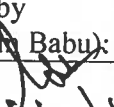
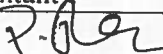


Check List

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.	E-706	☒ Yes ☐ No	
Land area (sq. yds.)	50.31	☒ Yes ☐ No	
Built-up-area (sft)	1625	☒ 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)	5792000	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	5792000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	15.12.2018	☒ Yes ☐ No	
Remarks			
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date:	Date: 10/6/17	Date: 10/6/2017	Date: 10 JUN 2017



SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. VENKATA VALIKUMAR DUTTALURI		
Flat / Bungalow No.	E-706	Area	1625.00
Land Area	50.31		
Car Parking No.		2 wheeler parking no	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	
B	Add : Stamp duty & registration charges, Mutation exp	57,92,000
C	Add: Service Tax & VAT @ 4.5%	4,500
D	Add: GST @ 12%	53,188
E	Total Taxes (B + C + D)	5,84,040
F	Total amount payable (A+E)	6,41,728
G	Total Amount Paid	64,33,728
H	Balance Amount Payable (F-G)	50,24,565
		14,09,163

K	Sale Deed Value	
L	Construction Contact value	57,92,000

		Total amount	Cheq.realesed	Chq. Ready
M	Housing Loan Sanctioned	44,78,772	37,33,000	7,45,772
N	Own contribution (including taxes)	19,54,956	12,91,565	6,63,391

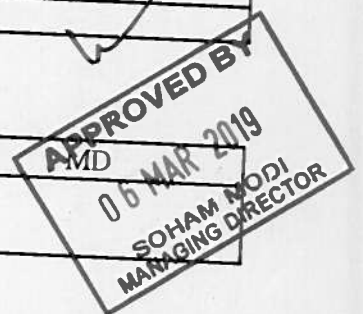
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		6,63,391	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		7,45,772	Collect cq.at the time of registration
			Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



Flat No.	E-706
Name of Buyer	Mr .Venkat Vali Kumar Duttaluri

A.	Total sale consideration.	Rs. 57,92,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Nil
E.	Add: VAT /GST	Rs. 11,563/- + 5,84,040/-
F.	Add: Service Tax	Rs. 41,625/-
G.	Add: Extra Specs Charges/Family Car parking	Rs. 1,00,000 /- +18,000/- (GST)
H.	Add: Misc. Charges	Rs. 4,800/- + 780/-
I.	Less: Amount paid	Rs. 65,52,028/- + 100 = 65,52,128
J.	Balance amount Due	Rs. 680/- 680
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M	Maintenance charges due from	Dec 18
N	Buyer Info database balance	Rs. 680/-
O	Tally balance	Rs. 680/-
P	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.2,031/- pm collected wef Dec 18 to Nov 19 Rs .24,372 /- to be collected	
	Membership fee Rs.50/- 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 Siya Rao	Managing Partner:
Date: 9/11/18	Date: 13/11/18	Date: 12/11/18	Date: 14/11/18

APPROVED BY
NOV 2019
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.

Flat No.	E-706
Name of Buyer	Mr .Venkat Vali Kumar Duttaluri

A.	Total sale consideration.	Rs. 57,92,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Nil
E.	Add: VAT /GST	Rs. 11,563/- + 5,84,040/-
F.	Add: Service Tax	Rs. 41,625/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 4,800/- + 780/- + 25,050/- (c fund) + 24,372/- (maint charges)
I.	Less: Amount paid	Rs. 65,52,028/- + 100 = 65,52,128/-
J.	Balance amount Due	Rs.
K.	Refund	☐ Yes ☒ No Rs. 66,794/- 67,898/-
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	Dec 18
N.	Buyer Info database balance	Rs. (67,898)
O.	Tally balance	Rs. (67,898)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintenance charges @ Rs.2,031/- pm collected wef Dec 18 to Nov 19	
	Membership fee Rs.50/- 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: 4/11/19	Date: 4/11/19	Date: 4/11/19	Date: 4/11/19

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. E-706
 Customer Name Mr Venkat Valli kUmar
 Booked by Naveena
 Prepared by Pavan
 Date 02.11.19
 Sign
 Interest rate 18% p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
13-Jan-17	25000	Booking amount	-	-	-	25,000
23-Jan-17	-25000	Booking amount	10	25,000	123	-
28-Jan-17	200000	1st installment	5	-	-	2,00,000
31-Jan-17	-200000	payment received	3	2,00,000	296	-
12-Feb-17	700000	2nd installment wit	12	-	-	7,00,000
17-Feb-17	-700000	payment rcd	5	7,00,000	1,726	-
10-Jan-18	2333000	3rd Installment 7D	327	-	-	23,33,000
07-Oct-18	1400000	4th Installment 7D	270	23,33,000	3,10,641	37,33,000
31-May-18	-3733000	pmt recd	(129)	37,33,000	(2,37,480)	-
14-Jan-19	934000	5th Installment 7D	228	-	-	9,34,000
31-Jan-19	200000	6th Installment Or	17	9,34,000	7,830	11,34,000
31-Dec-18	-1134000	amount payable	(31)	11,34,000	(17,336)	-
	0			Approx Interest Payable	65,800	

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. 111

Signature of Manager:

Date :

Signature of M.D.:

Date :

APPROVED BY

02 NOV 2019

SUHAM K. S. S. S.
MANAGING DIRECTOR

Sir,

Only one slab casted instalment delayed

On time payment discount offered Rs. 406251.

- Please advise.

21/11/19