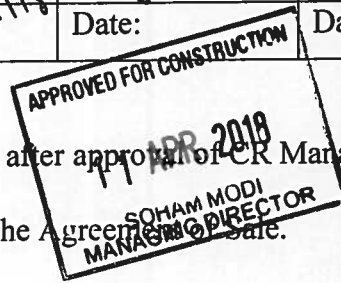


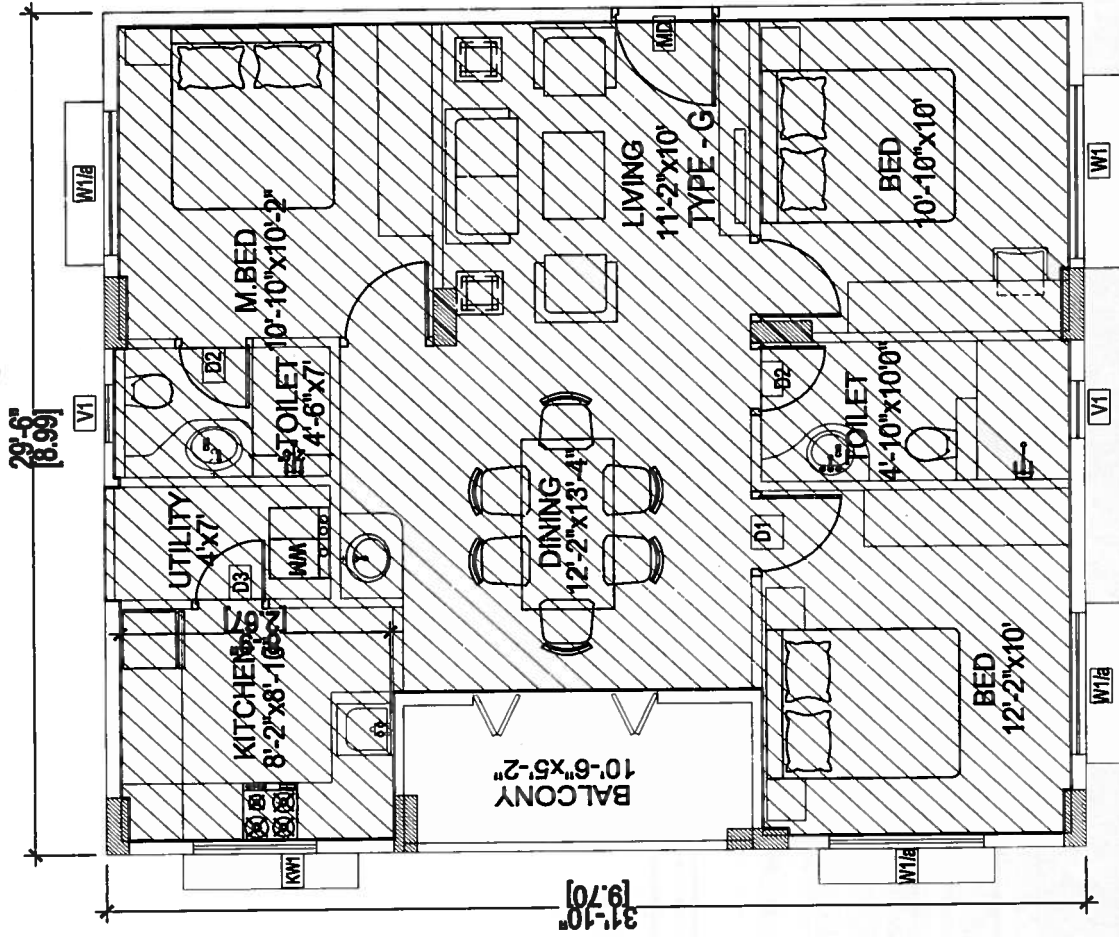
Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?		
Project Name	Mayflower Grande	☒ Yes ☒ No		
Vendor	B&C Estates	☒ Yes ☒ No		
Flat no.	D-905	☒ 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)	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	09.06.2018	☒ Yes ☒ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 10/4/18	Date: 10/4/18	Date: 10/4/18	Date: 10/4/18	Date: 12-4-18

Note:

- Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
- Gaurang Mody to check the above before signing the Agreement of Sale.





Area Statement Confirmed By,

Sign : [Signature]

Name : ANAND VOLET

Date : 10/4/18

Super Built -Up Area -1200 sft
Built -Up Area - 939 sft
Carpet Area - 817sft

Description	Direction	Owners & Developers :	Date :	Promoted by
AREA STATEMENT TYPE - G	N	Modi Properties Pvt Ltd.	07.07.17	
		Project Name & Phase :	Prepared By : Rahlul	
		MAYFLOWR GRANDE, Mallapur	Approved By : Soham Modi	Modi Properties & Pvt. Ltd.
			Scale :	Phone:+91-40-66335551
				N.T.S

