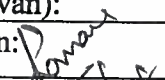
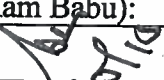
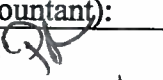


Check List

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.	E-001	☒ 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)	45,79,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	45,79,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	02.11.2018	☒ Yes ☐ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: 	Sign: 	Sign: 	Sign: 	Sign: 
Date: 21/5/18	Date: 21/5/18	Date: 14/5/18	Date: 	Date: 15.5.18

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. YERRAMILI ADITYA		
Flat / Bungalow No.	E-001	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	45,79,000
B	Add : Stamp duty & registration charges, Mutation exp	2,79,240
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,49,480
E	Total Taxes (B + C + D)	8,28,720
F	Total amount payable (A+E)	54,07,720
G	Total Amount Paid	30,25,000
H	Balance Amount Payable (F-G)	23,82,720

K	Sale Deed Value	45,79,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	28,00,000	-	28,00,000
N	Own contribution (including taxes)	26,07,720	30,25,000	(4,17,280)

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
		(4,17,280)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		28,00,000	Not required
			Collect cq.at the time of registration

Remarks:

183060

68685

22895

100

Mutation exp paid by customer

276760

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

677XLE 070818
914XLE 10-818
280PAN070818
APPROVED BY
4 AUG 2018
SUDHA MOORE
MANAGING DIRECTOR

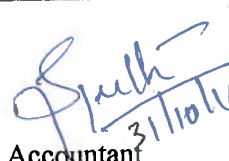
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	E-001
Name of Buyer	Mr. Aditya

A.	Total sale consideration.	Rs. 45,79,000/-
B.	Less: Discount for on time payments.	Rs. 30,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,74,740/- + 4,579/-
E.	Add: VAT / GST	Rs. 5,49,480/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,580/- + 25,000/- (c fund) + 9,050/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 58,25,000/-
J.	Balance amount Due	Rs. NIL
K.	Refund	☒ Yes ☐ No Rs. 4,07,571/-
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	December 2018
N.	Buyer Info database balance	Rs. (-) 4,07,571/-
O.	Tally balance	Rs. (-) 4,07,571/-
P.	Remarks:	
	Corpus Fund Rs.25,000/-collected	
	Maintenance charges @ Rs.1500/- collected for initial six months	
	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 Date:	 Accountant Date:	 Samba Siva Rao Date: 31/10/18	 Managing Partner Soham Modi Date: 31/10/18
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- 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.	E-001					
Customer Name	Mrs Y Saroja					
Booked by	Naveena					
Prepared by	Pavan					
Date	30-10-2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
10-Apr-18	25000	Booking amount	-	-	-	25,000
11-Apr-18	-25000	booking amt rcd Ad	1	25,000	12	-
25-Apr-18	200000	1st Installment	14	-	-	2,00,000
10-May-18	700000	2nd Installment	15	2,00,000	1,479	9,00,000
17-May-18	-10	pmt rcd	7	9,00,000	3,107	8,99,990
17-May-18	-499990	pmt rcd	-	8,99,990	-	4,00,000
22-May-18	-500000	pmt recd	5	4,00,000	986	(1,00,000)
24-May-18	-1000000	pmt rcd	2	(1,00,000)	(99)	(11,00,000)
28-May-18	-1000000	pmt recd	4	(11,00,000)	(2,170)	(21,00,000)
10-Jun-18	1727000	3rd Installment	13	(21,00,000)	(13,463)	(3,73,000)
20-Jul-18	963000	4th Installment	40	(3,73,000)	(7,358)	5,90,000
10-Aug-18	-2800000	pmt rcd	21	5,90,000	6,110	(22,10,000)
10-Aug-18	1246000	amount refundable	-	(22,10,000)	-	(9,64,000)
25-Aug-18	764000	5th Installment	15	(9,64,000)	(7,131)	(2,00,000)
10-Oct-18	200000	On completion amt	46	(2,00,000)	(4,537)	-
	0			Approx Interest Payable	(23,062)	
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. _____ (or) ☒ Interest waived						
☒ Allow on-time payment discount (or) ☐ Reduce on-time payment discount to Rs. _____						
Signature of Manager:				Signature of Mgr.		
Date :				Date		

APPROVED BY
- 1 NOV 2018
SOHAM MODI
MANAGING DIRECTOR

14.

Please allow on time payment discount to M. 30000.

30/10/18