

Check List

Check List		Mention details here		Sale Agreement, booking form & plan tally?
Items to be checked				
Project Name		Mayflower Grande		☒ Yes ☒ No
Vendor		B&C Estates		☒ Yes ☒ No
Flat no.		F-504		☒ Yes ☒ No
Land area (sq. yds.)		35.14		☒ Yes ☒ No
Built-up-area (sft)		1135		☒ 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)		41,90,000/-		☒ Yes ☒ No
PPT No.				N A
Sale Deed value		41,90,000/-		☒ Yes ☒ No
Construction contract value				☒ Yes ☒ No
Installments		Check with booking form.		☒ Yes ☒ No
Date of completion		30.06.2018		☒ Yes ☒ No
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>11.1.18</i>	Date: <i>11.1.18</i>	Date: <i>11.1.18</i>	Date: <i>11.1.18</i>	Date: <i>11.1.18</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 - MAYFLOWR GRANDE		
Buyer Name	MR. SASI KALYAN CHAKRAVARTHY		
Flat / Bungalow No.	F-504	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	41,90,000
B	Add : Stamp duty & registration charges, Mutation exp	8,690
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,02,800
E	Total Taxes (B + C + D)	5,11,490
F	Total amount payable (A+E)	47,01,490
G	Total Amount Paid	35,08,990
H	Balance Amount Payable (F-G)	11,92,500

K	Sale Deed Value	41,90,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	36,28,000	24,35,000	11,93,000
N	Own contribution (including taxes)	10,73,490	10,73,990	(500)

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		(500)	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		11,93,000	Not required
			Collect cq.at the time of registration
			Security cq.received

Remarks:

60,000/- On time payment discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

APPROVED BY
27 JUN 2018
MD
SOHAN MODI
MANAGING DIRECTOR



Cash Management Services - Payments

MAIL TO

B AND C ESTATES A/C:009763700002182 YES BANK LTD

MR KUNDURTHI SASI KALYAN
CHAKRAVARTHY

Loan Disbursement A/C No:
631734746

BY ORDER OF

HOUSING DEVELOPMENT FINANCE CORPORATION
LTD

HDFC House, 5th floor,
H T Parekh Marg,
Nariman Point, Mumbai 21

Dear Sir/ Madam,
We enclose herewith our Cheque towards the settlement of your payment as per the following details.

Cheque Number : 410881
Cheque Date : 22/06/2018
Cheque Amount : ***11,93,000.00
Favouring : B AND C ESTATES A/C:009763700002182 YES BANK LTD
Reference No. : 631734746
Payment Details : 12665311 1193000
631734746

HYDERABAD-DISB_10003 TNK

Customer Reference : 183186347
FT806218870995



A/c Payee
Not Negotiable

MANEKJI WADIA BLDG.
GROUND FLOOR,
NANIK MOTWANI MARG,
FORT, MUMBAI- 400001

IFSC HDFC0000060

CMS DISBURSEMENT CHEQUE
VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

2 2 0 6 2 0 1 8

PAY B AND C ESTATES A/C:009763700002182 YES BANK LTD

OR ORDER/आदेश अनुसार

RUPEES/रुपये ELEVEN LAKH NINETY-THREE THOUSAND ONLY **

अदा करे ₹ ***11,93,000.00

A/c No.
खाता सं. 00600350153039

PAYABLE AT PAR AT ALL CLEARING BRANCHES OF HDFC BANK LTD.

FOR HOUSING DEVELOPMENT FINANCE CORPORATION LTD

Authorized Signatory

410881 400240015 714805 30

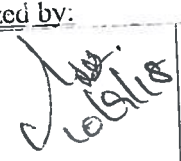
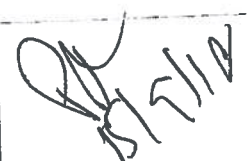
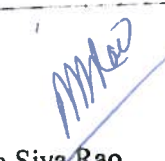
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

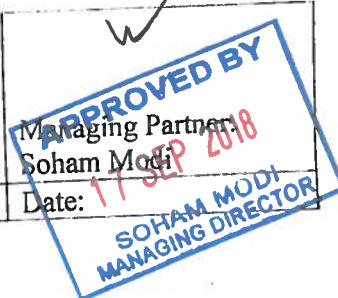
Flat No.	F-504
Name of Buyer	Mr. Sasi Kalyan Chakravarthy

A.	Total sale consideration.	Rs. 41,90,000/-
B.	Less: Discount for on time payments.	Rs. 57,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer + 4,190/-
E.	Add: VAT / GST	Rs. 5,02,800/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 3,240/- + 583/-
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 8,564/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 47,01,990/-
J.	Balance amount Due	Rs. Nil
K.	Refund	☒ Yes ☐ No Rs. 19,533/-
L.	Interest Payable	☐ Yes ☒ No Rs. -
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. (19533)
O.	Tally balance	Rs. (19533)
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 Siva Rao	Managing Partner
Date:	Date:	Date: 17/9/18	Date: 17 SEP 2018



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-504					
Customer Name	Mr. Shahsi Kalyan Chakravarthy					
Booked by	Pathak					
Prepared by	Pavan					
Date	14.08.2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
09-Dec-17	25000	booking amount	-	-	-	25,000
18-Dec-17	-25000	pmt rcd	9	25,000	111	-
22-Dec-17	-200000	pmt rcd	4	-	-	(2,00,000)
24-Dec-17	200000	First installment	2	(2,00,000)	(197)	-
05-Jan-18	-500000	pmt rcd	12	-	-	(5,00,000)
09-Jan-18	500000	Second installment	4	(5,00,000)	(986)	-
09-Mar-18	1632000	third installment	59	-	-	16,32,000
28-Mar-18	-113000	pmt rcd	19	16,32,000	15,292	15,19,000
03-Apr-18	-2435000	pmt rcd	6	15,19,000	4,495	(9,16,000)
23-Apr-18	916000	Fourth installment	20	(9,16,000)	(9,035)	-
14-Jun-18	-235990	pmt recd	52	-	-	(2,35,990)
27-Jun-18	-4190	mutation exp	13	(2,35,990)	(1,513)	(2,31,800)
18-Jul-18	-1193000	pmt rcd dt: 18.07.2018	21	(2,31,800)	(2,401)	(14,24,800)
30-Jul-18	717000	Fifth installment	12	(14,24,800)	(8,432)	(7,07,800)
30-Jul-18	502800	gst	-	(7,07,800)	-	(2,05,000)
31-Aug-18	200000	on completion amt	32	(2,05,000)	(3,235)	(5,000)
14-Aug-18	5000	amount received	(17)	(5,000)	42	-
	0			Approx Interest Payable	(5,859)	

Note:

Column A, B & C: Enter Installments & payments received.

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Columns D to G: Do not change.

Sort columns A, B & C in ascending order.

Calculate sum of Installments / Payments & Interest

c Charge Interest of Rs. _____ (or) ☒ c Interest waived Signature of M.D.: _____

Date: _____

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

Signature of Manager: _____

Date: _____

APPROVED BY
17 SEP 2018
SOHAM MODI
MANAGING DIRECTOR

Sir,

Please allow Rs. 57,000/- OIPD.

10/9/18