

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-505	☒ 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)	45,20,000/-	☒ Yes ☒ No		
PPT No.		N A		
Sale Deed value	45,20,000/-	☒ Yes ☒ No		
Construction contract value		☒ Yes ☒ No		
Installments	Check with booking form.	☒ Yes ☒ No		
Date of completion	10.06.2018	☒ 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>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>11/12/17</i>	Date: <i>11/12/17</i>	Date: <i>11/12/17</i>	Date: <i>11 DEC 2017</i>	Date: <i>14.12.17</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 - MAYLFOWER GRANDE		
Buyer Name	MR. S. SUDHEER KUMAR		
Flat / Bungalow No.	F-505	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	45,20,000
B	Add : Stamp duty & registration charges, Mutation exp	9,020
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,42,400
E	Total Taxes (B + C + D)	5,51,420
F	Total amount payable (A+E)	50,71,420
G	Total Amount Paid	42,71,000
H	Balance Amount Payable (F-G)	8,00,420

K	Sale Deed Value	45,20,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	40,00,000	30,51,000	9,49,000
N	Own contribution (including taxes)	10,71,420	12,20,000	(1,48,580)

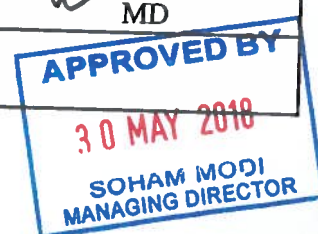
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		(1,48,580)	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		9,49,000	Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				



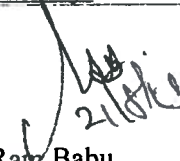
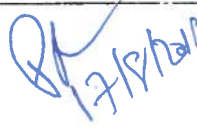
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-505
Name of Buyer	Mr. S Sudheer Kumar

A.	Total sale consideration.	Rs. 45,20,000/-
B.	Less: Discount for on time payments.	Rs. 31,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer/- +Rs.4,520/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 5,42,400/-
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. 50,20,000/-
J.	Balance amount Due	Rs. 17,450/- 22,416
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	September 2018
N.	Buyer Info database balance	Rs. 22,416 B&C Estah
O.	Tally balance	Rs. 22,416
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	2.
	Maintenance charges @ Rs.1500/- to be collected for initial six months	10500: 3
	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: 21/8/18	Date: 17/8/2018	Date: 21/8/18	Date: 21/8/18



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-505					
Customer Name	Mr. S Sudheer Kumar					
Booked by	Praveen Pathak					
Prepared by	Pavan					
Date	09.08.2018					
Sign						
Interest rate	18 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
22-Nov-17	25000	Booking amount	-	-	-	25,000
26-Nov-17	-25000	booking amt rcd	4	25,000	49	-
30-Nov-17	3000	GST	4	-	-	3,000
06-Dec-17	200000	First Installment	6	3,000	9	203,000
11-Dec-17	-200000	pmt rcd	5	203,000	501	3,000
22-Dec-17	700000	Second Installment	11	3,000	16	703,000
28-Dec-17	-295000	pmt rcd	6	703,000	2,080	408,000
31-Dec-17	24000	gst	3	408,000	604	432,000
11-Jan-18	-3051000	pmt rcd	11	432,000	2,343	(2,619,000)
22-Jan-18	1697000	Third installment	11	(2,619,000)	(14,207)	(922,000)
22-Feb-18	949000	fourth installment	31	(922,000)	(14,095)	27,000
30-Mar-18	401520	gst	36	27,000	479	428,520
14-May-18	749000	fifth installment	45	428,520	9,510	1,177,520
23-May-18	-500000	pmt rcd	9	1,177,520	5,226	677,520
23-May-18	-500000	pmt recd	-	677,520	-	177,520
30-May-18	4520	mutation exp	7	177,520	613	182,040
31-May-18	241200	GST	1	182,040	90	423,240
9-Jun-18	4300	reg exp	9	423,240	1,878	427,540
30-Jul-18	-449000	pmt red dt: 30.07.2	51	427,540	10,753	(21,460)
09-Aug-18	-178540	GST amount	10	(21,460)	(106)	(200,000)
30-Aug-18	200000	on completion amo	21	(200,000)	(2,071)	-
	0			Approx Interest Payable	3,672	

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.: **APPROVED BY**

Date : _____ Date **21 AUG 2018**

SOHAM MODI
MANAGING DIRECTOR

Signature: Please waive off interest & allow 01% DDB in 310000! *Chaitan*