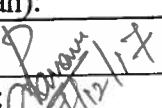
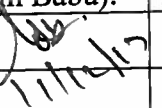
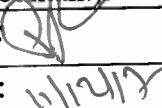
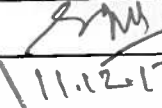


Check List

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-705	☒ 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)	45,79,000/-	☒ Yes ☒ No		
PPT No.		N A		
Sale Deed value	45,79,000/-	☒ Yes ☒ No		
Construction contract value		☒ Yes ☒ No		
Installments	Check with booking form.	☒ Yes ☒ No		
Date of completion	05.06.2018	☒ Yes ☒ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign: 	Sign: 	Sign: 	Sign: 	Sign: 
Date: 11/12/17	Date: 11/12/17	Date: 11/12/17	Date: 11/12/17	Date: 11.12.17

Note:

- Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
- Gaurang Mody to check the above before signing the Agreement of Sale.

APPROVED
11 DEC 2017
MANAGING DIRECTOR

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	F-705					
Customer Name	Mrs. Saritha					
Booked by	Musthaq					
Prepared by	Pavan					
Date	08.08.2018					
Sign						
Interest rate	18 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
02-Dec-17	25000	Booking amount	-	-	-	25,000
07-Dec-17	-225000	pmt rcd	5	25,000	62	(200,000)
16-Dec-17	300	Reg charges	9	(200,000)	(888)	(199,700)
17-Dec-17	200000	1st Installment	1	(199,700)	(98)	300
31-Dec-17	3000	GST	14	300	2	3,300
02-Jan-18	700000	2nd Installment	2	3,300	3	703,300
20-Jan-18	-300000	pmt rcd	18	703,300	6,243	403,300
20-Jan-18	-400000	pmt rcd	-	403,300	-	3,300
28-Feb-18	-2690000	pmt rcd	39	3,300	63	(2,686,700)
02-Mar-18	1727000	3rd Installment	2	(2,686,700)	(2,650)	(959,700)
02-Mar-18	963000	4th Installment	-	(959,700)	-	3,300
13-Jul-18	315240	GST	133	3,300	216	318,540
04-Jul-18	764000	5th Installment	(9)	318,540	(1,414)	1,082,540
13-Jul-18	224160	GST	9	1,082,540	4,805	1,306,700
30-Aug-18	200000	Oncompletion amo	48	1,306,700	30,931	1,506,700
23-Jun-18	-588360	pmt recd	(68)	1,506,700	(50,526)	918,340
27-Jun-18	4579	Mutation exp	4	918,340	1,812	922,919
13-Jul-18	-874000	pmt recd	16	922,919	7,282	48,919
08-Aug-18	-48919	amount payable	26	48,919	627	-
	0			Approx Interest Payable	(3,529)	
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 21 AUG 2018 SOHAM MODI MANAGING DIRECTOR		

Sir,
Please allow O.P.D M. 60000/-

21/8/18

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWR GRANDE		
Buyer Name	MR. DHANUNJAYA PATNAIK & OTHERS		
Flat / Bungalow No.	F-705	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	45,79,000
B	Add : Stamp duty & registration charges, Mutation exp	9,079
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,49,480
E	Total Taxes (B + C + D)	5,58,559
F	Total amount payable (A+E)	51,37,559
G	Total Amount Paid	42,03,360
H	Balance Amount Payable (F-G)	9,34,199

K	Sale Deed Value	45,79,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	24,74,000	16,00,000	8,74,000
N	Own contribution (including taxes)	26,63,559	26,03,360	60,199

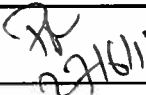
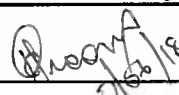
Security Cheque Details:

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
		60,199	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		8,74,000	✓	Not required
				Collect cq.at the time of registration

Remarks:

60,000/- On time payment disocunt given:
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	27/6/18	27/6/18	27/6/18



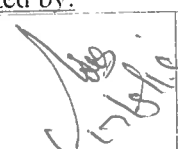
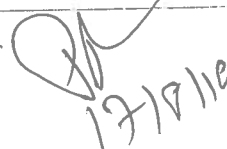
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-705
Name of Buyer	Mrs. Sarita Rao

A.	Total sale consideration.	Rs. 45,79,000/-
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/- +Rs.4,579/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 5,49,480/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 2,400/- + 432/-
H.	Add: Misc. Charges	Rs. 5,080/- + 1800/-
I.	Less: Amount paid	Rs. 50,77,360/-
J.	Balance amount Due	Rs. 5,411/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	September 2018
N.	Buyer Info database balance	Rs. 5411
O.	Tally balance	Rs. 5411
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1500/- to be collected for initial six months	
	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:	Date:	Date: 21/8/18	Date:

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