Sale Agreement Authorization Form-BNC

Check List

Items to be checked		Mentio	on details here	Sale Agreement,	
		1		booking form &	
Duciont Name	***	24.0		. plan tally?	
Project Name			ower Grande	✓ Yes ⋈ No	
Vendor		B&	B&C Estates		
Flat no.			F-201	⊠ Yes ⊠ No	
Land area (sq. yo	ls.)		37.15	✓ Yes ⋈ No	
Built-up-area (sf	t)		1200	⊠ Yes ⊠ No	
Car Parking No				⊠ Yes ⊠ No	
Туре	77.	⊠ Semi-d	leluxe 🗵 Deluxe	✓ Yes ⋈ No	
Buyers name, age	e, address, etc.	Check wit	th booking form.	⊠ Yes ⊠ No	
Schedule of flat		Check wit	th booking form.	⊠ Yes ⊠ No	
Boundaries: N	orth	Open to sky	Open to sky		
So	outh	Open to sky		⊠ Yes ⊠ No	
Ea	ıst	6'-6''wide com	ridor	. ⊠Yes ⊠ No	
W	est	Open to sky	Open to sky		
Total sale Consid	-	44,	,05,000/-	✓ Yes ⋈ No	
(as per declaratio	n form)				
PPT No.			•	NΑ	
Sale Deed value		44	,05,000/-	≥ Yes ≥ No	
Construction con	tract value			⊠ Yes ⊠ No	
Installments		Check with	h booking form.	✓ Yes ⋈ No	
Date of completion	on	10.03.201	10.03.2019		
Remarks					
				1000 N N N N N N N N N N N N N N N N N N	
Prepared by	Checked by	Checked by	Approved by	AOS signed by	
(Pavan)	III and the second of the seco		~ ~ ~ ~	Gaurgang Mody:	
(Pavan)	(G. B. Ram Babu):	(Accountant):	(MD):		

Date:

(G. B. Ram Babu): (Accountant): (MD): Gaurgang Mody: Sign: Sign: Sign: Sign: Date: Date: Date: Date: APPROVED BY

Note:

Sign:

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

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWER GRANDE				
Buyer Name	MR. K. K. CHAITANYA KUMAR REDDY				
Flat / Bungalow No.	F-201				
Land Area	37.15		Semi / Deluxe / Luxury		
Car Parking No.		2 wheeler parking no			

Payment & Agreement Details:

Α	Total Sale Consideration	44,05,000
В	Add: Stamp duty & registration charges, Mutation exp	8,905
C	Add: Service Tax & VAT @ 4.5%	5,500
D	Add: GST @ 12%	5,28,600
Е	Total Taxes (B + C + D)	5,37,505
F	Total amount payable (A+E)	49,42,505
G	Total Amount Paid	45,54,505
Н	Balance Amount Payable (F-G)	3,88,000

K	Sale Deed Value	44,05,000
L	Construction Contact value	- 1,00,000

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	35,20,000	31,32,000	3,88,000
1	Own contribution (including taxes)	14,22,505	14,22,505	-

Security Cheque Details:

	Cq. No.	Amount		Security cq.received
1st Installment of HL		£2W	T	Not required
				Collect cq.at the time of registration
	Cq. No.	Amount Security cq.received		Security cq.received
Own contribution			5	Not required
				Collect cq.at the time of registration
	Cq. No.	Amount		Security cq.received
Balance HL Amount		3,88,000		Not required
		3,88,000	4	Collect cq.at the time of registration

Remarks:				
Authorised by:				
Name	Accountant	CR Manager	Prabhakar Reddy	PELWO 1018
Sign Date	36/10/14	E SELECTION OF THE PERSON OF T	- Road 10	10 JUN MODIOR
	1011	May	10/04/01	COHA OIN

