

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?		
Project Name	Mayflower Grande	☒ Yes ☒ No		
Vendor	B&C Estates	☒ Yes ☒ No		
Flat no.	F-204	☒ Yes ☒ No		
Land area (sq. yds.)	35.14	☒ Yes ☒ No		
Built-up-area (sft)	1135	☒ 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)	42,01,000/-	☒ Yes ☒ No		
PPT No.		N A		
Sale Deed value	42,01,000/-	☒ Yes ☒ No		
Construction contract value		☒ Yes ☒ No		
Installments	Check with booking form.	☒ Yes ☒ No		
Date of completion	08.07.2018	☒ Yes ☒ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Bahu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Bahu</i>	Sign: <i>QK</i>	Sign: <i>MD</i>	Sign: <i>G. Mody</i>
Date: <i>9/1/18</i>	Date: <i>11/1/18</i>	Date: <i>11/1/18</i>	Date: <i>11/1/18</i>	Date: <i>11.1.18</i>

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.

APPROVED BY
11 JAN 2018
GAURANG MODI
MANAGING DIRECTOR

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	F-204					
Customer Name	Mr Adik Vittal					
Booked by	Musthaq					
Prepared by	Pavan					
Date	21.09.2018					
Sign						
Interest rate	18 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
23-Dec-17	25000	Booking amount	-	-	-	25,000
26-Dec-17	-25000	pmt rcd	3	25,000	37	-
02-Jan-18	-200000	pmt rcd	7	-	-	(2,00,000)
07-Jan-18	200000	1st Installment	5	(2,00,000)	(493)	-
23-Jan-18	500000	2nd Installment	16	-	-	5,00,000
30-Jan-18	-500000	pmt rcd	7	5,00,000	1,726	-
13-Mar-18	-87000	pmt recDdt: 13.03.201	42	-	-	(87,000)
23-Mar-18	1638000	3rd Installment	10	(87,000)	(429)	15,51,000
13-Apr-18	-2557000	pmt recd	21	15,51,000	16,062	(10,06,000)
23-Apr-18	919000	4th Installment	10	(10,06,000)	(4,961)	(87,000)
30-Jul-18	719000	5th Installment	98	(87,000)	(4,205)	6,32,000
08-Aug-18	-208620	pmt rcd Axis bank	9	6,32,000	2,805	4,23,380
08-Aug-18	-300000	pmt rcd axis bank	-	4,23,380	-	1,23,380
17-Aug-18	-700000	pmt recd	9	1,23,380	548	(5,76,620)
27-Aug-18	-132000	pmt rcd 27.8.2018	10	(5,76,620)	(2,844)	(7,08,620)
20-Sep-18	508620	GST amount	24	(7,08,620)	(8,387)	(2,00,000)
30-Sep-18	200000	On completion amount	10	(2,00,000)	(986)	-
	0			Approx Interest Payable	(1,127)	

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A , B & C in accending 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
25 SEP 2018
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. ADIK VITTHAL NIRMAL & OTHERS		
Flat / Bungalow No.	F-204	Area	1135.00
Land Area	35.14		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	42,01,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,04,120
E	Total Taxes (B + C + D)	5,08,620
F	Total amount payable (A+E)	47,09,620
G	Total Amount Paid	38,69,000
H	Balance Amount Payable (F-G)	8,40,620

K	Sale Deed Value	42,01,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	33,89,000	25,57,000	8,32,000
N	Own contribution (including taxes)	13,20,620	13,12,000	8,620

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Security cq.received
		8,620	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		8,32,000	Not required
			Collect cq.at the time of registration

Remarks:

Mutation and registration exp paid by customer
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			





Customer Copy

Challan No.(ATRN) :	5698551150022	Challan generation date and time :	30-07-2018 11:13:12
Challan Expiry on :	05-08-2018 at close of business hours	Amount to pay:	INR 252060.00

Name of the Merchant Partner :	Registration and Stamps Department Government of Telangana State	Merchant order no.:	948DI2300718
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Name of the customer :	ADIK VITTHAL NIRMAL	Mode of payment :	CASH
Mobile Number:	9848031914	Email ID:	CR@MODIPROPERTIES.COM

Additional Details :	USER ID No 3075729 Queue No 3075729
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Note for the customer:

1. This challan is accepted at all branches of State Bank of India.
2. In case of any issue related to payment kindly register your queries with sbiipay@sbi.co.in or our toll-free number- 1800-221-401. Please quote Challan/ATRN No in all your correspondences.
3. Refunds if any, to be taken up with the merchant directly. No refunds shall be entertained at SBI.

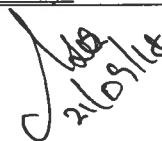
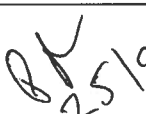
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-204
Name of Buyer	Mr. Adik Vittal Nirmal

A.	Total sale consideration.	Rs. 42,01,000/-
B.	Less: Discount for on time payments.	Rs. 56,750/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 5,04,120/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 8,564/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 47,09,620/-
J.	Balance amount Due	Rs. Nil
K.	Refund	☒ Yes ☐ No Rs. 22,606/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. (22,606)
O.	Tally balance	Rs. (22,606)
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
Date: 21/09/18	Date: 25/9/2018	Date: 25/9/18	Date: 25/9/2018



- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.