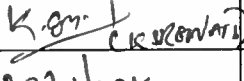


Check List

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-402	☒ 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	Open to sky	☒ Yes ☐ No		
West	6'-6" wide corridor	☒ Yes ☐ No		
Total sale Consideration (as per declaration form)	44,59,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	44,59,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☐ Yes ☐ No		
Date of completion	06.01.2019	☒ Yes ☐ No		
Remarks	PPT No: 161			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	
Sign: 	Sign: 	Sign: 	Sign: 	
Date:	Date: 23/11/18	Date: 23/11/2018	Date:	

APPROVED BY
24 NOV 2018
SOHAM MOJI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWER GRANDE		
Buyer Name	MRS. K. PRAVEENA		
Flat / Bungalow No.	F-402	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	44,59,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,35,080
E	Total Taxes (B + C + D)	5,39,580
F	Total amount payable (A+E)	49,98,580
G	Total Amount Paid	51,98,520
H	Balance Amount Payable (F-G)	(1,99,940)

K	Sale Deed Value	44,59,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	49,98,580	51,98,520	(1,99,940)

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
		(1,99,940)	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:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

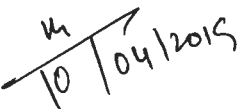


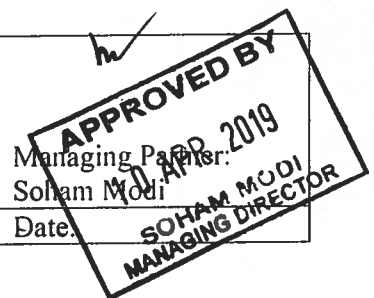
Flat No.	F-402
Name of Buyer	Mr K Devender

A.	Total sale consideration.	Rs. 44,59,000/-
B.	Less: Discount for on time payments.	Rs. Not allowed (Rs.25/- per sft)
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 5,05,080/-
F.	Add: Service Tax	Rs. 10,125/- + 3125/26
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 9,050/- (maint charges)
I.	Less: Amount paid	Rs. 52,23,580/-
J.	Balance amount Due	Rs.
K.	Refund	☐ Yes ☐ No Rs. 10,0245/- 7/20/2
L.	Interest Payable	☐ Yes ☐ No Rs. 2,00,000/-
M.	Maintenance charges due from	November 2018
N.	Buyer Info database balance	Rs.
O.	Tally balance	Rs.
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1500/- 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-204					
Customer Name	K. Devendhar					
Booked by	mushtaq					
Prepared by	vneela					
Date	04.5.18					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
02-Jul-17	25000	Booking amount	-	-	-	25,000
17-Jul-17	200000	First Installment	15	25,000	185	225,000
02-Aug-17	700000	Second installment	16	225,000	1,775	925,000
04-Oct-17	1667000	Third Installment	63	925,000	28,738	2,592,000
24-Oct-17	934000	Fourth Installment	20	2,592,000	25,565	3,526,000
30-May-18	733000	Fifth Installment	218	3,526,000	379,069	4,259,000
30-Jul-18	200000	on completion amount	61	4,259,000	128,120	4,459,000
06-Jul-17	-25000	booking amt red cust	(389)	4,459,000	(855,395)	4,434,000
06-Jul-17	-200000	pmt red customer fl	-	4,434,000	-	4,234,000
03-Aug-17	-700000	pmt red	28	4,234,000	58,464	3,534,000
30-Mar-18	-500000	pmt recd Kethavath P	239	3,534,000	416,528	3,034,000
05-Apr-18	-500000	pmt red on 29.03.201	6	3,034,000	8,977	2,534,000
29-Jun-18	-575000	pmt recd	85	2,534,000	106,220	1,959,000
04-Oct-18	-1959000	amt receivable	97	1,959,000	93,710	-
	0			Approx Interest Payable	391,957	
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. <u>2,10,000</u> (or) c Interest waived						
c Allow on-time payment discount (or) c Reduce on-time payment discount to Rs. _____						
Signature of Manager:			Signature of M.D.: 			
Date :			Date			
			