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

Flat No.	F-201
Name of Buyer	Mr. KK Chaintanya Kumar Reddy

A.	Total sale consideration.	Rs. 44,05,000/-				
B.	Less: Discount for on time payments.	Rs. Nil				
C.	Less: Other discounts	Rs. Nil				
D.	Add: Reg. Charges	Rs. Directly paid by customer/- +Rs.4,405/- (GHMC mutation charges)				
E.	Add: VAT / GST	Rs. 5,28,600/-				
F.	Add: Service Tax	Rs. NA				
G.	Add: Extra Specs Charges	Rs. 7,125/- + 1283/- Subject to ap				
H.	Add: Misc. Charges	Rs. 5,080/-				
I.	Less: Amount paid	Rs. 49,02,505/-				
J.	Balance amount Due	Rs. 48,988/-				
K.	Refund	□ Yes ⊅No Rs.				
L.	Interest Payable	□ Yes □ No Rs.				
M	Maintenance charges due from	September 2018				
N	Buyer Info database balance	Rs. 4-8,988				
0	Tally balance	Rs. 49,988				
P	Remarks:					
	Corpus Fund Rs.25,000/- to be collected	7				
	Maintenance charges @ Rs.1500/- to be co	llected for initial six months				
	Membership fee Rs.50/- to be collected					
	internotismp for Rs.50/4 to be confected					

	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 Şiva Rao

Date:

APPROVED B Managing Rather 18
Soham Modi
Date: SOHAM DIRECTO

Note: 1. Update Sale Completed as 'Yes' in the database.

2. Give a copy of Owners Association rule to the buyer.

,			······································		**************************************	***************************************
Interest calcul	ation for delay	ed payments.	<u>:</u> :	1 2 2 3 4 4 4 4 4 5 6 7	• • • •	
D! - 4 3 7	Ma6 C	da	• • •			
*************************	Mayflower G	rande	 	• · · · · · · · · · · · · · · · · · · ·		• •
Flat no.	F-201	77 - D 14.	 !			3 3 4 4 7
		Kumar Reddy	:		<u> </u>	
*************************************	Mushtaq		•			- - - - - - - - - - - - - - - - - - -
}	Pavan				: {:	**************************************
Date	04.07.2018					**************************************
Sign			<u>:</u>			
Interest rate	18	% p.a.	: :	***************************************		
Date	Instal / Paym	Domerks	Days	Principal	Interest	Balance
04-Jul-17		Booking amt	Days		_	25,000
			2	25,000	25	23,000
06-Jul-17		pmt rcd	2	25,000	23	2 00 000
17-Jul-17	i	First Installment	11	-	-	2,0 0,000
19-Jul-17			2	2,00,000	197	-
04-Aug-17		Second Installmer	16	_	-	7,00,000
09-Sep-17		••••••	36	7,00,000	12,427	-
05-Nov-17	1640000	Third installment	57		_	16,40,000
15-Nov-17	-2624000	pmt rcd	10	16,40,000	8,088	(9,84,000
04-Jan-18	984000	Fourth Installmen	50	(9,84,000)	(24,263)	•
20-Mar-18	656000	Fifthe installment	75		_	6,56,000
23-May-18	-348000	pmt recd	64	6,56,000	20,704	3,08,000
23-May-18		pmt recd dt: 23.0	÷	3,08,000	-	(2,00,000
09-Jun-18		pmt recd	17	(2,00,000)	(1,677)	
30-Jun-18	j	GST Amount	21	(3,49,505)	<u>.</u>	1,48,000
04-Jul-18		ž	4	1,48,000	292	(2,00,000
		on completion am	ļ	(2,00,000)	····	(2,00,000
30-Jul-18	200000	on completion an	20	(2,00,000)	(2,304)	
					0.40	
	0		Approx In	iterest Payable	9,610	
				***************************************		* * **********************************
			: : :		**************************************	• • •
			• • •	* * **********************************	- - -	•••••
Note:				} } }		
		tallemnts & paymen				
		as positive amounts	& payme	nts received as neg	ative amounts	5. :
	G: Do not cha					
		ccending order.	i i A		•	***************************************
Calculate sum	of Installment	s / Payments & Inter	rest			
	<u></u>			· · · · · · · · · · · · · · · · · · ·		
c Charge Int	erest of Rs.	(or)	c Interes	waived	i ! ! !	
	: : : :			i i i	i ! !	1,1
c Allow on-	time payment o	discount (o	Reduce	e on-time payment	discount to R	s.
				•		
			• • • •	• •	W	TAY
0.000			• •	Signature of M.D.	PPROVE	
Signature of N	/lanager:			Date	•	018
Date				1	n6 JUL	010
Ñ	***************************************	***************************************	***************************************	***************************************	SOHAM F	MODI
XM				1	SUNG D	KEUT

Plian Wai or Off. NO OTIPD. MANAGING

MANNEY STORY