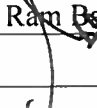
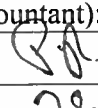
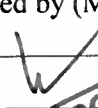
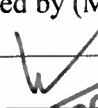


Check List

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-604	☒ Yes ☐ No	
Land area (sq. yds.)	35.14 yds	☒ Yes ☐ No	
Built-up-area (sft)	1135 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	Open to sky	☒ Yes ☐ No	
West	6'-6" wide corridor	☒ Yes ☐ No	
Total sale Consideration (as per declaration form)	44,28,000/-	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	44,28,000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	23.01.2019	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 24/7/17	Date: 20/7/17	Date: 28.7.2017	Date:

APPROVED BY

29 JUL 2017
SOHAM MULI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. SUCHET BHAGWAT & OTHERS		
Flat / Bungalow No.	F-604	Area	1135.00
Land Area	35.14		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	44,28,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,31,360
E	Total Taxes (B + C + D)	5,35,860
F	Total amount payable (A+E)	49,63,860
G	Total Amount Paid	37,14,076
H	Balance Amount Payable (F-G)	12,49,784

K	Sale Deed Value	44,28,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	40,03,000	30,25,743	9,77,257
N	Own contribution (including taxes)	9,60,860	6,88,333	2,72,527

Security Cheque Details:

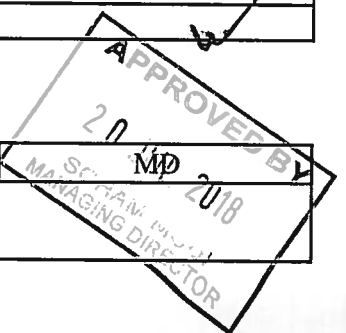
1st Installment of HL	Cq. No.	Amount		Security cq.received
		-	☒	Not required
			☐	Collect cq.at the time of registration
Own contribution	Cq. No.	Amount		Security cq.received
		2,72,527	☒	Not required
			☐	Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		9,77,257	☒	Not required
			☐	Collect cq.at the time of registration

Remarks:

Rs.2,76,757/- disocunt not deducted from sale agreement to avail the maximum loan

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MA S. CHANDRAN MANAGING DIRECTOR
Sign				
Date				



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

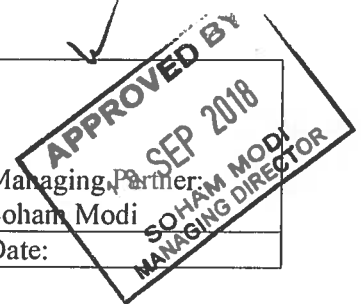
Flat No.	F-604
Name of Buyer	Mr. Suchet Bhagawat

A.	Total sale consideration.	Rs. 44,28,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. 2,76,757/- (discount not shown in booking form)
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 5,31,360/- + Rs. 4428/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. (3494)
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 46,91,333/-
J.	Balance amount Due	Rs. <i>Nil</i>
K.	Refund	☒ Yes ☐ No Rs. 2716/-
L.	Interest Payable	☐ Yes ☐ No Rs. <i>Not finalised</i>
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. -2716/-
O.	Tally balance	Rs. -2716/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1419/- to be collected for initial six months	<i>-8564</i>
	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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner: Soham Modi
Date:	Date:	Date: <i>18/9/18</i>	Date:



Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.