

Sale Agreement Authorization Form-Mayflower Grande

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?		
Project Name	Mayflower Grande	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Vendor	B&C Estates	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Flat no.	D-902	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Land area (sq. yds.)	37.15	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Built-up-area (sft)	1200	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Car Parking No		<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Type	<input checked="" type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Buyers name, age, address, etc.	Check with booking form.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Schedule of flat	Check with booking form.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Boundaries: North	Open to Sky	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
South	Open to Sky	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
East	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
West	Open to Sky	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Total sale Consideration (as per declaration form)	48,37,000/-	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
PPT No.		N A		
Sale Deed value	48,37,000/-	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Construction contract value		<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Date of completion	14.07.2018	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 13/4/18	Date: 16/4/18	Date: 16/4/18	Date: 16 APR 2018	Date: 17-4-18

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CR 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 - MAYFLOWER GRANDE		
Buyer Name	MR. LAXMI KANTH VEDARI & OTHERS		
Flat / Bungalow No.	D-902	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	48,37,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	4,500
F	Total amount payable (A+E)	48,41,500
G	Total Amount Paid	19,67,000
H	Balance Amount Payable (F-G)	28,74,500

K	Sale Deed Value	48,37,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	30,00,000	-	30,00,000
N	Own contribution (including taxes)	18,41,500	19,67,000	(1,25,500)

Security Cheque Details:

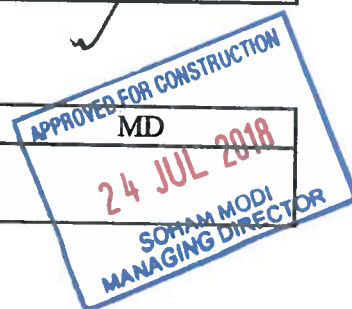
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		(1,25,500)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		30,00,000	Not required
			Collect cq.at the time of registration

Remarks:

Mutation Expenses & Stamp duty paid by the customer:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	24/7/18	24/7/18	24/7/18







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

Flat No.	D-902
Name of Buyer	Mr. Laxmikanth Vudari

A.	Total sale consideration.	Rs. 48,37,000/-
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. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. (1,260) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 48,37,000 /-
J.	Balance amount Due	Rs. 3,820/-
K.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. <i>not finalized.</i>
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 18,577 3820 ✓
O.	Tally balance	Rs. 3820 ✓
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	
Date:	Date: 24-9-2018	Date: 25/9/18	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-902					
Customer Name	Mr. LakshmiKanth					
Booked by	Musthaq					
Prepared by	Pavan					
Date	19.09.2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
08-Mar-18	25000	Booking amount	-	-	-	25,000
12-Mar-18	-25000	pmt rcd	4	25,000	49	-
19-Mar-18	-250000	pmt rcd	7	-	-	(2,50,000)
23-Mar-18	200000	1st Installment	4	(2,50,000)	(493)	(50,000)
08-Apr-18	700000	2nd Installment	16	(50,000)	(395)	6,50,000
10-Apr-18	-250000	pmt recd	2	6,50,000	641	4,00,000
10-Apr-18	-182000	pmt recd	-	4,00,000	-	2,18,000
26-Apr-18	-1000000	pmt recd	16	2,18,000	1,720	(7,82,000)
26-Apr-18	-130000	pmt recd	-	(7,82,000)	-	(9,12,000)
31-May-18	-130000	pmt recd	35	(9,12,000)	(15,741)	(10,42,000)
08-Jun-18	1856000	3rd Installment	8	(10,42,000)	(4,111)	8,14,000
08-Jun-18	1028000	4th Installment	-	8,14,000	-	18,42,000
30-Jul-18	-3000000	pmt recd dt: 30.07.20	52	18,42,000	47,236	(11,58,000)
30-Aug-18	828000	5th Installment	31	(11,58,000)	(17,703)	(3,30,000)
15-Sep-18	200000	Oncompletion amount	16	(3,30,000)	(2,604)	(1,30,000)
19-Sep-18	130000	GST Amount	4	(1,30,000)	(256)	-
	0			Approx Interest Payable	8,343	
Note:						
Column A, B & C: Enter Installments & 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 ascending order.						
Calculate sum of Installments / Payments & Interest						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input type="checkbox"/> Allow on-time payment discount (or) <input checked="" type="checkbox"/> Reduce on-time payment discount to Rs. _____						
Signature of Manager:			Signature of M.D.:			
Date :			Date			

APPROVED BY
 25 SEP 2018
 SOHAM MUJI
 MANAGING DIRECTOR

Sir,
 - Please wait for
 - NO OIPD.

20/9/18