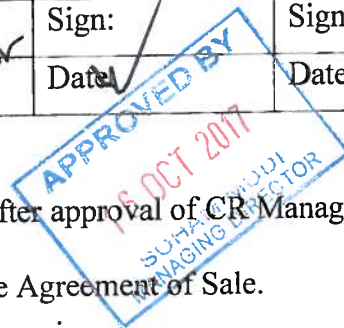


Check List

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-304	☒ 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)	35,98,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	35,98,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments .	Check with booking form.	☒ Yes ☐ No		
Date of completion	05.04.2018	☒ Yes ☐ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 6/10/17	Date: 16/10/17	Date: 16/10/17	Date: 16/10/17	Date: 16.10.17

Note:

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



SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. PRASHANT UTTALWAR		
Flat / Bungalow No.	F-304	Area	1135.00
Land Area	35.14		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	35,98,000
B	Add : Stamp duty & registration charges, Mutation exp	2,21,380
C	Add: Service Tax & VAT @ 4.5%	
D	Add: GST @ 12%	4,31,760
E	Total Taxes (B + C + D)	6,53,140
F	Total amount payable (A+E)	42,51,140
G	Total Amount Paid	34,37,738
H	Balance Amount Payable (F-G)	8,13,402

K	Sale Deed Value	35,98,000
L	Construction Contact value	-

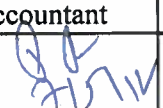
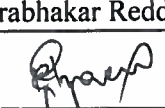
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	28,54,000	20,38,000	8,16,000
N	Own contribution (including taxes)	13,97,140	13,99,738	(2,598)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		(2,598)	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		8,16,000	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date			07/5/18	



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

Flat No.	F-304
Name of Buyer	Mr. Harshada Uttalwar

A.	Total sale consideration.	Rs. 35,98,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,15,880/- +Rs.3,598/-(GHMC mutation charges)
E.	Add: VAT / GST	Rs. 4,31,760/-
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. 42,53,738/-
J.	Balance amount Due	Rs. 580/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	September 2018
N.	Buyer Info database balance	Rs. <i>580</i>
O.	Tally balance	Rs. <i>580</i> / ①
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected ②	
	Maintenance charges @ Rs.1419 /- to be collected for initial six months <i>8564/-</i> ③	
	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:

<i>G.B. Ram Babu</i> G. B. Ram Babu Date:	<i>PA 22/8/18</i> Accountant Date:	<i>AMK</i> Samba Siva Rao Date: <i>23/8/18</i>	<i>W</i> 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-304					
Customer Name	Mrs. Harshada Uttalwar					
Booked by	Praveen Pathak					
Prepared by	Pavan					
Date	10.08.2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
15-Jul-17	25000	BOOKED AMOUNT	-	-	-	25,000
19-Jul-17	-25000	booking amt rcd	4	25,000	49	-
31-Jul-17	200000	1ST INSTALLMENT	12	-	-	2,00,000
15-Aug-17	500000	2ND INSTALLMENT	15	2,00,000	1,479	7,00,000
06-Sep-17	-200000	pmt rcd	22	7,00,000	7,595	5,00,000
05-Oct-17	-300000	pmt rcd	29	5,00,000	7,151	2,00,000
25-Oct-17	1086000	3RD INSTALLMENT	20	2,00,000	1,973	12,86,000
25-Oct-17	952000	4TH INSTALLMENT	-	12,86,000	-	22,38,000
23-Nov-17	-219000	pmt rcd	29	22,38,000	32,006	20,19,000
27-Nov-17	-2038000	pmt rcd	4	20,19,000	3,983	(19,000)
02-May-18	-655738	pmt rcd	156	(19,000)	(1,462)	(6,74,738)
04-May-18	3598	mutation exp	2	(6,74,738)	(665)	(6,71,140)
09-May-18	215880	registrastion charge	5	(6,71,140)	(1,655)	(4,55,260)
26-May-18	4300	registration	17	(4,55,260)	(3,817)	(4,50,960)
07-Jun-18	-816000	pmt recd	12	(4,50,960)	(2,669)	(12,66,960)
30-Jun-18	431960	GST amount	23	(12,66,960)	(14,370)	(8,35,000)
30-Jul-18	635000	5TH INSTALLMENT	30	(8,35,000)	(12,353)	(2,00,000)
30-Aug-18	200000	ON COMPLETION A	31	(2,00,000)	(3,058)	-
	0			Approx Interest Payable	14,187	

Note:

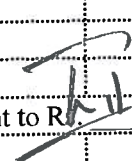
Column A, B & C: Enter Installemnts & payments received

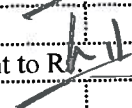
Column B: Enter receivables as positive amounts & payments received as negative amounts.

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. ☒ (or) c Interest Signature of M.D.: 

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

Signature of Manager:

Date:

APPROVED BY
23 AUG 2018
SOHAM MODI
MANAGING DIRECTOR

Mr. customer Govt employee and obtaining
Permission delayed Hk. H. walwar
110-011A. 21/8/18