

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-603	☒ Yes ☐ No	
Land area (sq. yds.)	50.31	☒ Yes ☐ No	
Built-up-area (sft)	1625	☒ 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)	58.63.000	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	58,63,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	25.08.2018	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan): Sign: <i>[Signature]</i> Date: 26/7/17	Checked by (G. B. Ram Babu): Sign: <i>[Signature]</i> Date: 27/7/17	Checked by (Accountant): Sign: <i>[Signature]</i> Date: 17/7/17	Approved by (S. M. M. M.): Sign: <i>[Signature]</i> Date: 17 JUL 2017 APPROVED BY S. M. M. M. MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. TUMMALAPALI MADHAVI & OTHERS		
Flat / Bungalow No.	E-603	Area	1625.00
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	58,63,000
B	Add : Stamp duty & registration charges, Mutation exp	4,800
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	7,03,560
E	Total Taxes (B + C + D)	7,08,360
F	Total amount payable (A+E)	65,71,360
G	Total Amount Paid	60,31,548
H	Balance Amount Payable (F-G)	5,39,812

K	Sale Deed Value	58,63,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	20,00,000	14,00,000	6,00,000
N	Own contribution (including taxes)	45,71,360	46,31,548	(60,188)

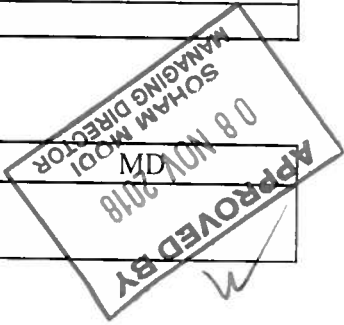
Security Cheque Details:

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
		(60,188)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		6,00,000	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



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

Flat No.	E-603
Name of Buyer	Mrs T Madhavi

A.	Total sale consideration.	Rs. 58,63,000/-
B.	Less: Discount for on time payments.	Rs. 40,000/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by the customer
E.	Add: VAT / GST	Rs. 11,563/- + 5,92,560/-
F.	Add: Service Tax	Rs. 41,625/-
G.	Add: Extra Specs Charges	Rs. (21,000) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 1,18,000/- (Extra car parking charges) + 25,000/- (c fund)+ 12,236/- (maint charges)
I.	Less: Amount paid	Rs. 66,31,548/-
J.	Balance amount Due	Rs. <i>Nil</i>
K.	Refund	☒ Yes ☐ No Rs. 23,484/-
L.	Interest Payable	☐ Yes ☐ No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	December 2018
N.	Buyer Info database balance	Rs. <i>(23484)</i>
O.	Tally balance	Rs. <i>(23484)</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/-collected	
	Maintenance charges @ Rs.2,031/- 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:

<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:	Date: 28/11/2018	Date: 28/11/18	Date:



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

Car parking, mfg, oa receipts, Refund due sent to site on 16/12/18.

Interest calculation for delayed payments.

Project Name Mayflower Grande

Flat no. E-603

Customer Name Mrs. T Madhavi

Booked by Ashok

Prepared by Pavan

Date 26.11.18

Sign

Interest rate 18 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
15-Sep-16	25000	booking amount	-	-	-	25,000
23-Sep-16	-25000	booking amount	8	25,000	99	-
01-Oct-16	200000	1st installment	8	-	-	2,00,000
03-Oct-16	-200000	payment recived	2	2,00,000	197	-
15-Oct-16	700000	2nd installment	12	-	-	7,00,000
17-Oct-16	-700000	paymnet recived	2	7,00,000	690	-
27-Nov-17	2469000	3rd installment	406	-	-	24,69,000
19-Dec-17	-2469000	pmt rcd	22	24,69,000	26,787	-
27-Feb-18	1235000	4th installment	70	-	-	12,35,000
19-Mar-18	-1400000	pmt rcd	20	12,35,000	12,181	(1,65,000)
01-Nov-18	-650548	pmt recd	227	(1,65,000)	(18,471)	(8,15,548)
01-Nov-18	-587000	pmt recd	-	(8,15,548)	-	(14,02,548)
14-Nov-18	768548	GST Extra car, serv	13	(14,02,548)	(8,992)	(6,34,000)
15-Nov-18	-600000	pmt recevied	1	(6,34,000)	(313)	(12,34,000)
15-Nov-18	1034000	5th installment	-	(12,34,000)	-	(2,00,000)
15-Dec-18	200000	on completion	30	(2,00,000)	(2,959)	-

0

Approx Interest Payable

9,220

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

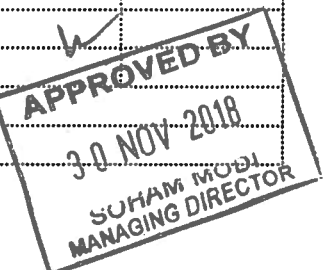
☒ Allow on-time payment discount (or) ☐ Reduce on-time payment discount to Rs. _____

Signature of Manager:

Date

Signature of M.D.

Date



Dis. Please waive off interest and
Please allow ETPD M. 40000/-

29.11.18