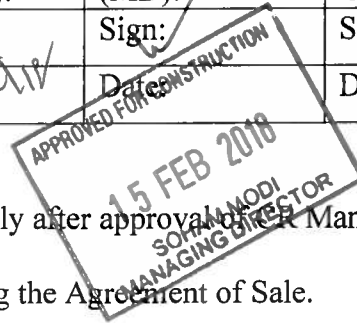


Check List

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-605	☒ 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	02.08.2018	☒ 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>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 2/2/18	Date: 12/2/18	Date: 12/2/18	Date: 12/2/18	Date: 15-2-18

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of 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 - MAYFLOWER GRANDE		
Buyer Name	MR. RAKESH KUMAR & OTHERS		
Flat / Bungalow No.	F-605	Area	1135.00
Land Area	35.14		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	47,89,929
H	Balance Amount Payable (F-G)	3,09,451

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	30,00,000	26,83,000	3,17,000
N	Own contribution (including taxes)	20,99,380	21,06,929	(7,549)

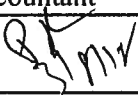
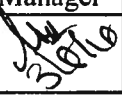
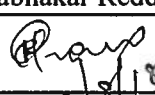
Security Cheque Details:

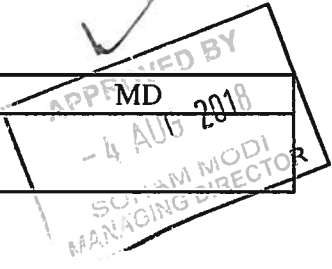
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		(7,549)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		3,17,000	Not required
			Collect cq.at the time of registration

Remarks:

Mutation and registration exp paid by customer
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date			3/8/18	



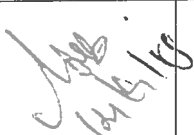
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

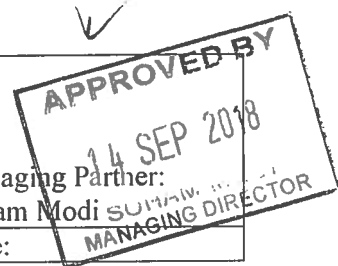
Flat No.	F-605
Name of Buyer	Mr. Rakesh Kumar

A.	Total sale consideration.	Rs. 45,49,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 5,45,880/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 1,200/- + 216/-
H.	Add: Misc. Charges	Rs. 5,380/- + 25,000/- (c fund) + 9,050/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 51,03,929/-
J.	Balance amount Due	Rs. NIL
K.	Refund	☒ Yes ☐ No / Rs. 28,203/-
L.	Interest Payable	☐ Yes ☒ No / Rs. Not finalised
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. (28,203)
O.	Tally balance	Rs. (28,203)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintenance charges @ Rs.1500/- collected for initial six months	
	Membership fee Rs.50/- collected	
	<u>Note:</u> On time demand Letter Marketing Manager Signature not there.	

	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 Date:	 Accountant Date:	 Samba Siva Rao Date: 14/9/18	 Managing Partner: Soham Modi Date:
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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-605
Customer Name: Mr. Rakesh Kumar
Booked by: Musthaq
Prepared by: Pavan
Date: 10.09.18
Sign: _____
Interest rate: 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
07 Nov-17	25000	Booking amount	-	-	-	25,000
14 Nov-17	25000	booking amt rcd	7	25,000	86	-
16 Nov-17	-200000	pmt received	2	-	-	(2,00,000)
22 Nov-17	200000	1st Installment	6	(2,00,000)	(592)	-
04 Dec-17	-700000	pmt rcd	12	-	-	(7,00,000)
07 Dec-17	700000	2nd Installment	3	(7,00,000)	(1,036)	-
07 Feb-18	1712000	3rd Installment	62	-	-	17,12,000
07 Feb-18	956000	4th Installment	-	17,12,000	-	26,68,000
15 Mar-18	-2668000	pmt rcd	36	26,68,000	47,366	-
04 Jun-18	-956000	pmt recd	81	-	-	(9,56,000)
28 Jul-18	3000	gst	54	(9,56,000)	(25,458)	(9,53,000)
28 Jul-18	24000	gst	-	(9,53,000)	-	(9,29,000)
28 Jul-18	300	reg charges	-	(9,29,000)	-	(9,28,700)
28 Jul-18	84000	gst	-	(9,28,700)	-	(8,44,700)
28 Jul-18	320160	gst	-	(8,44,700)	-	(5,24,540)
28 Jul-18	90720	gst	-	(5,24,540)	-	(4,33,820)
28 Jul-18	24000	gst	-	(4,33,820)	-	(4,09,820)
28 Jul-18	-237929	pmt recd dt: 28.07.	-	(4,09,820)	-	(6,47,749)
30 Jul-18	756000	5th Installment	2	(6,47,749)	(639)	1,08,251
17 Aug-18	-317000	pmt recd	18	1,08,251	961	(2,08,749)
30 Aug-18	200000	On completion amt	13	(2,08,749)	(1,338)	(8,749)
10 Sep-18	8749	GST Amount	11	(8,749)	(47)	-
	0			Approx Interest Payable	19,303	

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

☐ Charge Interest of Rs. _____ (or) ☒ Interest waived

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

Signature of Manager: _____ Date: _____

Signature of M.D.: _____ Date: _____

APPROVED BY
14 SEP 2018
SUBRAMANIAM
MANAGING DIRECTOR

Sir,

- Only minor delay

- Please allow on-time payment discount of Rs. 60000/-

10/9/18