

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-804	☒ 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	Open to sky	☒ Yes ☐ No
West	6'-6" wide corridor	☒ Yes ☐ No
Total sale Consideration (as per declaration form)	57,81,000/-	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	57,81,000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	17.01.2019	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>P. B. Ram</i>
Date: 18/4/17	Date: 18/4/17	Date: 19/4/17
		Approved by (MD):
		Sign: <i>Soham Modi</i>
		Date: 18 APR 2017
		SOHAM MODI MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. ASHISH KUMAR UPADHAYA		
Flat / Bungalow No.	E-804	Area	1625.00
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	
B	Add : Stamp duty & registration charges, Mutation exp	57,81,000
C	Add: Service Tax & VAT @ 4.5%	4,300
D	Add: GST @ 12%	53,188
E	Total Taxes (B + C + D)	5,82,720
F	Total amount payable (A+E)	6,40,208
G	Total Amount Paid	64,21,208
H	Balance Amount Payable (F-G)	58,25,000
		5,96,208

K	Sale Deed Value	
L	Construction Contact value	57,81,000
		-

		Total amount	Cheq. released	Chq. Ready
M	Housing Loan Sanctioned	43,50,000	42,50,000	1,00,000
N	Own contribution (including taxes)	20,71,208	15,75,000	4,96,208

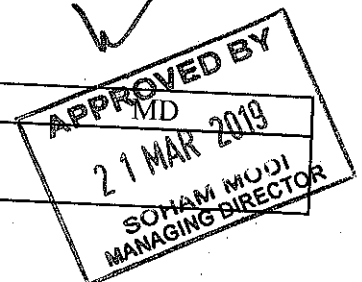
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
			Not required
Own contribution	Cq. No.	Amount	Collect cq. at the time of registration
		4,96,208	Security cq. received
Balance HL Amount	Cq. No.	Amount	Not required
		1,00,000	Collect cq. at the time of registration
			Security cq. received
			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-804
Name of Buyer	Mr Ashish Kumar U

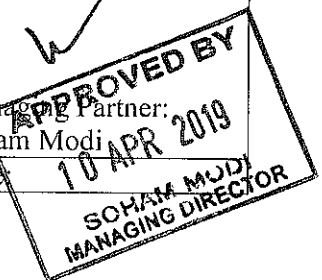
A.	Total sale consideration.	Rs. 57,81,000/-
B.	Less: Discount for on time payments.	Rs. 81,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 11,563/- + 5,82,720/- <i>7/4/19</i>
F.	Add: Service Tax	Rs. 41,625/-
G.	Add: Extra Specs Charges	Rs. 3,515/- + 633/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 63,35,658/-
J.	Balance amount Due	Rs. 9,478/- <i>✓</i>
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	December 2018
N.	Buyer Info database balance	Rs. <i>9478/-</i> <i>✓</i>
O.	Tally balance	Rs. <i>9478/-</i> <i>✓</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.2,031/- 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:

<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: <i>09/04/19</i>	Date: <i>9/4/19</i>	Date: <i>10 APR 2019</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-804					
Customer Name	Mr Ashish Kumar					
Booked by	Ravi Kumar					
Prepared by	Pavan					
Date	07.03.2019					
Sign						
Interest rate	18% p.a.					
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
30-Apr-16	25000	Booking amount	-	-	-	25,000
05-May-16	-25000	booking amt rcd on	5	25,000	62	-
12-May-16	-200000	pmt rcd old date 12	7	-	-	(2,00,000)
13-May-16	200000	First Installment	1	(2,00,000)	(99)	-
28-Jul-16	-700000	rcd on 28.7.2016 st	76	-	-	(7,00,000)
30-Jul-16	700000	Second Installment	2	(7,00,000)	(690)	-
01-Feb-18	2328000	Third Installment	551	-	-	23,28,000
26-Feb-18	-2328000	pmt rcd	25	23,28,000	28,701	-
10-Jul-18	-1117600	pmt recd	134	-	-	(11,17,600)
07-Oct-18	1397000	Fourth Installment	89	(11,17,600)	(49,052)	2,79,400
14-Jan-19	931000	Fifth Installment	99	2,79,400	13,641	12,10,400
09-Feb-19	-804400	pmt received	26	12,10,400	15,520	4,06,000
14-Feb-19	200000	On completion amc	5	4,06,000	1,001	6,06,000
26-Feb-19	-1000	pmt received	12	6,06,000	3,586	6,05,000
26-Feb-19	44000	GSt Amount	-	6,05,000	-	6,49,000
27-Feb-19	-649000	pmt received	1	6,49,000	320	-
	0			Approx Interest Payable	12,990	
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. APR 2019		
Date :				Date		

APPROVED BY
M.D. APR 2019
SOHAM MODI
MANAGING DIRECTOR

Sir,
- Only minor delay. Please Waiver off Interest and allow o/p of Rs. 81,000/-
M. D. 19.