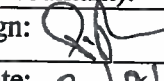
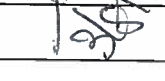


Check List

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-702	☒ Yes ☐ No	
Land area (sq. yds.)	37.15 yds	☒ Yes ☐ No	
Built-up-area (sft)	1200 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)	44,65,000/-	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	44,65,000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	02.02.2019	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 3/8/17	Date: 	Date: 3/8/17	Date: 

APPROVED BY
03 AUG 2017
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. S. VENKTESWAR REDDY		
Flat / Bungalow No.	F-702	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	34,65,000
B	Add : Stamp duty & registration charges, Mutation exp	7,965
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	4,15,800
E	Total Taxes (B + C + D)	4,23,765
F	Total amount payable (A+E)	38,88,765
G	Total Amount Paid	32,63,765
H	Balance Amount Payable (F-G)	6,25,000

K	Sale Deed Value	34,65,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	30,00,000	23,74,000	6,26,000
N	Own contribution (including taxes)	8,88,765	8,89,765	(1,000)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Security cq.received
		(1,000)	Not required
Balance HL Amount	Cq. No.	Amount	Security cq.received
		6,26,000	Not required

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				



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

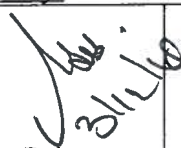
Flat No.	F-702
Name of Buyer	Mr Venkateshwar Reddy Sudini

A.	Total sale consideration.	Rs. 34,65,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by the customer
E.	Add: VAT / GST	Rs. 4,15,800/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- 9,045/-
I.	Less: Amount paid	Rs. 38,89,765/-
J.	Balance amount Due	Rs. 80/-
K.	Refund	☐ Yes ☒ No Rs. 3,885/-
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	November 2018
N.	Buyer Info database balance	Rs. 80/-
O.	Tally balance	Rs. 80/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1,500/- to be collected for initial six months	
	Membership fee Rs.50/- to be collected	

collected
Chq no. 075418
date 10/12/18 419
receipts sent to (2018)
date on 10/12/18

	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: 6/12/18	 Managing Partner: Soham Modi Date:
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APPROVED BY
06 DEC 2018
SOHAM MODI
MANAGING DIRECTOR

- 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-702						
Customer Name Mr Venkateshwar Reddy						
Booked by Mushtaq						
Prepared by Pavan						
Date 03.12.18						
Sign						
Interest rate 18% p.a.						
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
09-Jul-17	25000	Booking Amount	-	-	-	25,000
24-Jul-17	200000	1st Installment W	15	25,000	185	2,25,000
03-Aug-17	-25000	booking amt rcd	10	2,25,000	1,110	2,00,000
03-Aug-17	-200000	pmt rcd earlier custe	-	2,00,000	-	-
08-Aug-17	200000	2nd Installment W	5	-	-	2,00,000
08-Sep-17	-1390000	pmt rcd	31	2,00,000	3,058	(11,90,000)
06-Nov-17	1190000	3rd Installment 7D	59	(11,90,000)	(34,624)	-
26-Dec-17	984000	4th Installment 7D	50	-	-	9,84,000
23-Jan-18	-984000	pmt rcd	28	9,84,000	13,587	-
07-Jun-18	-264765	pmt recd	135	-	-	(2,64,765)
07-Jun-18	-400000	pmt recd	-	(2,64,765)	-	(6,64,765)
04-Jul-18	666000	5th Installment 7D	27	(6,64,765)	(8,851)	1,235
23-Jul-18	424765	Gst amount	19	1,235	12	4,26,000
24-Jul-18	-626000	pmt recd dt; 24.07	1	4,26,000	210	(2,00,000)
30-Oct-18	200000	6th Installment Or	98	(2,00,000)	(9,666)	-
0			Approx Interest Payable		(34,980)	
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.:		
Date :				Date		

APPROVED BY
 06 DEC 2018
 SUHAM MODI
 MANAGING DIRECTOR