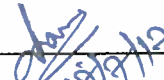
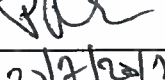
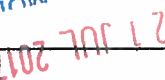
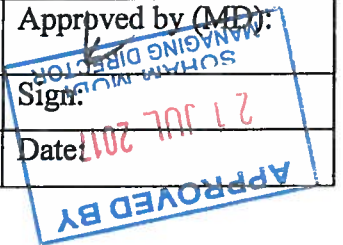


Sale Agreement Authorization Form-BNC

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-205	☒ 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 & Staircase	☐ Yes ☐ No	
West	Open to sky	☒ Yes ☐ No	
Total sale Consideration (as per declaration form)	4405000	☒ Yes ☐ No	
PPT No.	?	N A	
Sale Deed value	4405000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	16.01.19	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 19/7/12	Date: 21/7/12	Date: 21/7/12	Date: 21 JUL 2012



SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. YUVRAJ FASANTRAO KADAM & OTHERS		
Flat / Bungalow No.	F-205	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	44,05,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,28,600
E	Total Taxes (B + C + D)	5,33,100
F	Total amount payable (A+E)	49,38,100
G	Total Amount Paid	46,05,000
H	Balance Amount Payable (F-G)	3,33,100

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	30,00,000	27,01,000	2,99,000
N	Own contribution (including taxes)	19,38,100	19,04,000	34,100

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
		34,100	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		2,99,000	Not required
			Collect cq.at the time of registration

Remarks:

Mutation D. D. obtained by Customer

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MP
Sign				
Date				



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

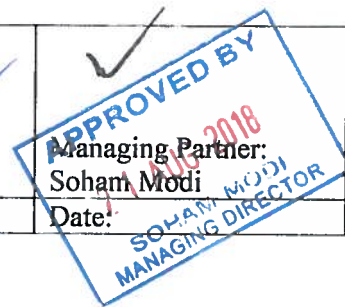
Flat No.	F-205
Name of Buyer	Mr. Yuvraj Kadam

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
E.	Add: VAT / GST	Rs. 5,28,600/- ✓
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 1,200/- + 216/- ✓
H.	Add: Misc. Charges	Rs. 5,080/- ✓
I.	Less: Amount paid	Rs. 49,05,000/- ✓
J.	Balance amount Due	Rs. 35,096/- ✓
K.	Refund	☐ Yes ☐ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	September 2018
N.	Buyer Info database balance	Rs. 35096
O.	Tally balance	Rs. 35096
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:	 Accountant Date:	 Samba Siva Rao Date:	 Managing Partner: Soham Modi Date:
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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.

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	F-205					
Customer Name	Mr. Yuvraj Kadam					
Booked by	Naveena					
Prepared by	Pavan					
Date	10.08.18					
Sign						
Interest rate	18 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
06-07-17	25000	Booking Amount	-	-	-	25,000
10-07-17	-25000	pmt rcd	4	25,000	49	-
19-07-17	-200000	pmt rcd from websi	9	-	-	(200,000)
21-07-17	200000	1st Installment Wi	2	(200,000)	(197)	-
31-07-17	9000	GST asper July 2017	10	-	-	9,000
05-08-17	700000	2nd Installment W	5	9,000	22	709,000
10-08-17	-500000	pmt rcd through we	5	709,000	1,748	209,000
10-08-17	-200000	pmt rcd through we	-	209,000	-	9,000
22-08-17	-480000	pmt rcd through we	12	9,000	53	(471,000)
31-08-17	15000	GST asper Aug 2017	9	(471,000)	(2,090)	(456,000)
02-09-17	-1160000	pmt rcd	2	(456,000)	(450)	(1,616,000)
30-09-17	133960	GST asper Sep 2017	28	(1,616,000)	(22,314)	(1,482,040)
31-10-17	89307	GST asper Oct 2017	31	(1,482,040)	(22,657)	(1,392,733)
03-11-17	1640000	3rd Installment 7D	3	(1,392,733)	(2,060)	247,267
03-11-17	984000	4th Installment 7D	-	247,267	-	1,231,267
06-11-17	-984000	pmt rcd	3	1,231,267	1,822	247,267
30-11-17	178613	GST asper Nov 2017	24	247,267	2,927	425,880
30-04-18	102720	GST	151	425,880	31,713	528,600
23-05-18	-100000	amt recd from MPP	23	528,600	5,996	428,600
30-06-18	656000	5th Installment 7D	38	428,600	8,032	1,084,600
12-07-18	-556000	pmt recd	12	1,084,600	6,418	528,600
16-07-18	-200000	pmt recd dt: 16.07.	4	528,600	1,043	328,600
16-07-18	-200000	pmt recd dt: 17.07.	-	328,600	-	128,600
30-07-18	-300000	pmt red dt: 30.07.2	14	128,600	888	(171,400)
30-07-18	-28600	amount payable	-	(171,400)	-	(200,000)
30-08-18	200000	6th Installment Or	31	(200,000)	(3,058)	-
	0					
			Approx Interest Payable		7,885	
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. <u>Nil</u>						
Signature of Manager:						
Signature of M.D.:						
Date :						

APPROVED BY
11 AUG 2018
SOHAM MOJIB
MANAGING DIRECTOR

15. NO O/PD offered. Sh. Waive off interest. 21/8/18