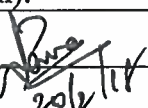
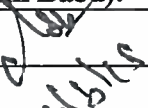
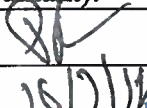
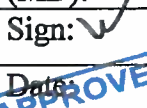
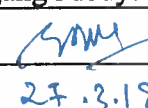


Check List

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-805	☒ 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)	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: 	Sign: 	Sign: 	Sign: 	Sign: 
Date: 20/2/18	Date: 16/3/18	Date: 16/3/18	Date: 16/3/18	Date: 27.3.18

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. KIRAN KUMAR & OTHERS		
Flat / Bungalow No.	F-805	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	37,83,000
H	Balance Amount Payable (F-G)	14,50,780

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	42,00,000	27,58,000	14,42,000
N	Own contribution (including taxes)	10,33,780	10,25,000	8,780

Security Cheque Details:

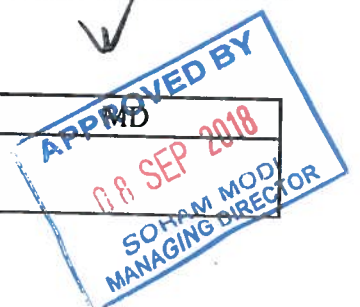
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	☒ Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		8,780	Security cq.received
			☒ Not required
Balance HL Amount	Cq. No.	Amount	Collect cq.at the time of registration
		14,42,000	Security cq.received
			☒ Not required
			Collect cq.at the time of registration

Remarks:

Mutation and registration exp paid by customer

Authorised by:

Name	Accountant	CRM Manager	Prabhakar Reddy	
Sign				
Date				



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

Flat No.	F-805
Name of Buyer	Mr. N Kiran Kumar

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/- + 1,00,000/- (Family car parking) + 18,000/- (GST)
I.	Less: Amount paid	Rs. 52,25,000/-
J.	Balance amount Due	Rs. 68,776/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 68776
O.	Tally balance	Rs. 68776
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:



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

Note: On time Payment received letter Sales manager
Signature not there.

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	F-805					
Customer Name	Mr N Kiran Kumar					
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
06-Feb-18	-25000	pmt rcd on 06.02.2018	2	25,000	25	-
09-Feb-18	-200000	pmt rcd on 09.02.2018	3	-	-	(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)	-
05-May-18	1772000	3rd Installment	62	-	-	17,72,000
15-May-18	-2758000	pmt recd	10	17,72,000	8,739	(9,86,000)
22-May-18	-100000	pmt recd	7	(9,86,000)	(3,404)	(10,86,000)
25-May-18	986000	4th Installment	3	(10,86,000)	(1,607)	(1,00,000)
18-Aug-18	786000	5th Installment	85	(1,00,000)	(4,192)	6,86,000
13-Sep-18	556000	GST amount	26	6,86,000	8,796	12,42,000
14-Sep-18	-1442000	pmt recd	1	12,42,000	612	(2,00,000)
30-Sep-18	200000	On completion amount	16	(2,00,000)	(1,578)	-
	0			Approx Interest Payable	2,263	
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 :		

Sig.

- Please waive off interest and allow STPD
of Rs. 60,000/-

22/10/18

