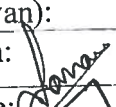
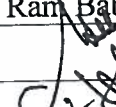
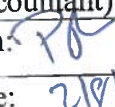
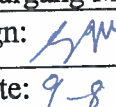
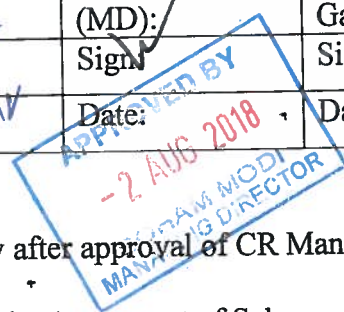


Check List

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.	F-001	☒ 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)	46,00,000/-	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	46,00,000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	30.12.2018	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 2/8/18	Date: 2/8/18	Date: 2/8/18
Approved by (MD):	AOS signed by Gaurgang Mody:	
Sign: 	Sign: 	
Date: 2/8/18	Date: 9-8-18	

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.



SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MR. BURA HARITHA		
Flat / Bungalow No.	F-001	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	46,00,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add. Service Tax & VAT @ 4.5%	
D	Add: GST @ 12%	5,52,000
E	Total Taxes (B + C + D)	5,56,500
F	Total amount payable (A+E)	51,56,500
G	Total Amount Paid	58,65,500
H	Balance Amount Payable (F-G)	(7,09,000)

K	Sale Deed Value	46,00,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	51,56,500	58,65,500	(7,09,000)

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
		(7,09,000)	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:

Mutation and registration exp paid by customer
--

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				



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

Flat No.	F-001
Name of Buyer	Mr. B Venkateshwarlu

A.	Total sale consideration.	Rs. 46,00,000/-
B.	Less: Discount for on time payments.	Rs. Not allowed
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 5,52,000/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 53,06,500/-
J.	Balance amount Due	Rs. 580/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. 1,50,000/-
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 580/-
O.	Tally balance	Rs. 580/-
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	
	Maintenance charges @ Rs.1500/- to be collected for initial six months	29050
	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	 Accountant	 Samba Siya Rao	 Managing Partner: Soham Medi
Date:	Date:	Date: 8/11/18	Date: 08 NOV 2018

- 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. F-001

Customer Name Mr B. Venkateshwarlu

Booked by naveena

Prepared by vneela

Date 17.09.18

Sign

Interest rate 18.00 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
04-Dec-17	25000	Booking amount	-	-	-	25,000
07-Dec-17	-25000	booking amt red	3	25,000	37	-
14-Dec-17	-200000	pmt red	7	-	-	(200,000)
19-Dec-17	200000	1st Installment	5	(200,000)	(493)	-
04-Jan-18	700000	2nd Installment	16	-	-	700,000
19-Jan-18	1737000	3rd Installment	15	700,000	5,178	2,437,000
04-Feb-18	969000	4th Installment	16	2,437,000	19,229	3,406,000
19-Feb-18	769000	5th Installment	15	3,406,000	25,195	4,175,000
15-Jul-18	200000	On completion amount	146	4,175,000	300,600	4,375,000
15-Jul-18	552000	GST	-	4,375,000	-	4,927,000
07-Aug-18	-100000	pmt recd dt: 02.08.20	23	4,927,000	55,884	4,827,000
07-Aug-18	-1510000	pmt recd dt: 02.08.20	-	4,827,000	-	3,317,000
07-Aug-18	-1170000	pmt recd dt: 02.08.20	-	3,317,000	-	2,147,000
07-Aug-18	-550000	pmt recd dt: 02.08.20	-	2,147,000	-	1,597,000
07-Aug-18	-450000	pmt recd dt: 02.08.20	-	1,597,000	-	1,147,000
30-Aug-18	-1043000	pmt rc d	23	1,147,000	13,010	104,000
30-Aug-18	-340000	pmt red	-	104,000	-	(236,000)
14-Sep-18	-318500	pmt recd	15	(236,000)	(1,746)	(554,500)
17-Sep-18	554500	amt refundable	3	(554,500)	(820)	-
	0			Approx Interest Payable	416,074	

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

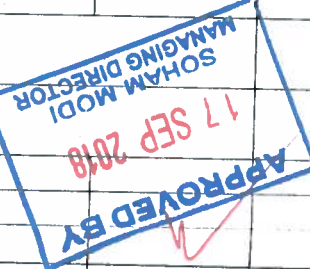
c Charge Interest of Rs. 1,50,000 (or) c Interest waivedc Allow on-time payment discount ☒ (or) c Reduce on-time payment discount to Rs. 1.11

Signature of Manager:

Signature of M.D.:

Date

Date



Handwritten signature