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. ANAND SWAROOP VOLETI & OTHERS		
Flat / Bungalow No.	D-905	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	4,800
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	4,800
F	Total amount payable (A+E)	48,23,800
G	Total Amount Paid	18,23,500
H	Balance Amount Payable (F-G)	30,00,300

K	Sale Deed Value	48,19,000
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)	18,23,800	18,23,500	300

Security Cheque Details:

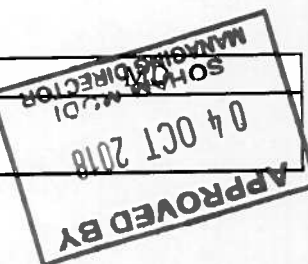
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	☒ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received
Own contribution		300	☒ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received
Balance HL Amount		30,00,000	☒ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received

Remarks:

GST NOT APPLICABLE

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

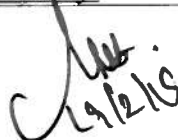
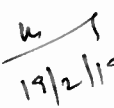


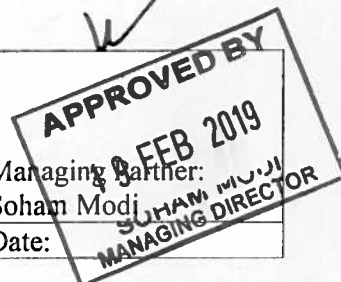
Flat No.	D-905
Name of Buyer	Mr Anand Voleti

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 the customer
E.	Add: VAT / GST	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 5000/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 49,14,080/-
J.	Balance amount Due	Rs. Nil
K.	Refund	☐ Yes ☐ No Rs. 50,000/-
L.	Interest Payable	☐ Yes ☐ No Rs. 35,000/-
M.	Maintenance charges due from	November 2018
N.	Buyer Info database balance	Rs. (50,000)
O.	Tally balance	Rs. (50,000)
P.	Remarks: Booking after O.C	
	Corpus Fund Rs.25,000/- collected	Appt. no. 3059 dt: 15/02/2019
	Maintenance charges @ Rs.1,500/- collected for initial six months	Appt. no. 3060 dt: 15/2/19
	Membership fee Rs.50/- 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:	Date:



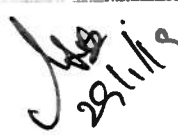
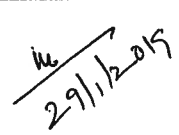
Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Flat No.	D-905
Name of Buyer	Mr Anand Voleti

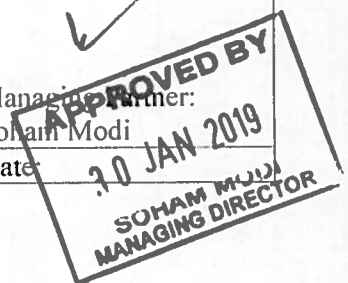
A.	Total sale consideration.	Rs. 48,19,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by the customer
E.	Add: VAT / GST	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 5000/- + 900/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 48,73,500/-
J.	Balance amount Due	Rs. 5,580/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☐ No Rs.50,000/-
M.	Maintenance charges due from	November 2018
N.	Buyer Info database balance	Rs.
O.	Tally balance	Rs.
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	
	Maintenance charges @ Rs.1,500/- 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 Director:
Date:	Date:	Date: 30/1/19	Date: 30 JAN 2019

- 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-905
 Customer Name Mr Anand Swaroop Voleti
 Booked by Nveena
 Prepared by Pavan
 Date 31-10-2018
 Sign
 Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
11-Mar-18	25000	Booking amount	-	-	-	25,000
26-Mar-18	200000	1st Installment	15	25,000	185	2,25,000
27-Mar-18	-25000	pmt recd Anand Swaroop	1	2,25,000	111	2,00,000
09-Apr-18	-200000	pmt recd ICICI Bank	13	2,00,000	1,282	-
10-Apr-18	1594000	Pmt recd	1	-	-	(15,94,000)
11-Apr-18	700000	2nd Installment	1	(15,94,000)	(786)	(8,94,000)
11-May-18	1847000	3rd Installment <i>Stop</i>	30	(8,94,000)	(13,226)	9,53,000
11-Jun-18	1024000	4th Installment	31	9,53,000	14,569	19,77,000
30-Oct-18	823000	5th Installment	141	19,77,000	1,37,469	28,00,000
30-Oct-18	200000	Oncompletion amount	-	28,00,000	-	30,00,000
27-Sep-18	-4500	pmt rcd	(33)	30,00,000	(48,822)	29,95,500
12-Oct-18	-3000000	pmt rcd	15	29,95,500	22,158	(4,500)
31-Oct-18	4500	stamp duty	19	(4,500)	(42)	-
	0		Approx Interest Payable		1,12,898	

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. *50,000* (or) ☐ Interest waived

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. *nil*

Signature of Manager:

Date

Signature of M.D.:

Date

APPROVED BY

04 DEC 2018

SUHAM MODI
MANAGING DIRECTOR

- Sir -*
- customer initially tried with ICICI and shifted to ICICI to his own source.
 - H/L delayed. Please review the calculation.
 - NO O/PD.

he
initially