

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-203	☒ Yes ☐ No	
Land area (sq. yds.)	37.15	☒ Yes ☐ No	
Built-up-area (sft)	1200	☒ 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	6'-6" wide corridor	☒ Yes ☐ No	
West	Open to sky	☒ Yes ☐ No	
Total sale Consideration (as per declaration form)	45,62,000	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	4562000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	05.01.19	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 5/7/17	Date: 20/5/17	Date: 25/7/2017	Date: <i>[Signature]</i>

APPROVED BY
45 JUL 2017
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWR GRANDE		
Buyer Name	MR. KESETTI CHANDRA SEKHAR		
Flat / Bungalow No.	F-203	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	45,62,000
B	Add : Stamp duty & registration charges, Mutation exp	9,062
C	Add: Service Tax & VAT @ 4.5%	12,938
D	Add: GST @ 12%	5,20,440
E	Total Taxes (B + C + D)	5,42,440
F	Total amount payable (A+E)	51,04,440
G	Total Amount Paid	36,74,000
H	Balance Amount Payable (F-G)	14,30,440

K	Sale Deed Value	45,62,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	36,00,000	22,24,448	13,75,552
N	Own contribution (including taxes)	15,04,440	14,49,552	54,888

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount		Security cq.received
		-	<	Not required
				Collect cq.at the time of registration
Own contribution	Cq. No.	Amount		Security cq.received
		54,888	<	Not required
			<	Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		13,75,552	<	Not required
			<	Collect cq.at the time of registration

Remarks:

60,000/- On time payment disocunt given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date				



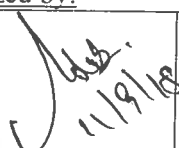
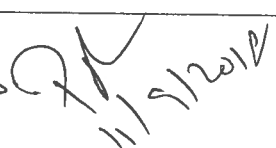
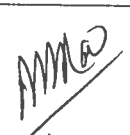
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-203
Name of Buyer	Mr. K Chandra Shekhar

A.	Total sale consideration.	Rs. 45,62,000/-
B.	Less: Discount for on time payments.	Rs. Not allowed
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer + 4,562/-
E.	Add: VAT / GST	Rs. 2,813/- + 5,20,440/-
F.	Add: Service Tax	Rs. 10,125/-
G.	Add: Extra Specs Charges	Rs. (33,496) ✓
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 50,49,552/-
J.	Balance amount Due	Rs. 21,972/- 46,973
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☐ No Rs. 25,000/-
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 46,973
O.	Tally balance	Rs. 46,973
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	 Accountant	 Samba Siva Rao	 Managing Partner:
Date: 11/9/18	Date: 11/9/2018	Date: 11/9/18	Date: 11 SEP 2018
			SOHAM MODI MANAGING DIRECTOR

- 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-203
 Customer Name: Mr. K Chandra Shekhar
 Booked by: Naveena
 Prepared by: Pavan
 Date: 10.09.18
 Sign: _____
 Interest rate: 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
04-Jun-17	25000	Booking amount	-	-	-	25,000
07-Jun-17	-25000	pmt rcd	3	25,000	37	-
19-Jun-17	200000	First Installment	12	-	-	2,00,000
21-Jun-17	200000	pmt rcd	2	2,00,000	197	-
04-Jul-17	700000	Second installment	13	-	-	7,00,000
07-Jul-17	-700000	pmt rcd	3	7,00,000	1,036	-
04-Oct-17	1718000	Third Installment	89	-	-	17,18,000
19-Dec-17	-37000	pmt rcd	76	17,18,000	64,390	16,81,000
28-Dec-17	-2712000	pmt rcd	9	16,81,000	7,461	(10,31,000)
04-Jan-18	1031000	Fourth installment	7	(10,31,000)	(3,559)	-
04-May-18	688000	Fifth Installment	120	-	-	6,88,000
10-Jul-18	487552	GST Amount	67	6,88,000	22,732	11,75,552
13-Jul-18	-1375552	pmt recd	3	11,75,552	1,739	(2,00,000)
30-Aug-18	200000	On completion amc	48	(2,00,000)	(4,734)	-
	0			Approx Interest Payable	89,299	

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. 50,000/- (or) ☐ Interest waived

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. Nil

Signature of Manager: _____ Date: _____
 Signature of M.D: _____ Date: _____



- Sign
- Due to "CIBIL" Poor Rating loan was refused by all banks & finally happened with HDFC
 - hence the delay
 - OIPD offered Rs. 60000/-
 - Please advise
- 10/9/18