

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-902	☒ 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)	46,99,000	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	46,99,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	06.01.2019	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 7/8/17	Date: 16/7/17	Date: 15/7/17	Date: 17 JUL 2017

APPROVED BY
17 JUL 2017
SOHAM MOULI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. S. V. SATYANARAYANA		
Flat / Bungalow No.	E-902	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	46,99,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,63,880
E	Total Taxes (B + C + D)	5,68,380
F	Total amount payable (A+E)	52,67,380
G	Total Amount Paid	9,25,000
H	Balance Amount Payable (F-G)	43,42,380

K	Sale Deed Value	46,99,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	43,00,000	-	43,00,000
N	Own contribution (including taxes)	9,67,380	9,25,000	42,380

Security Cheque Details:

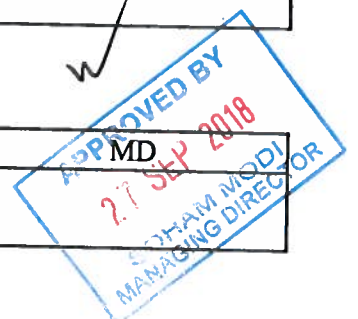
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		42,380	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		43,00,000	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

27/9/18



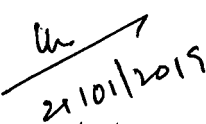
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

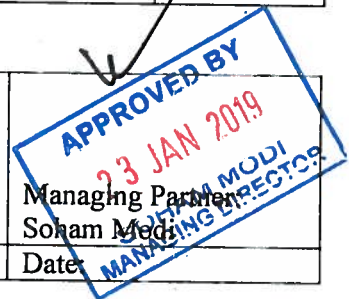
Flat No.	E-902
Name of Buyer	Mr SV Satyanarayana Rao

A.	Total sale consideration.	Rs. 46,99,000/-
B.	Less: Discount for on time payments.	Rs. nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by the customer
E.	Add: VAT / GST	Rs. 5,63,880/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. (3,568) ✓
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 52,25,000/-
J.	Balance amount Due	Rs. 39,392/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. Not finalized
M.	Maintenance charges due from	December 2018
N.	Buyer Info database balance	Rs. 39,392/-
O.	Tally balance	Rs. 39,392/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1,500/- 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:

 G. B. Ram Babu Date:	 Accountant Date:	 Samba Siva Rao Date:	 Managing Partner Soham Modi Date:
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- 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-902

Customer Name Mr SV Satyanarayana

Booked by Ashok

Prepared by Pavan

Date 16.01.19

Sign

Interest rate 18 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
19-Jun-17	25000	Booking amount	-	-	-	25,000
24-Jun-17	-25000	pmt rcd	5	25,000	62	-
04-Jul-17	200000	First installment	10	-	-	200,000
05-Jul-17	-150000	being pmt rcd	1	200,000	99	50,000
05-Jul-17	-50000	pmt rcd	-	50,000	-	-
19-Jul-17	700000	Second installment	14	-	-	700,000
05-Aug-17	-700000	pmt rcd	17	700,000	5,868	-
30-Mar-18	1787000	Third installment	237	-	-	1,787,000
10-Oct-18	-4300000	pmt rcd	194	1,787,000	170,964	(2,513,000)
30-Nov-18	1072000	Fourth installment	51	(2,513,000)	(63,204)	(1,441,000)
30-Dec-18	715000	fifth installement	30	(1,441,000)	(21,319)	(726,000)
15-Jan-19	526000	GST other charges	16	(726,000)	(5,728)	(200,000)
30-Jan-19	200000	on completion amc	15	(200,000)	(1,479)	-
	0			Approx Interest Payable	85,263	

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:

Date

Signature of M.D.

Date

APPROVED BY
23 JAN 2019
SUNAM MODI
MANAGING DIRECTOR

Sig.

Housing loan happened from "India Bull" after a lot of legal queries. Pl. advise etc.

- No NPDA

Signature
Date