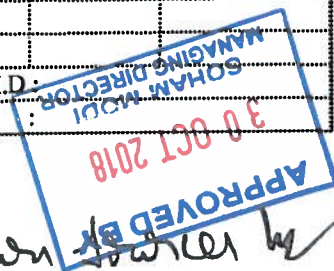
Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date:	Date:	Date: 30/10/18	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.	D-806					
Customer Name	Mr Kapil Mantri					
Booked by	Mushtaq Ali					
Prepared by	Pavan					
Date	27-10-2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
16-Dec-17	25000	booking amount	-	-	-	25,000
19-Dec-17	-225000	pmt rcd	3	25,000	37	(2,00,000)
31-Dec-17	200000	First Installment	12	(2,00,000)	(1,184)	-
15-Jan-18	700000	Second Installment	15	-	-	7,00,000
15-Feb-18	1712000	Third installment	31	7,00,000	10,701	24,12,000
15-Feb-18	956000	Fourth installment	-	24,12,000	-	33,68,000
23-Apr-18	-3600000	pmt recd	67	33,68,000	1,11,282	(2,32,000)
15-May-18	756000	Fifth installment	22	(2,32,000)	(2,517)	5,24,000
16-May-18	-724000	pmt recd	1	5,24,000	258	(2,00,000)
30-May-18	200000	on completion amount	14	(2,00,000)	(1,381)	-
10-Oct-18	540380	GST Amounts	133	-	-	5,40,380
11-Oct-18	-540380	pmt recd	1	5,40,380	266	-
	0			Approx Interest Payable	1,17,464	
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:			Signature of M.D.:			
Date:			Date:			



Sir,
 - customer paid from his own money
 - Approached you for GST discount
 and a special offer to Rs. 5000/- extended by you
 - now please advise for interest calculation.

30/10/18