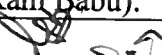
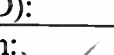


Check List

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-703	☒ Yes ☐ No		
Land area (sq. yds.)	37.15 sq 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)	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	30.05.2018	☒ Yes ☐ No		
Remarks				
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: 	Sign: 	Sign: 	Sign: 	Sign: 
Date: 5/12/17	Date: 5/12/17	Date: 5/12/17	Date: 5/12/17	Date: 8-12-17

APPROVED BY
06 DEC 2017
SUHANI MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. GURURAGHAVENDRAN & OTHERS		
Flat / Bungalow No.	F-703	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	45,49,000
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	46,04,429
H	Balance Amount Payable (F-G)	4,94,951

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	40,00,000	35,00,000	5,00,000
N	Own contribution (including taxes)	10,99,380	11,04,429	(5,049)

Security Cheque Details:

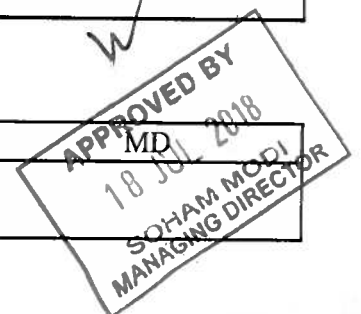
1st Installment of HL	Cq. No.	Amount		Security cq.received
		-	☒	Not required
			☐	Collect cq.at the time of registration
Own contribution	Cq. No.	Amount		Security cq.received
		(5,049)	☒	Not required
			☐	Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		5,00,000	☒	Not required
			☐	Collect cq.at the time of registration

Remarks:

Mutation D. D. obtained by Customer

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



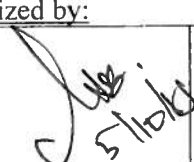
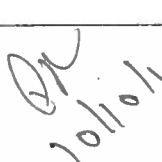
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-703
Name of Buyer	Mr. Guru Raghavendran

A.	Total sale consideration.	Rs. 45,49,000/-
B.	Less: Discount for on time payments.	Rs. 30,000/-
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. 5,080/-
I.	Less: Amount paid	Rs. 51,04,429/-
J.	Balance amount Due	Rs.
K.	Refund	☐ Yes ☐ No Rs. 33,053/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 33053
O.	Tally balance	Rs. 33053
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	①
	Maintenance charges @ Rs.1500/- to be collected for initial six months	9050. ②
	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: Soham Modi
Date: 5/10/18	Date: 10/10/18	Date: 12/10/18	Date: 12/10/18



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-703					
Customer Name	Mr Guru Raghavendran					
Booked by	Mushtaq Ali					
Prepared by	Pavan					
Date	05-10-2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
23-Nov-17	25000	booking amount	-	-	-	25,000
04-Dec-17	-200000	rtgs rcd to website mp	11	25,000	136	(1,75,000)
04-Dec-17	-25000	pmt rcd through mpp	-	(1,75,000)	-	(2,00,000)
07-Dec-17	200000	First Installment	3	(2,00,000)	(296)	-
22-Dec-17	-500000	pmt rcd	15	-	-	(5,00,000)
23-Dec-17	700000	Second Installment	1	(5,00,000)	(247)	2,00,000
23-Jan-18	1712000	third installment	31	2,00,000	3,058	19,12,000
23-Jan-18	956000	Fourth installment	-	19,12,000	-	28,68,000
23-Jan-18	-2868000	pmt rcd	-	28,68,000	-	-
13-Feb-18	-632000	pmt rcd	21	-	-	(6,32,000)
04-Jul-18	756000	Fifth installment	141	(6,32,000)	(43,946)	1,24,000
17-Jul-18	-379429	pmt recd dt: 17.07.20	13	1,24,000	795	(2,55,429)
24-Jul-18	555429	GST Amount	7	(2,55,429)	(882)	3,00,000
25-Jul-18	-500000	pmt recd dt: 25.07.20	1	3,00,000	148	(2,00,000)
30-Jul-18	200000	On completion amount	5	(2,00,000)	(493)	-
	0			Approx Interest Payable	(41,727)	

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
 12 OCT 2018
 SOHAM MODI
 MANAGING DIRECTOR

Sh. .
 . Please allow OIPD dt. 30,000 / .

Sh.
 C 09/10/18

