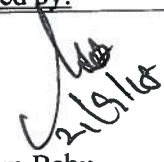
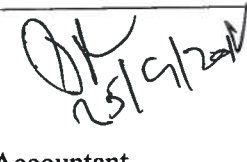
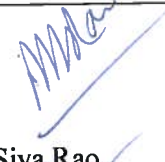



Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-202	
Name of Buyer	Mr. P Chandrasekhar	
A.	Total sale consideration.	Rs. 46,99,000/-
B.	Less: Discount for on time payments.	Rs. 30,000/-
C.	Less: Other discounts	Rs. 1,20,000/- (Discount not shown in BF)
D.	Add: Reg. Charges	Rs. 2,81,490/- + 4,699/- + 500
E.	Add: VAT / GST	Rs. 563,880/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 32,487/- + 5,848/-
H.	Add: Misc. Charges	Rs. 5,580/-
I.	Less: Amount paid	Rs. 54,34,020/-
J.	Balance amount Due	Rs. 8,964/- 9413
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	October 2018
N.	Buyer Info database balance	Rs. 9413
O.	Tally balance	Rs. 9413
P.	Remarks:	
	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 Date: 22/9/18	 Accountant Date: 25/9/2018	 Samba Siva Rao Date: 11/10/18	 Managing Partner: Soham Modi Date: 01 OCT 2018
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- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.



APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

Interest calculation for delayed payments.

Project Name Mayflower Grande

Flat no. F-202

Customer Name Mr. P Chandra Sekhar

Booked by Naveena

Prepared by Pavan

Date 21.09.2018

Sign

Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Jun-17	25000	Booking amount	-	-	-	25,000
06-Jul-17	-25000	booking amt cust shift	6	25,000	74	-
06-Jul-17	-200000	pmt rcd cust shifted fr	-	-	-	(2,00,000)
06-Jul-17	-500000	pmt rcd	-	(2,00,000)	-	(7,00,000)
15-Jul-17	200000	First installment	9	(7,00,000)	(3,107)	(5,00,000)
30-Jul-17	700000	Second Installment	15	(5,00,000)	(3,699)	2,00,000
20-Sep-17	-200000	pmt rcd	52	2,00,000	5,129	-
22-Sep-17	-1987000	pmt rcd	2	-	-	(19,87,000)
30-Sep-17	1787000	Third installment	8	(19,87,000)	(7,839)	(2,00,000)
30-Sep-17	1072000	Fourth installment	-	(2,00,000)	-	8,72,000
17-Nov-17	-872000	pmt rcd	48	8,72,000	20,641	-
17-Apr-18	-715000	pmt recd	151	-	-	(7,15,000)
19-Apr-18	-109020	pmt recd	2	(7,15,000)	(705)	(8,24,020)
27-Apr-18	-826000	pmt recd akella sesha	8	(8,24,020)	(3,251)	(16,50,020)
27-Apr-18	735020	GST Amount	-	(16,50,020)	-	(9,15,000)
30-Jul-18	715000	Fifth Installment	94	(9,15,000)	(42,416)	(2,00,000)
30-Aug-18	200000	On completion Amour	31	(2,00,000)	(3,058)	-
	0			Approx Interest Payable	(38,230)	

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:

Date

Signature of M.D.:

Date

APPROVED BY
01 OCT 2018
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOUR GRANDE		
Buyer Name	MR. P. CHANDRASEKHAR & OTHERS		
Flat / Bungalow No.	F-202	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	46,99,000
B	Add : Stamp duty & registration charges, Mutation exp	2,91,139
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,63,880
E	Total Taxes (B + C + D)	8,55,019
F	Total amount payable (A+E)	55,54,019
G	Total Amount Paid	46,08,020
H	Balance Amount Payable (F-G)	9,45,999

K	Sale Deed Value	46,99,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq. ready
M	Housing Loan Sanctioned	44,00,000	35,74,000	8,26,000
N	Own contribution (including taxes)	11,54,019	10,34,020	1,19,999

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		1,19,999	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		8,26,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

₹ 100/- sbt discount not shown in Sale Consideration of Rs. 1,29,000/-
₹ 30,000/- on time Payment discount

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	24/4/18	24/4/18	29/04/18

