

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.	F-102	☒ Yes ☐ No
Land area (sq. yds.)	37.15 yds	☒ Yes ☐ No
Built-up-area (sft)	1200 Sft	☒ 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)	50,88,800/-	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	50,88,800/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☐ Yes ☐ No
Date of completion	11.02.2019	☐ Yes ☐ No
Remarks	PPT No: 182 A	
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 12/11/18	Date: 12/11/18	Date: 12/11/18

APPROVED BY
72 NOV 2018
SUHAM MOULI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. AUDURU HAZARATH KISHORE		
Flat / Bungalow No.	F-102	Area	37.15
Land Area	1200.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	50,88,800
B	Add : Stamp duty & registration charges, Mutation exp	4,300
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	4,300
F	Total amount payable (A+E)	50,93,100
G	Total Amount Paid	22,28,800
H	Balance Amount Payable (F-G)	28,64,300

K	Sale Deed Value	50,88,800
L	Construction Contact value	

		Total amount	Cheq. realeased	Cheq ready
M	Housing Loan Sanctioned	28,00,000	-	28,00,000
N	Own contribution (including taxes)	22,93,100	22,28,800	64,300

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
		28,00,000	Not required
			✓ Collect cq. at the time of registration
Own contribution	Cq. No.	Amount	Security cq. received
		64,300	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:

60,000/- on time payment discount given:
--

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

12/02/19

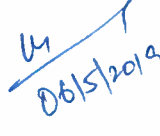
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-102
Name of Buyer	Mr A H Kishore

A.	Total sale consideration.	Rs. 50,88,800/-
B.	Less: Discount for on time payments.	Rs. 60,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- 5800/-
I.	Less: Amount paid	Rs. 50,33,880/-
J.	Balance amount Due	Rs. Nil 720/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. Not included
M.	Maintenance charges due from	April 2019
N.	Buyer Info database balance	Rs. 720/-
O.	Tally balance	Rs. 720/-
P.	Remarks: Booked after O.C	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1500/- 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	Accountant	Samba Siva Rao	Managing Partner
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.

Interest calculation for delayed payments.						
Project Name Mayflower Grande						
Flat no.	F-102					
Customer Name	Mr A H Kishore					
Booked by	Naveena					
Prepared by	Pavan					
Date	02.05.19					
Sign						
Interest rate	18% p.a.					
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
10-Oct-18	25000	booking amount	-	-	-	25,000
17-Oct-18	-25000	pmt recd A H Kishore	7	25,000	86	-
17-Oct-18	-200000	pmt recd A H Kishore	-	-	-	(2,00,000)
25-Oct-18	200000	First installment	8	(2,00,000)	(789)	-
10-Nov-18	700000	Second installment	16	-	-	7,00,000
13-Nov-18	-700000	pmt recd	3	7,00,000	1,036	-
10-Jan-19	-1000000	pmt received	58	-	-	(10,00,000)
31-Jan-19	3963800	Third installment	21	(10,00,000)	(10,356)	29,63,800
08-Feb-19	-303800	pmt received	8	29,63,800	11,693	26,60,000
14-Feb-19	-5080	pmt received	6	26,60,000	7,871	26,54,920
16-Feb-19	-2800000	pmt received	2	26,54,920	2,619	(1,45,080)
30-Mar-19	200000	on completion amo	42	(1,45,080)	(3,005)	54,920
30-Mar-19	-54920	amount payable	-	54,920	-	-
	0			Approx Interest Payable	9,154	
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:				Signature of M.D.		
Date :				Date		

Sir,
 - Please waive off interest and allow O.T.P.D
 of Rs. 60,000/-
 Sir

