

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-405	☒ 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)	45,49,000/-	☒ Yes ☒ No		
PPT No.		N A		
Sale Deed value	45,49,000/-	☒ Yes ☒ No		
Construction contract value		☒ Yes ☒ No		
Installments	Check with booking form.	☒ Yes ☒ No		
Date of completion	18.09.2018	☒ Yes ☒ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>RB</i>	Sign: <i>[Signature]</i>	Sign: <i>G. Mody</i>
Date: <i>19/3/18</i>	Date: <i>22/3/18</i>	Date: <i>22/3/18</i>	Date: <i>26/3/18</i>	Date: <i>27-3-18</i>

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 - MAYLFOWR GRANDE		
Buyer Name	MR. BONDA JOHN GNANA RATNAKAR		
Flat / Bungalow No.	F-405	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	45,49,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,45,880
E	Total Taxes (B + C + D)	5,50,380
F	Total amount payable (A+E)	50,99,380
G	Total Amount Paid	9,75,380
H	Balance Amount Payable (F-G)	41,24,000

K	Sale Deed Value	45,49,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	43,24,000	-	43,24,000
N	Own contribution (including taxes)	7,75,380	9,75,380	(2,00,000)

Security Cheque Details:

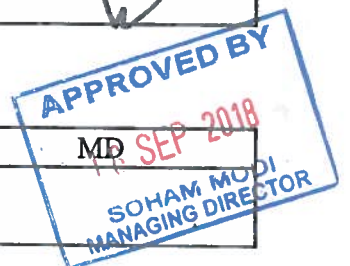
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Security cq.received
		(2,00,000)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		43,24,000	Not required
			Collect cq.at the time of registration

Remarks:

Mutation and registation exp paid by customer

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



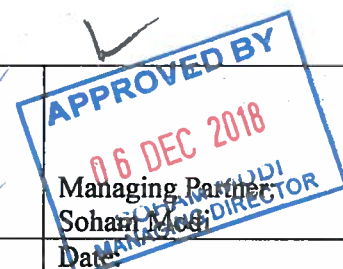
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-405
Name of Buyer	Mr Bonda John Gnana Ratnakar

A.	Total sale consideration.	Rs. 45,49,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by the customer
E.	Add: VAT / GST	Rs. 5,45,880/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. nil
H.	Add: Misc. Charges	Rs. 6,580/-
I.	Less: Amount paid	Rs. 52,99,380/-
J.	Balance amount Due	Rs. 2,080/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☐ No Rs. 2,00,000/-
M.	Maintenance charges due from	Novemberr 2018
N.	Buyer Info database balance	Rs. 2,080/-
O.	Tally balance	Rs. 2,080/-
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	
	Maintenance charges @ Rs.1,500/- to be collected for initial six months	Rs. 9050/-
	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 M. Joshi
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-405					
Customer Name	Mr. B Jhon Gnana					
Booked by	Naveena					
Prepared by	Pavan					
Date	14.09.18					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
10-Sep-17	25000	Booking amount	-	-	-	25,000
14-Sep-17	-25000	pmt rcd	4	25,000	49	-
25-Sep-17	200000	1st Installment	11	-	-	2,00,000
25-Oct-17	700000	2nd Installment	30	2,00,000	2,959	9,00,000
02-Dec-17	-200000	pmt rcd	38	9,00,000	16,866	7,00,000
10-Dec-17	1712000	3rd Installment	8	7,00,000	2,762	24,12,000
10-Dec-17	956000	4th Installment	-	24,12,000	-	33,68,000
30-May-18	756000	5th Installment	171	33,68,000	2,84,019	41,24,000
30-Aug-18	200000	Oncompletion amo	92	41,24,000	1,87,105	43,24,000
30-Sep-18	-4324000	amount receivabla	31	43,24,000	66,104	-
	0			Approx Interest Payable	5,59,864	

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. 2,00,000 (or) ☐ Interest waived

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. 1000

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

APPROVED BY
 14 SEP 2018
 SUTAM MOJI
 MANAGING DIRECTOR

Sir,
 customer and his wife both are doing private jobs
 at Kuwait and requesting to review.
 Please advise

Mr.
 14/9/18