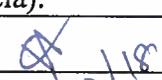
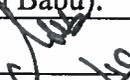
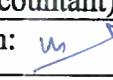
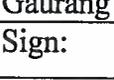
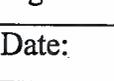


Sale Agreement Authorization Form-BNC

Check List

Items to be checked	Mention details here		Sale Agreement, booking form & plan tally?	
Project Name	MAYFLOWER GRANDE		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	M/s. B & C Estates		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	F-104		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	35.14 sq yds		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1135 Sft		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No			<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	6'-6" wide corridor		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	37,11,865/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.			N A	
Sale Deed value	37,11,865/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value			<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	17.01.2019		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks				
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign: 	Sign: 	Sign: 	Sign: 	Sign: 
Date: 17/12/18	Date: 17/12/18	Date: 17/12/18	Date: 	Date: 

APPROVED BY
17 DEC 2018
SUHAM MUDI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. U. MADHAVI		
Flat / Bungalow No.	F-104	Area	1135.00
Land Area			Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	37,11,865
B	Add : Stamp duty & registration charges, Mutation exp	2,30,932
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	2,30,932
F	Total amount payable (A+E)	39,42,797
G	Total Amount Paid	38,82,789
H	Balance Amount Payable (F-G)	60,008

K	Sale Deed Value	37,11,865
L	Construction Contact value	-

		Total amount	Cheq.released	Balance HL
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	39,42,797	38,82,789	60,008

Security Cheque Details:

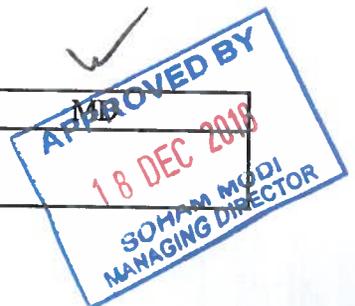
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		60,008	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
Balance HL Amount		-	<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

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

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>M</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	18/12/2018		18/11/18



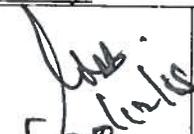
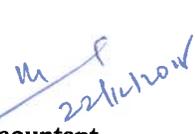
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-104
Name of Buyer	Mrs U Madhavi

A.	Total sale consideration.	Rs. 37,11,865/-
B.	Less: Discount for on time payments.	Rs. 56,750/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,22,712/- + 3,712/-
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/-
I.	Less: Amount paid	Rs. 38,82,789/- ✓
J.	Balance amount Due	Rs. 3,830/-
K.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
M.	Maintenance charges due from	January 2019
N.	Buyer Info database balance	Rs. 3830 ✓
O.	Tally balance	Rs. 3830 ✓
P.	Remarks:	
	Corpus Fund Rs.25,000/-collected	
	Maintenance charges @ Rs.1419/- collected for initial six months	
	Membership fee Rs.50/- 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 Scham Moudi
Date:	Date:	Date: 22/11/18	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-104					
Customer Name	Mrs U Madhavi					
Booked by	Mushtaq					
Prepared by	Pavan					
Date	21.12.18					
Sign						
Interest rate	18% p.a.					
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
10-Oct-18	25000	Booking amount	-	-	-	25,000
24-Oct-18	-25000	pmt recd u madhavi	14	25,000	173	-
24-Oct-18	-200000	pmt recd	-	-	-	(2,00,000)
25-Oct-18	200000	1st Installment	1	(2,00,000)	(99)	-
26-Oct-18	-1000000	pmt recd	1	-	-	(10,00,000)
02-Nov-18	-1200000	pmt recd	7	(10,00,000)	(3,452)	(22,00,000)
10-Nov-18	500000	2nd Installment	8	(22,00,000)	(8,679)	(17,00,000)
19-Nov-18	-200000	pmt recd	9	(17,00,000)	(7,545)	(19,00,000)
19-Nov-18	-300000	pmt received	-	(19,00,000)	-	(22,00,000)
06-Dec-18	-200000	pmt received	17	(22,00,000)	(18,444)	(24,00,000)
06-Dec-18	-200000	pmt received	-	(24,00,000)	-	(26,00,000)
10-Dec-18	-200000	pmt received	4	(26,00,000)	(5,129)	(28,00,000)
10-Dec-18	-126865	pmt received	-	(28,00,000)	-	(29,26,865)
13-Dec-18	-230924	pmt received	3	(29,26,865)	(4,330)	(31,57,789)
15-Dec-18	2786865	3rd Installment	2	(31,57,789)	(3,115)	(3,70,924)
20-Dec-18	170924	reg charges	5	(3,70,924)	(915)	(2,00,000)
26-Dec-18	200000	Oncompletion amo	6	(2,00,000)	(592)	-
	0			Approx Interest Payable	(52,126)	
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						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input checked="" type="checkbox"/> Allow on-time payment discount (or) <input type="checkbox"/> Reduce on-time payment discount to Rs. _____						
Signature of Manager:				Signature of M.D.:		
Date :				Date :		

APPROVED BY
 22 DEC 2018
 SUHAM MOJI
 MANAGING DIRECTOR