

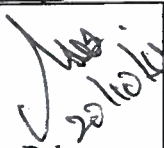
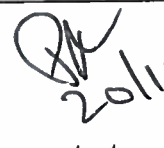
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	D-904
Name of Buyer	Mr. VV Ravikanth

A.	Total sale consideration.	Rs. 48,19,000/-
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. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 48,23,500/-
J.	Balance amount Due	Rs. 580/-
K.	Refund	☐ Yes ☐ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. 59000
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 5580
O.	Tally balance	Rs. 5580
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:

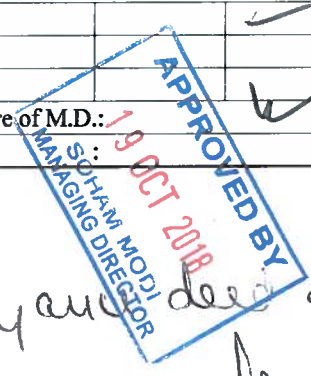
 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date:	Date:	Date: 20/10/18	Date: 20/10/18



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-904					
Customer Name	Mr VV Ravikanth					
Booked by	Musthaq					
Prepared by	Pavan					
Date	20.10.18					
Sign						
Interest rate	18 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
12-Mar-18	✓ 25000	Booking amount	-	-	-	25,000
21-Mar-18	-200000	pmt rcd	9	25,000	111	(175,000)
27-Mar-18	200000	1st installment	6	(175,000)	(518)	25,000
27-Mar-18	-25000	pmt recd Vedhanabat	-	25,000	-	-
12-Apr-18	700000	2nd Installment	16	-	-	700,000
12-May-18	1847000	3rd Installment	30	700,000	10,356	2,547,000
20-Jun-18	-700000	pmt rcd	39	2,547,000	48,986	1,847,000
13-Jul-18	1024000	4th Installment	23	1,847,000	20,950	2,871,000
29-Aug-18	-3898500	pmt reced	47	2,871,000	66,544	(1,027,500)
29-Aug-18	4500	stamp duty	-	(1,027,500)	-	(1,023,000)
30-Sep-18	823000	5th Installment	32	(1,023,000)	(16,144)	(200,000)
30-Oct-18	200000	Oncompletion amount	30	(200,000)	(2,959)	-
	0			Approx Interest Payable	127,327	
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. <u>50,000</u> (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.
 - Providing a re-conveyance deed delayed
 the process of getting a loan.
 - Please waive off.
 - No O/P A


 C 22/10

Sale Agreement Authorization Form-BNC

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-904	☒ 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	6'-6" wide corridor	☒ Yes ☐ No		
West	Open to sky	☒ Yes ☐ No		
Total sale Consideration (as per declaration form)	48,19,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	48,19,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	24.05.2018	☒ Yes ☐ No		
Remarks				
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 30/3/18	Date: 30/3/18	Date: 31/3/18	Date: 31/3/18	Date: 24-4-18

APPROVED BY
31 MAR 2018
SUHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MR. VEDAABHATLA VENKATA RAVIKANT		
Flat / Bungalow No.	D-904	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	48,19,000
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)	48,23,500
G	Total Amount Paid	9,25,000
H	Balance Amount Payable (F-G)	38,98,500

K	Sale Deed Value	48,19,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	38,94,000	-	38,94,000
N	Own contribution (including taxes)	9,29,500	9,25,000	4,500

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
		4,500	☒ Not required
			☐ Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		38,94,000	☒ 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				

