

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-004	☒ Yes ☐ No		
Land area (sq. yds.)	35.14	☒ Yes ☐ No		
Built-up-area (sft)	1135	☒ 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)	42,01,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	42,01,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	05.07.2018	☒ Yes ☐ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>G. Mody</i>
Date: <i>6/1/18</i>	Date: <i>6/1/18</i>	Date: <i>18/1/18</i>	Date: <i>18/1/18</i>	Date: <i>11.1.18</i>

Note:

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

APPROVED BY
11 JAN 2018
SOHAIL KUMAR
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MR. L. B. KRISHNA & L. NARAYANA		
Flat / Bungalow No.	F-004	Area	1135.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	42,01,000
B	Add : Stamp duty & registration charges, Mutation exp	2,60,761
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,04,120
E	Total Taxes (B + C + D)	7,64,881
F	Total amount payable (A+E)	49,65,881
G	Total Amount Paid	15,78,900
H	Balance Amount Payable (F-G)	33,86,981

K	Sale Deed Value	42,01,000
L	Construction Contact value	-

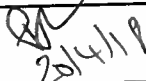
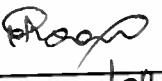
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	33,87,000	-	33,87,000
N	Own contribution (including taxes)	15,78,881	15,78,900	(19)

Security Cheque Details:

	Cq. No.	Amount		Security cq.received
				Not required
1st Installment of HL		-		Collect cq.at the time of registration
Own contribution	Cq. No.	Amount		Security cq.received
				Not required
		(19)		Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
				Not required
		33,87,000		Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	20/4/18	20/4	20/04/18	



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

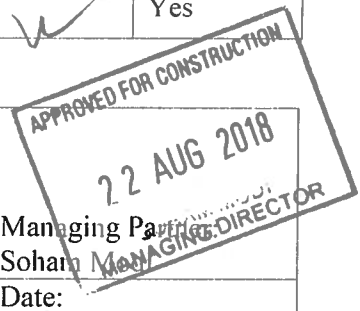
Flat No.	F-004
Name of Buyer	Mr. LB Krishna & Mrs. L Nayana

A.	Total sale consideration.	Rs. 42,01,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
	Add: Reg. Charges	Rs. 2,52,040/- + Rs. 4,201/- (GHMC mutation charges)
D.	Add: VAT / GST	Rs. 5,04,120/-
E.	Add: Service Tax	Rs. NA
F.	Add: Extra Specs Charges	Rs. 2,200/- + 396/- <i>Subject to approval</i>
G.	Add: Misc. Charges	Rs. 5,080/- Rs. 5,080/-
H.	Less: Amount paid	Rs. 49,65,900/-
I.	Balance amount Due	Rs. 3,157/-
J.	Refund	☐ Yes ☒ No Rs.
K.	Interest Payable	☐ Yes ☐ No Rs. <i>Not finalise</i>
M.	Maintenance charges due from	September 2018
N.	Buyer Info database balance	Rs. <i>3157</i>
O.	Tally balance	Rs. <i>3157</i> <i>B & C Estate</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	<i>Mayflower Grande Owners Association</i>
	Maintenance charges @ Rs.1419/- to be collected for initial six months	<i>Rs. 8564/-</i>
	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 <i>u</i>

Authorized by:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner Sohan
Date: <i>22/8/18</i>	Date: <i>22/8/18</i>	Date: <i>22/8/18</i>	Date: <i>22/8/18</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. F-004

Customer Name Mr. LB Krishna

Booked by Naveena

Prepared by Pavan

Date 20.08.2018

Sign

Interest rate 18 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
26-Dec-17	-25000	pmt rcd	-	-	-	(25,000)
28 Dec 17	25000	Booking amount	2	(25,000)	(25)	-
12-Jan-18	200000	1st Installment	15	-	-	200,000
17-Jan-18	-200000	pmt rcd	5	200,000	493	-
19-Jan-18	-500000	pmt rcd	2	-	-	(500,000)
28-Jan-18	500000	2nd Installment	9	(500,000)	(2,219)	-
28-Feb-18	1638000	3rd Installment	31	-	-	1,638,000
28-Feb-18	919000	4th Installment	-	1,638,000	-	2,557,000
27 Mar 18	-500000	pmt rcd	27	2,557,000	34,047	2,057,000
27-Mar-18	-353900	pmt rcd	-	2,057,000	-	1,703,100
31-Mar-18	111000	GST as per March 2	4	1,703,100	3,360	1,814,100
31-Mar-18	4201	Mutation charges	-	1,814,100	-	1,818,301
23-Apr-18	252060	registration	23	1,818,301	20,624	2,070,361
27-Apr-18	-3387000	pmt recd	4	2,070,361	4,084	(1,316,639)
04-May-18	4300	registration	7	(1,316,639)	(4,545)	(1,312,339)
30 May 18	282600	gst	26	(1,312,339)	(16,827)	(1,029,739)
30-Jun-18	719000	5th Installment	31	(1,029,739)	(15,742)	(310,739)
30-Jun-18	110520	GST	-	(310,739)	-	(200,219)
30-Aug-18	200000	On completion amc	61	(200,219)	(6,023)	(219)
	(219)			Approx Interest Payable	17,226	

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

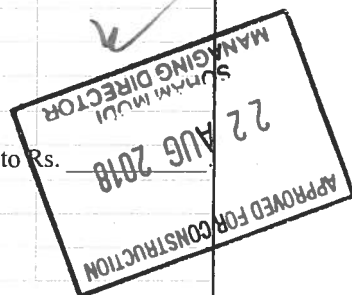
☐ Charge Interest of Rs. _____ (or) ☒ Interest waived☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. _____

Signature of Manager:

Signature of M.D.:

Date

Date



Sir,
 Only minor delay - No on-time payment discount.
 Please Waive off Interest
 Suman Mooli