

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-403	☒ 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)	45,79,000/-	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	45,79,000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	13.01.2019	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign:
Date: 22/7/12	Date: 21/7/12	Date: 31/7/12	Date:

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MR. ANANTH RUPANAGUDI		
Flat / Bungalow No.	F-403	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	45,79,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,49,480
E	Total Taxes (B + C + D)	5,53,980
F	Total amount payable (A+E)	51,32,980
G	Total Amount Paid	38,68,543
H	Balance Amount Payable (F-G)	12,64,437

K	Sale Deed Value	45,79,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	30,00,000	17,64,931	12,35,069
N	Own contribution (including taxes)	21,32,980	21,03,612	29,368

Security Cheque Details:

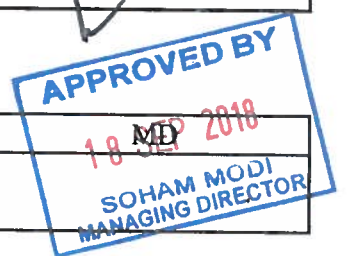
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	☒ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received
Own contribution		29,368	☒ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received
Balance HL Amount		12,35,069	☒ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received

Remarks:

Mutation and registation exp paid by customer

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date				



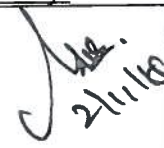
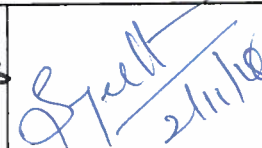
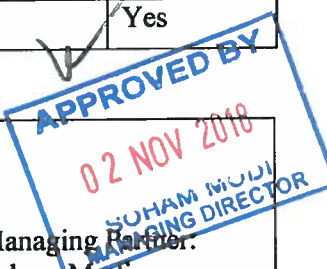
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-403
Name of Buyer	Mr. Ananth Rupangudi

A.	Total sale consideration.	Rs. 45,79,000/-
B.	Less: Discount for on time payments.	Rs. 90,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer +
E.	Add: VAT / GST	Rs. 313/- + 5,46,480/-
F.	Add: Service Tax	Rs. 1125/-
G.	Add: Extra Specs Charges	Rs. 2,400/- + 432/-
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 9,050/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 51,41,543/-
J.	Balance amount Due	Rs. Nil
K.	Refund	☒ Yes ☐ No Rs. 62,663/-
L.	Interest Payable	☐ Yes ☐ No Rs. Not finalised
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. -162,663/-
O.	Tally balance	Rs. -62,663/-
P.	Remarks:	
	Corpus Fund Rs.25,000/-collected	
	Maintenance charges @ Rs.1500/- collected for initial six months	
	Membership fee Rs.50/- 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 Siya Rao	 Managing Partner: Soham Modi
Date:	Date:	Date: 2/11/18	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-403						
Customer Name Mr Ananth Rupoangudi						
Booked by Naveena						
Prepared by Pavan						
Date 31-10-2018						
Sign						
Interest rate 18% p.a.						
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
26-Jun-17	25000	Booking amount	-	-	-	25,000
29-Jun-17	-25000	pmt rcd	3	25,000	37	-
11-Jul-17	200000	First installment	12	-	-	2,00,000
13-Jul-17	-100000	pmt rcd	2	2,00,000	197	1,00,000
13-Jul-17	-100000	pmt rcd	-	1,00,000	-	-
26-Jul-17	700000	Second installmnt	13	-	-	7,00,000
31-Jul-17	-700000	pmt rcd	5	7,00,000	1,726	-
30-Sep-17	1727000	Third installment	61	-	-	17,27,000
04-Oct-17	-1727000	pmt rcd	4	17,27,000	3,407	-
27-Jul-18	963000	Fouth installment	296	-	-	9,63,000
04-Sep-18	-1216543	pmt rcd	39	9,63,000	18,521	(2,53,543)
10-Sep-18	-37931	pmt recd dt: 10.09.20	6	(2,53,543)	(750)	(2,91,474)
30-Sep-18	764000	Fifth installment	20	(2,91,474)	(2,875)	4,72,526
01-Oct-18	-1235069	pmt rcd	1	4,72,526	233	(7,62,543)
30-Oct-18	200000	on completion amount	29	(7,62,543)	(10,905)	(5,62,543)
02-Nov-18	562543	GST Amount	3	(5,62,543)	(832)	-
	0			Approx Interest Payable	8,759	

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.

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

Date : _____ Date : _____

APPROVED BY
02 NOV 2018
SOPHAM M. J. D.
MANAGING DIRECTOR

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Please allow "oip" & "oed" 900000.

2/11/18