

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-301	☒ Yes ☒ No	
Land area (sq. yds.)	37.15 sq yds	☒ Yes ☒ No	
Built-up-area (sft)	1200 Sft	☒ 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)	46,09,000/-	☒ Yes ☒ No	
PPT No.		N A	
Sale Deed value	46,09,000/-	☒ Yes ☒ No	
Construction contract value		☒ Yes ☒ No	
Installments	Check with booking form.	☒ Yes ☒ No	
Date of completion	05.03.2019	☒ Yes ☒ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>19/9/2017</i>	Date: <i>19/9/2017</i>	Date: <i>19/9/2017</i>	Date: <i>19/9/2017</i>

APPROVED BY
20 SEP 2017
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. AUNPAMA AKKIDAS		
Flat / Bungalow No.	F-301	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	46,09,000
B	Add : Stamp duty & registration charges, Mutation exp	9,109
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,53,080
E	Total Taxes (B + C + D)	5,62,189
F	Total amount payable (A+E)	51,71,189
G	Total Amount Paid	51,68,449
H	Balance Amount Payable (F-G)	2,740

K	Sale Deed Value	46,09,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	51,71,189	51,68,449	2,740

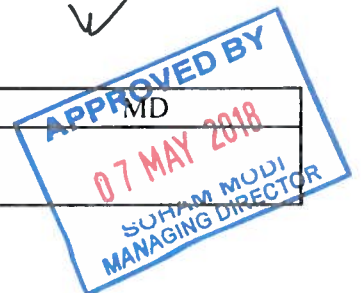
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		2,740	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		-	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date				



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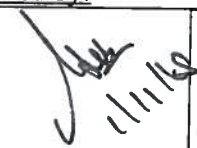
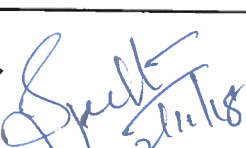
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-301
Name of Buyer	Mrs. Anupama Akkidas

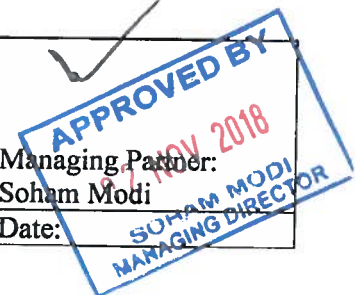
A.	Total sale consideration.	Rs. 46,09,000/-
B.	Less: Discount for on time payments.	Rs. Not allowed
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer + 4,609/-
E.	Add: VAT / GST	Rs. 5,53,080/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 51,68,449/-
J.	Balance amount Due	Rs. 1,53,320/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☐ No Rs. 1,50,000/-
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 153,320/-
O.	Tally balance	Rs. 153,320/- B & C Estate
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	Mayflower Grande owner
	Maintenance charges @ Rs.1500/- to be collected for initial six months	48W
	Membership fee Rs.50/- to be collected	9050/-

	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: Soham Modi
Date:	Date:	Date:	Date:

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-301

Customer Name: Mrs. Anupama Akkidas

Booked by Naveena

Prepared by Pavan

Date 05.07.18

Sign

Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Jun-17	25000	Booking amt	-	-	-	25,000
07-Jul-17	-225000	pmt rcd	7	25,000	86	(2,00,000)
15-Jul-17	200000	First Installment	8	(2,00,000)	(789)	-
30-Jul-17	700000	Second installment	15	-	-	7,00,000
05-Oct-17	1742000	Third Installment	67	7,00,000	23,129	24,42,000
05-Oct-17	971000	fourth installment	-	24,42,000	-	34,13,000
06-Dec-17	-1000000	pmt rcd	62	34,13,000	1,04,354	24,13,000
27-Feb-18	-900000	pmt rcd	83	24,13,000	98,768	15,13,000
27-Feb-18	-350000	pmt rcd dtd 27.02	-	15,13,000	-	11,63,000
27-Feb-18	-750000	pmt rcd dtd 27.02	-	11,63,000	-	4,13,000
19-Mar-18	-1384000	pmt rcd	20	4,13,000	4,073	(9,71,000)
29-Mar-18	771000	Fifthe installment	10	(9,71,000)	(4,788)	(2,00,000)
04-May-18	-559449	pmt recd	36	(2,00,000)	(3,551)	(7,59,449)
30-Jun-18	559449	GST Amount	57	(7,59,449)	(21,348)	(2,00,000)
30-Aug-18	200000	on completion am	61	(2,00,000)	(6,016)	-

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Approx Interest Payable

1,93,917

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

c Charge Interest of Rs. (1,50,000) - (or) c Interest waived

c Allow on-time payment discount ☒ (or) c Reduce on-time payment discount to R.N. 1

Signature of Manager:

Signature of M.D.:

Date

Date

APPROVED BY

JUL 2018

G. HAM MODI

MANAGING DIRECTOR

customer has booked - F. 401, F. 501, F. 302 - Arranging three flats auditors also with him today.

- A. T. D. A. attached M. L. K. ... Pl. action. ...