

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-901	☒ 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)	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	16.04.2018	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 12/7/17	Date: 12/7/17	Date: 12/7/17	Date: 13 JUL 2017

APPROVED BY
13 JUL 2017
SOHAM MAJHI
MANAGING DIRECTOR

— AREA SITE WORKS
ATTACHED —

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWR GRANDE		
Buyer Name	MR. VENKATA ABHILASH		
Flat / Bungalow No.	D-901	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	2,81,989
C	Add: Service Tax & VAT @ 4.5%	10,125
D	Add: GST @ 12%	3,68,880
E	Total Taxes (B + C + D)	6,60,994
F	Total amount payable (A+E)	52,09,994
G	Total Amount Paid	32,70,105
H	Balance Amount Payable (F-G)	19,39,889

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	36,51,889	17,12,000	19,39,889
N	Own contribution (including taxes)	15,58,105	15,58,105	-

Security Cheque Details:

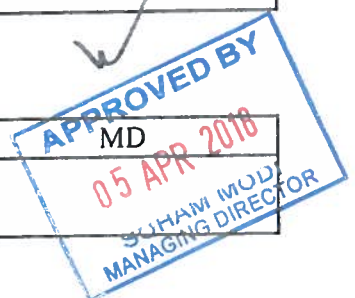
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		-	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		19,39,889	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

Actual GST Applicable Rs.5,29,005, Discount on GST Given: 1,5,0000/-
Net GST Approved: Rs.3,79,005/-

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



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

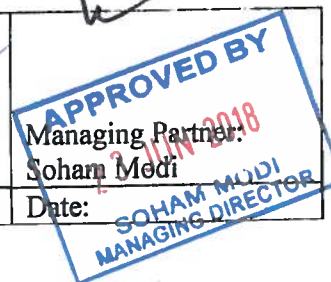
Flat No.	D-901
Name of Buyer	Mr. Venkata Abhilash

A.	Total sale consideration.	Rs. 45,49,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/-
C.	Less: Other discounts	Rs. 1,50,000/- (approved by MD)
D.	Add: Reg. Charges	Rs. 2,72,940/- +Rs.4,549/-(GHMC mutation charges)
E.	Add: VAT / GST	Rs. 2,813/- + 5,18,880/-
F.	Add: Service Tax	Rs. 10,125/-
G.	Add: Extra Specs Charges	Rs. (15,050) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 9,050/- (maint charges + mfee)
I.	Less: Amount paid	Rs. 51,76,889/-
J.	Balance amount Due	Rs. —
K.	Refund	☒ Yes ☐ No Rs. 4502/-
L.	Interest Payable	☐ Yes ☐ No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. <i>4502</i>
O.	Tally balance	Rs. <i>4502</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintenance charges @ Rs.1500/- 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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner: Soham Modi
Date:	Date:	Date: <i>18/6/18</i>	Date: <i>18/6/2018</i>



- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.