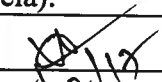
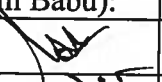
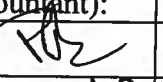
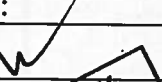


Check List

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-903	☒ 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	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)	46,39,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	46,39,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	15.05.2018	☒ Yes ☐ No		
Remarks				
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: 	Sign: 	Sign: 	Sign: 	Sign: 
Date: 15/12/17	Date: 16/12/17	Date: 16/12/17	Date: 16/12/17	Date: 18.12.17

APPROVED BY
18 DEC 2017
SOHAM MODI
MANAGING DIRECTOR

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	D-903					
Customer Name	Mr. Ramanan Natesan					
Booked by	Musthaq Ali					
Prepared by	Pavan					
Date	17.08.18					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
26-Nov-17	25000	Booking amount	-	-	-	25,000
01-Dec-17	-25000	booking amt rcd	5	25,000	62	-
10-Dec-17	200000	First installment	9	-	-	2,00,000
16-Dec-17	-200000	pmt rcd	6	2,00,000	592	-
23-Dec-17	-700000	pmt rcd	7	-	-	(7,00,000)
26-Dec-17	700000	Second installment	3	(7,00,000)	(1,036)	-
28-Feb-18	1757000	Third installment	64	-	-	17,57,000
27-Mar-18	978000	Fourth Installment	27	17,57,000	23,395	27,35,000
29-Mar-18	-2735000	payment recd	2	27,35,000	2,698	-
24-Jul-18	-129819	pmt recd dt; 24.07.	117	-	-	(1,29,819)
25-Jul-18	-1415000	pmt recd	1	(1,29,819)	(64)	(15,44,819)
30-Jul-18	779000	Fifth installment	5	(15,44,819)	(3,809)	(7,65,819)
17-Aug-18	565819	GST amount	18	(7,65,819)	(6,798)	(2,00,000)
30-Aug-18	200000	on completion amo	13	(2,00,000)	(1,282)	-
	0			Approx Interest Payable	13,757	
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						
☐ 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 :		

Sir,
 - No OTDD order.
 - H. waive the interest.



10/9/18

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. NATESH RAMANAN		
Flat / Bungalow No.	D-903	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	46,39,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,56,680
E	Total Taxes (B + C + D)	5,61,180
F	Total amount payable (A+E)	52,00,180
G	Total Amount Paid	37,89,819
H	Balance Amount Payable (F-G)	14,10,361

K	Sale Deed Value	46,39,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	41,50,000	27,35,000	14,15,000
N	Own contribution (including taxes)	10,50,180	10,54,819	(4,639)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	✓ Not required
			Collect cq.at the time of registration
Own contribution		(4,639)	✓ Security cq.received
			✓ Not required
			Collect cq.at the time of registration
Balance HL Amount		14,15,000	✓ Security cq.received
			✓ Not required
			Collect cq.at the time of registration

Remarks:

Mutation expenses and registration exp paid by the customer

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	✓
Sign	P.R.			
Date	24/7/18			

APPROVED
24 JUL 2018
SOHAM MOJI
MANAGING DIRECTOR

Flat No.	D-903
Name of Buyer	Mr. Ramanan Natesan

A.	Total sale consideration.	Rs. 46,39,000/-
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. 5,56,680/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 1,200/- + 216/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 9,050/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 52,04,819/-
J.	Balance amount Due	Rs. 31407
K.	Refund	☐ Yes ☒ No Rs. 2643/-
L.	Interest Payable	☐ Yes ☒ No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. <i>31407</i> } <i>transferred</i>
O.	Tally balance	Rs. <i>31407</i> } <i>recd on 10/18</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	<i>collected</i>
	Maintenance charges @ Rs.1500/- to be collected for initial six months	<i>collected</i>
	Membership fee Rs.50/- to be collected	<i>collected</i>
		<i>oct'18 to march'19</i>

	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:	Date:



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