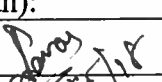
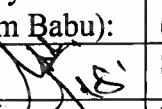
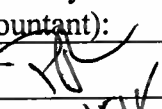
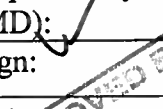
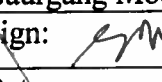


Check List

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-806	☒ 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	19.07.2018	☒ 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: 12/5/18	Date: 14/5/18	Date: 14/5/18	Date: 14/5/18	Date: 15.5.18

Note:

- Gaurang Mody to sign the Agreement of Sale only after approval of Accountant & MD.
- Gaurang Mody to check the above before signing the Agreement of Sale.

APPROVED BY
14 MAY 2018
GAURANG MODY
MANAGER

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR ANJANEYULU M AND A. ARUNA		
Flat / Bungalow No.	E-806	Area	1625.00
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	57,81,000
B	Add : Stamp duty & registration charges, Mutation exp	4,300
C	Add: Service Tax & VAT @ 4.5%	19,365
D	Add: GST @ 12%	6,42,720
E	Total Taxes (B + C + D)	6,66,385
F	Total amount payable (A+E)	64,47,385
G	Total Amount Paid	14,97,658
H	Balance Amount Payable (F-G)	49,49,727

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	49,47,997	-	49,47,997
N	Own contribution (including taxes)	14,99,388	14,97,658	1,730

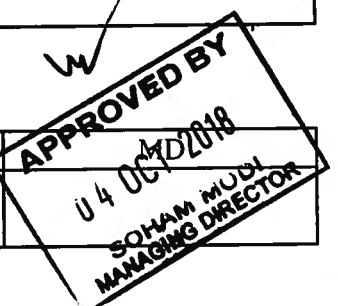
Security Cheque Details:

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
		1,730	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:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



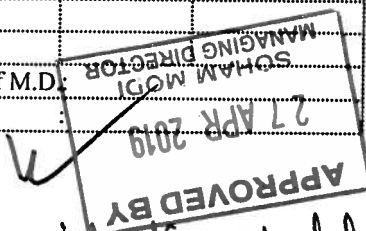
Interest calculation for delayed payments.						
Project Name: Mayflower Grande						
Flat no.: E-806						
Customer Name: Mrs Aruna						
Booked by: Musthaq						
Prepared by: Pavan						
Date: 24.09.2018						
Sign:						
Interest rate: 18% p.a.						
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
21-Sep-16	25000	Booking amount	-	-	-	25,000
26-Sep-16	-25000	booking amt received	5	25,000	62	-
16-Oct-16	200000	1st installment Amount	20	-	-	2,00,000
21-Oct-16	700000	2nd Installment	5	2,00,000	493	9,00,000
09-Dec-16	-200000	payment recived	49	9,00,000	21,748	7,00,000
28-Mar-17	-200000	payment received	109	7,00,000	37,627	5,00,000
17-Jan-18	2328000	3rd Installment	295	5,00,000	72,740	28,28,000
21-Apr-18	-275000	pmt recd	94	28,28,000	1,31,095	25,53,000
25-Sep-18	-797658	pmt rcd	157	25,53,000	1,97,665	17,55,342
07-Oct-18	1396800	4th installment	12	17,55,342	10,388	31,52,142
17-Oct-18	-4624632	pmt recd	10	31,52,142	15,545	(14,72,490)
17-Oct-18	-323197	pmt recd	-	(14,72,490)	-	(17,95,687)
17-Oct-18	664487	GST Amount	-	(17,95,687)	-	(11,31,200)
30-Nov-18	931200	5th Installment	44	(11,31,200)	(24,545)	(2,00,000)
31-Dec-18	200000	On completion Amount	31	(2,00,000)	(3,058)	-
0			Approx Interest Payable		4,59,760	
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. <u>4,00,000</u> (or) ☐ Interest waived						
☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. <u>1000</u>						
Signature of Manager:			Signature of M.D.:			
Date:			Date:			

Sand details
and
proof of
accident
and
medical
report /
discharge
summary
6/12

Sir,

customer met with a major accident and delayed
HIL procedure.

- OPD allowed Rs. 1000. Per day Rs. 1000.
Pl. advise
Shirke.



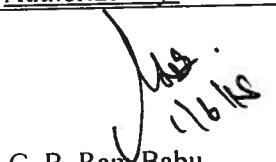
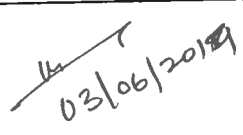
Authorization form for handing over the possession of a flat

Flat No.	E-806
Name of Buyer	Mrs Aruna

A.	Total sale consideration.	Rs. 57,81,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 5,313/- + 6,42,720/-
F.	Add: Service Tax	Rs. 19,125/-
G.	Add: Extra Specs Charges	Rs. (31,737)
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (corpus fund)
I.	Less: Amount paid	Rs. 64,45,487/-
J.	Balance amount Due	Rs. 1,014/-
K.	Refund	☐ Yes ☐ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. <i>Deriv n.t. included.</i>
M.	Maintenance charges due from	December 2018
N.	Buyer Info database balance	Rs.
O.	Tally balance	Rs.
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.2031/- to be collected wef Dec 18 to Jun 19 Rs. 14,267/-	
	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:

 G. B. Ram Babu	 03/06/2019 Accountant	Samba Siva Rao	Managing Partner: Soham Modi
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.

(V)

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	E-806					
Customer Name	Mrs Aruna					
Booked by	Musthaq					
Prepared by	Pavan					
Date	27.04.19					
Sign						
Interest rate	18 % p.a.					
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
21-Sep-16	25000	Booking amount	-	-	-	25,000
26-Sep-16	-25000	booking amt received	5	25,000	62	-
16-Oct-16	200000	1st installment Amount	20	-	-	2,00,000
21-Oct-16	700000	2nd Installment	5	2,00,000	493	9,00,000
09-Dec-16	-200000	payment received	49	9,00,000	21,748	7,00,000
28-Mar-17	-200000	payment received	109	7,00,000	37,627	5,00,000
17-Jan-18	2328000	3rd Installment	295	5,00,000	72,740	28,28,000
21-Apr-18	-275000	pmt recd	94	28,28,000	1,31,095	25,53,000
25-Sep-18	-797658	pmt rcd	157	25,53,000	1,97,665	17,55,342
15-Oct-18	664487	GST Amount	20	17,55,342	17,313	24,19,829
17-Oct-18	1396800	4th installment	2	24,19,829	2,387	38,16,629
17-Oct-18	-4624632	pmt recd	-	38,16,629	-	(8,08,003)
17-Oct-18	-323197	pmt recd	-	(8,08,003)	-	(11,31,200)
14-Jan-19	931200	5th Installment	89	(11,31,200)	(49,649)	(2,00,000)
31-Jan-19	200000	On completion Amount	17	(2,00,000)	(1,677)	-
	0			Approx Interest Payable	4,29,804	

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. 4,00,000/- (or) ☐ Interest waived

☐ Allow on-time payment discount

(or) ☒ Reduce on-time payment discount to Rs. 4,00,000/-

Signature of Manager:

Date:

Signature of M.D.:

Date:

APPROVED BY
5 JUN 2019
SUHAM MODI
MANAGING DIRECTOR

APPROVED BY
5 JUN 2019
SUHAM MODI
MANAGING DIRECTOR

- Sir,
- customer claiming that he met with a major accident but unable to provide any documentary evidence.
 - Please advise
- Hble