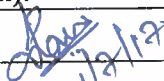
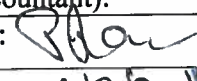


Check List

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-305	☒ 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	23.01.2019	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign:	Sign: 
Date: 24/7/17	Date:	Date: 26/7/2017
		Approved by (MD):
		Sign: 
		Date: 26 JUL 2017

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MR. MARTHI NOOKA RAJU		
Flat / Bungalow No.	F-305	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	49,38,100
H	Balance Amount Payable (F-G)	-

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	49,38,100	49,38,100	-

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
		-	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration

Remarks:

Mutation and registration exp paid by customer
--

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



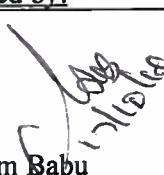
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-305
Name of Buyer	Mr. Martha Nooka Raju

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. (1470)
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 49,38,100/-
J.	Balance amount Due	Rs. Nil
K.	Refund	☐ Yes ☐ No Rs. 890/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. (990)
O.	Tally balance	Rs. (890)
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: Soham Modi
Date: 17/10/18	Date: 20/10/18	Date: 23/10/18	Date: 24 OCT 2018

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-305					
Customer Name	Mr M Nooka Raju					
Booked by	Musthaq					
Prepared by	Pavan					
Date	17-10-2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
14-Jul-17	25000	Booking Amount	-	-	-	25,000
19-Jul-17	-25000	booking amt rcd	5	25,000	62	-
29-Jul-17	200000	1 Installment Within 1	10	-	-	2,00,000
29-Aug-17	700000	2 Installment Within 3	31	2,00,000	3,058	9,00,000
12-Sep-17	-900000	pmt rcd	14	9,00,000	6,214	-
18-Sep-17	-740000	pmt rcd	6	-	-	(7,40,000)
18-Sep-17	-900000	pmt rcd	-	(7,40,000)	-	(16,40,000)
20-Dec-17	-984000	pmt rcd	93	(16,40,000)	(75,215)	(26,24,000)
30-Jan-18	1640000	3 Installment Within 7	41	(26,24,000)	(53,055)	(9,84,000)
05-May-18	984000	4 Installment	95	(9,84,000)	(46,100)	-
10-May-18	656000	5 Installment	5	-	-	6,56,000
30-Jul-18	-656000	pmt recd dt: 30.07.20	81	6,56,000	26,204	-
30-Jul-18	-200000	pmt recd dt: 30.07.20	-	-	-	(2,00,000)
30-Jul-18	533100	GST Amount	-	(2,00,000)	-	3,33,100
30-Aug-18	200000	6 Installment On com	31	3,33,100	5,092	5,33,100
17-Sep-18	-533100	pmt recd	18	5,33,100	4,732	-
	0			Approx Interest Payable	(1,29,009)	
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>MI</u>						
Signature of Manager:				Signature of M.D.:		
Date :				Date :		

APPROVED BY
24 OCT 2018
SUHAM MOJI
MANAGING DIRECTOR