

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-401	☒ Yes ☐ No	
Land area (sq. yds.)	37.15 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)	44,05,000/-	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	44,05,000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	07.02.2019	☒ 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>Q. B.</i>	Sign: <i>[Signature]</i>
Date: <i>8/8/17</i>	Date: <i>17/8/17</i>	Date: <i>17/8/17</i>	Date: <i>[Signature]</i>

APPROVED BY
17 AUG 2017
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWER GRANDE		
Buyer Name	MRS. MANGIPUDI SUDHAMADHURI		
Flat / Bungalow No.	F-401	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	8,905
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,28,600
E	Total Taxes (B + C + D)	5,37,505
F	Total amount payable (A+E)	49,42,505
G	Total Amount Paid	45,94,000
H	Balance Amount Payable (F-G)	3,48,505

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

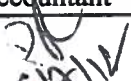
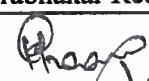
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	346,80,000	343,61,736	3,18,264
N	Own contribution (including taxes)	(297,37,495)	(297,67,736)	30,241

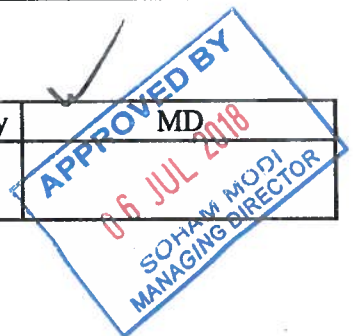
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		30,241	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		3,18,264	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	6/10/18	6/10/18	6/10/18	6/10/18



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

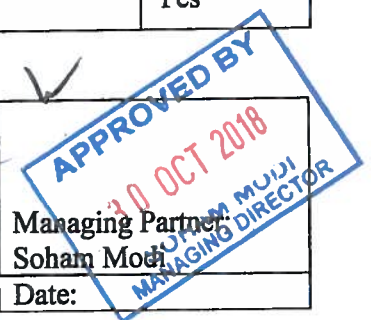
Flat No.	F-401
Name of Buyer	Mrs. MSS Madhuri

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 +4,405/- (GHMC Mutation charges)
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. 49,12,264/-
J.	Balance amount Due	Rs. 32,237/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 32,237/-
O.	Tally balance	Rs. 32,237/-
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	Mayflower Grande Owners Association
	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
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-401						
Customer Name Mrs MS Madhuri						
Booked by Naveena						
Prepared by Pavan						
Date 23-10-2018						
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-Jul-17	-200000	amount received	-	2,00,000	-	-
14-Aug-17	700000	2 Installment Within 3	16	-	-	7,00,000
17-Aug-17	-700000	pmt rcd	3	7,00,000	1,036	-
27-Sep-17	-1640000	pmt rcd	41	-	-	(16,40,000)
17-Oct-17	1640000	3 Installment Within 7	20	(16,40,000)	(16,175)	-
17-Oct-17	920000	4 Installment	-	-	-	9,20,000
13-Dec-17	-500000	pmt rcd	57	9,20,000	25,861	4,20,000
13-Dec-17	-420000	pmt rcd	-	4,20,000	-	-
23-Apr-18	-560000	pmt recd	131	-	-	(5,60,000)
10-Jun-18	720000	5 Installment	48	(5,60,000)	(13,256)	1,60,000
20-Jun-18	-549000	pmt rcd	10	1,60,000	789	(3,89,000)
11-Jul-18	507264	GST Amount	21	(3,89,000)	(4,029)	1,18,264
12-Jul-18	-318264	pmt recd	1	1,18,264	58	(2,00,000)
30-Aug-18	200000	6 Installment On com	49	(2,00,000)	(4,833)	-
	0			Approx Interest Payable	(10,487)	

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. 1

Signature of Manager: _____ Signature of M.D.: _____

Date : _____ Date _____

APPROVED BY
30 OCT 2018
SUHAM MOJI
MANAGING DIRECTOR