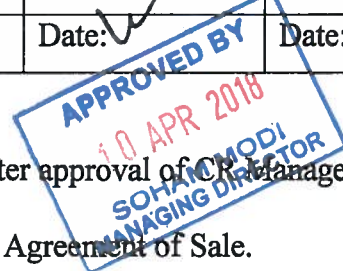


Check List

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-803	☒ 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	Open to Sky	☒ Yes ☐ No		
West	6'-6" wide corridor	☒ Yes ☐ No		
Total sale Consideration (as per declaration form)	46,69,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	46,69,000/-	☒ Yes ☐ No		
Construction contract value		☒ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	20.08.2018	☒ 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>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>Gaurgang Mody</i>
Date: <i>20/4/18</i>	Date: <i>20/4/18</i>	Date: <i>20/4/18</i>	Date: <i>20/4/18</i>	Date: <i>20.4.18</i>

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CR 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 - MAYLFOWR GRANDE		
Buyer Name	MR. N. CHANDRA SHEKAR		
Flat / Bungalow No.	F-803	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	46,69,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,60,280
E	Total Taxes (B + C + D)	5,64,780
F	Total amount payable (A+E)	52,33,780
G	Total Amount Paid	36,83,000
H	Balance Amount Payable (F-G)	15,50,780

K	Sale Deed Value	46,69,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	37,82,000	27,80,302	10,01,698
N	Own contribution (including taxes)	14,51,780	9,02,698	5,49,082

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
			Not required
Own contribution	Cq. No.	Amount	Security cq.received
		5,49,082	Not required
Balance HL Amount	Cq. No.	Amount	Security cq.received
		10,01,698	Not required

Remarks:

Mutation and registration exp paid by customer
--

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				



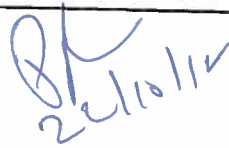
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-803
Name of Buyer	Mr. Chnadra Shekar

A.	Total sale consideration.	Rs. 46,69,000/-
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. 5,60,280/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 1,200/- + 216/-
H.	Add: Misc. Charges	Rs. 5,080/- + 1,18,000/-
I.	Less: Amount paid	Rs. 51,84,698/-
J.	Balance amount Due	Rs. 1,09,078/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 109078
O.	Tally balance	Rs. 109078
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: 23/10/18	Date: 23/10/18

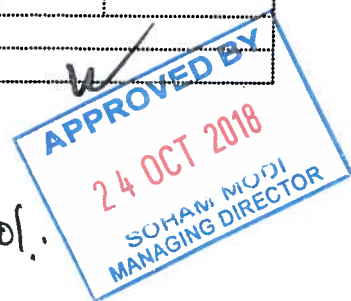


- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	F-803					
Customer Name	Mr N Chandra Sekhar					
Booked by	Musthaq					
Prepared by	Pavan					
Date	08-10-2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
04-Feb-18	25000	Booking amount	-	-	-	25,000
05-Feb-18	-25000	pmt rcd on 05.02.2018	1	25,000	12	-
09-Feb-18	-200000	pmt rcd on 09.02.2018	4	-	-	(2,00,000)
19-Feb-18	200000	1st Installment	10	(2,00,000)	(986)	-
20-Feb-18	-700000	pmt rcd	1	-	-	(7,00,000)
04-Mar-18	700000	2nd Installment	12	(7,00,000)	(4,142)	-
04-May-18	1772000	3rd Installment	61	-	-	17,72,000
08-May-18	-2758000	pmt recd	4	17,72,000	3,495	(9,86,000)
25-May-18	986000	4th Installment	17	(9,86,000)	(8,266)	-
16-Aug-18	786000	5th Installment	83	-	-	7,86,000
12-Sep-18	-500000	pmt recd	27	7,86,000	10,466	2,86,000
22-Sep-18	515698	GST amount	10	2,86,000	1,410	8,01,698
24-Sep-18	-1001698	pmt recd	2	8,01,698	791	(2,00,000)
30-Oct-18	200000	On completion amount	36	(2,00,000)	(3,551)	-
	0			Approx Interest Payable	(771)	
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:						
Signature of M.D.:						
Date:						

Sir,

Then allow O/PD Rs. 60000/-



[Handwritten signature]
8/10/18