

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-503	☒ 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	☒ Yes ☒ No		
West	Open to sky	☒ Yes ☒ No		
Total sale Consideration (as per declaration form)	45,89,000/-	☒ Yes ☒ No		
PPT No.		N A		
Sale Deed value	44,89,000/-	☒ Yes ☒ No		
Construction contract value		☒ Yes ☒ No		
Installments	Check with booking form.	☒ Yes ☒ No		
Date of completion	04.04.2019	☒ 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>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>G. Mody</i>
Date: <i>5/10/17</i>	Date: <i>7/10/17</i>	Date: <i>7/10/17</i>	Date: <i>7/10/17</i>	Date: <i>13.10.17</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. T. B. PAUL RIES		
Flat / Bungalow No.	F-503	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	44,89,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,38,680
E	Total Taxes (B + C + D)	5,43,180
F	Total amount payable (A+E)	50,32,180
G	Total Amount Paid	36,62,180
H	Balance Amount Payable (F-G)	13,70,000

K	Sale Deed Value	44,89,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	38,70,000	25,00,000	13,70,000
N	Own contribution (including taxes)	11,62,180	11,62,180	-

Security Cheque Details:

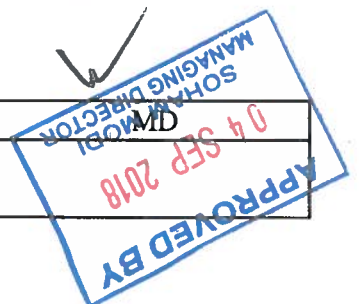
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		13,70,000	Not required
			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-503
Name of Buyer	Mr. TB Paul Ries

A.	Total sale consideration.	Rs. 44,89,000/-
B.	Less: Discount for on time payments.	Rs. Not allowed(Rs.25 per vsft)
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 5,38,680/-
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. 50,32,180/- 50,07,180
J.	Balance amount Due	Rs. 1,996/-
K.	Refund	☐ Yes ☐ No Rs.
L.	Interest Payable	☒ Yes ☐ No Rs. 1,00,000/-
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 126,996
O.	Tally balance	Rs. 126,996
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	25000/-
	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: 3/10/18	Date: 10/10/2018	Date: 12/10/18	Date: 12/10/18



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-503

Customer Name Mr. Paul Ries

Booked by Musthaq

Prepared by Pavan

Date 19.09.2018

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
05-Oct-17	-200000	pmt rcd	10	2,00,000	986	-
25-Oct-17	700000	2nd Installment	20	-	-	7,00,000
09-Nov-17	-289000	pmt rcd	15	7,00,000	5,178	4,11,000
10-Dec-17	1682000	3rd Installment	31	4,11,000	6,283	20,93,000
15-Mar-18	941000	4th Installment	95	20,93,000	98,056	30,34,000
02-May-18	-2500000	pmt rcd	48	30,34,000	71,819	5,34,000
30-May-18	741000	5th Installment	28	5,34,000	7,374	12,75,000
30-Aug-18	-648180	pmt rcd	92	12,75,000	57,847	6,26,820
10-Sep-18	543180	GST amount	11	6,26,820	3,400	11,70,000
12-Sep-18	-1370000	pmt recd	2	11,70,000	1,154	(2,00,000)
30-Sep-18	200000	On completion	18	(2,00,000)	(1,775)	-

0

Approx Interest Payable 2,50,370

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. 1,25,000 (or) ☐ Interest waived
☐ Allow on-time payment discount(or) ☒ Reduce on-time payment discount to Rs. 500

Signature of Manager:

Date

Signature of M.D.

Date 18 SEP 2018
SOHAM MODI
MANAGING DIRECTOR

1st.

- customer is started 1st. delayed housing loan process.

- Please Advise - "OTPD" offered Rs. 30,000/-