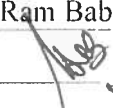
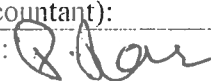


Check List

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-502	☒ 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	6'-6" wide corridor	☒ Yes ☐ No
West	Open to sky	☒ Yes ☐ No
Total sale Consideration (as per declaration form)	4400000	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	4400000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	10.07.2018	☒ Yes ☐ No
Remarks		
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 10/10/16	Date: 12/10/16	Date: 20/10/2016
		Approved by (MD): 24/10/2016 Sign: SOHAM MANAGING

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. MALLADI CHALAMAYYA		
Flat / Bungalow No.	E-502	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	44,00,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	1,53,065
D	Add: GST @ 12%	2,08,560
E	Total Taxes (B + C + D)	3,66,125
F	Total amount payable (A+E)	47,66,125
G	Total Amount Paid	46,66,125
H	Balance Amount Payable (F-G)	1,00,000

K	Sale Deed Value	44,00,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	47,66,125	46,66,125	1,00,000

Security Cheque Details:

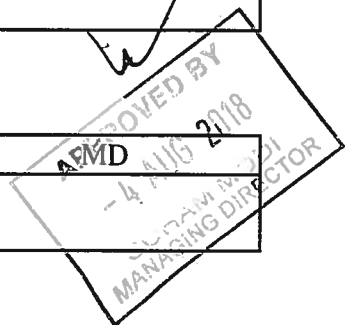
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		1,00,000	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required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

Remarks:

Rs.1,00,000/-on time payment disocunt given:
Mutation and registration exp paid by customer

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	3/8/18	3/8/18	3/8/18



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

Flat No.	E-502
Name of Buyer	Mr Malladi Chalamayya

A.	Total sale consideration.	Rs. 44,00,000/- ✓
B.	Less: Discount for on time payments.	Rs. 1,00,000/- ✓
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by the customer ✓
E.	Add: VAT / GST	Rs. 33,275/- + 2,08560/- ✓ <i>dy</i>
F.	Add: Service Tax	Rs. 1,19,790/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- ✓
I.	Less: Amount paid	Rs. 46,66,125/-
J.	Balance amount Due	Rs. 580/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. <i>NIL</i>
M.	Maintenance charges due from	December 2018
N.	Buyer Info database balance	Rs. 580/- ✓
O.	Tally balance	Rs. 580/- ✓ } <i>collected</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	} <i>collected 28/12/18</i> <i>34050/-</i>
	Maintenance charges @ Rs.1,500/- to be collected for initial six months	
	Membership fee Rs.50/- <i>collected</i>	
		<i>Kotak - 000023 chg. no. dt 6/12/18</i> <i>000024</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: <i>30/11/18</i>	Date: <i>04/12/2018</i>	Date: <i>5/12/18</i>	Date: <i>5/12/18</i>



- 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-502						
Customer Name Mr Malladi Challmayya						
Booked by Praveen						
Prepared by Pavan						
Date 28.11.18						
Sign						
Interest rate 18 % p.a.						
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
03-Oct-16	25000	Booking amount	-	-	-	25,000
08-Oct-16	-25000	Being amt rcd	5	25,000	62	-
10-Oct-16	-200000	payment recived	2	-	-	(2,00,000)
18-Oct-16	200000	First installment	8	(2,00,000)	(789)	-
03-Nov-16	700000	Second installment	16	-	-	7,00,000
04-Nov-16	-700000	payment recived	1	7,00,000	345	-
17-Jun-17	-1737000	pmt rcd	225	-	-	(17,37,000)
21-Oct-17	1737000	Third Installment	126	(17,37,000)	(1,07,932)	-
22-Mar-18	-1042000	pmt rcd	152	-	-	(10,42,000)
06-Jul-18	-496000	pmt recd	106	(10,42,000)	(54,469)	(15,38,000)
05-Aug-18	266125	GST Amount	30	(15,38,000)	(22,754)	(12,71,875)
07-Aug-18	-466125	pmt recd dt: 01.08.	2	(12,71,875)	(1,254)	(17,38,000)
05-Sep-18	1042000	Fourth Installment	29	(17,38,000)	(24,856)	(6,96,000)
30-Nov-18	496000	Fifth Installment	86	(6,96,000)	(29,518)	(2,00,000)
30-Nov-18	200000	On completion amt	-	(2,00,000)	-	-
0				Approx Interest Payable		(2,41,166)
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 M.D.:		
Date :				Date		

24,
 Please allow 0.8% A. 1,00,000/;

APPROVED BY
 - 6 DEC 2018
 SOHAM MODI
 MANAGING DIRECTOR
 28/11/18