

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.	E-402	☒ 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)	32,19,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	32,19,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	25.02.2018	☒ 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: 24/11/17	Date: 24/11/17	Date: 24/11/17	Date: 24/11/17	Date: 27.11.17



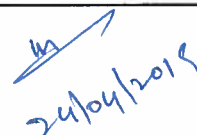
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

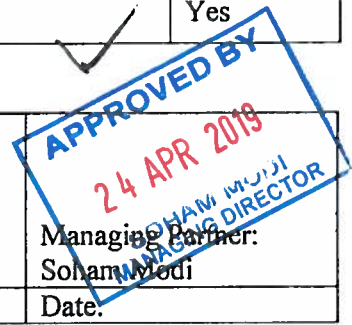
Flat No.	E-402
Name of Buyer	Mr K Vithala Chary

A.	Total sale consideration.	Rs. 32,19,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 11,563/- + 2,75,280/-
F.	Add: Service Tax	Rs. 41,625/-
G.	Add: Extra Specs Charges	Rs. (24,997)
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 9,050/- (maint charges)
I.	Less: Amount paid	Rs. 34,92,548/-
J.	Balance amount Due	Rs. 9,053/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	December 2018
N.	Buyer Info database balance	Rs. 9,053/-
O.	Tally balance	Rs. 9,053/-
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	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Medhi
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.

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	E-402					
Customer Name	Mr K Vithala Chary					
Booked by	Naveena					
Prepared by	Pavan					
Date	15.02.2019					
Sign						
Interest rate	18% p.a.					
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
05-Oct-16	25000	Booking amount	-	-	-	25,000
17-Oct-16	-200000	being payment received	12	25,000	148	(1,75,000)
17-Oct-16	-25000	booking amount received	-	(1,75,000)	-	(2,00,000)
20-Oct-16	200000	First Installment	3	(2,00,000)	(296)	-
04-Nov-16	-500000	payment received	15	-	-	(5,00,000)
04-Nov-16	-200000	payment received	-	(5,00,000)	-	(7,00,000)
05-Nov-16	700000	Second Installment	1	(7,00,000)	(345)	-
18-Sep-17	547000	Third Installment	317	-	-	5,47,000
24-Nov-17	-747000	pmt rcd	67	5,47,000	18,073	(2,00,000)
20-Dec-17	-500000	pmt rcd	26	(2,00,000)	(2,564)	(7,00,000)
05-Feb-18	928200	Fourth Installment	47	(7,00,000)	(16,225)	2,28,200
06-Jun-18	-847000	pmt rcd	121	2,28,200	13,617	(6,18,800)
09-Oct-18	-200000	pmt rcd	125	(6,18,800)	(38,145)	(8,18,800)
30-Nov-18	618800	Fifth Installment	52	(8,18,800)	(20,997)	(2,00,000)
31-Dec-18	200000	On completion Amount	31	(2,00,000)	(3,058)	-
	0			Approx Interest Payable	(49,792)	

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.

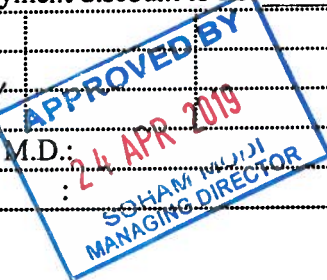
Calculate sum of Installments / Payments & Interest

☐ Charge Interest of Rs. _____ (or) ☒ Interest waived

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

Signature of Manager: _____ Signature of M.D.: _____

Date: _____ Date: _____



Shree allow OIPD Rs. 600000:

16/4/19

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. KANKANALA VITHALA CHARY		
Flat / Bungalow No.	E-402	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	32,19,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	53,188
D	Add: GST @ 12%	2,75,280
E	Total Taxes (B + C + D)	3,32,968
F	Total amount payable (A+E)	35,51,968
G	Total Amount Paid	34,92,548
H	Balance Amount Payable (F-G)	59,420

K	Sale Deed Value	32,19,000
L	Construction Contact value	

		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	35,51,968	34,92,548	59,420

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		59,420	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration

Remarks:

60,000/- on time payment discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date				

