

## Check List

| Items to be checked                         | Mention details here                                                                                       | Sale Agreement, booking form & plan tally?                          |                   |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------|
| Project Name                                | VSC                                                                                                        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Vendor                                      | Mehta & Modi Homes                                                                                         | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Plot no.                                    | 15                                                                                                         | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Land area (sq. yds.)                        | 173                                                                                                        | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                   |
| Built-up-area (sft)                         | 1849                                                                                                       | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Car Parking No                              |                                                                                                            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                   |
| Scooter Parking No                          |                                                                                                            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                   |
| Type                                        | <input type="checkbox"/> Standard <input type="checkbox"/> Semi <input checked="" type="checkbox"/> Deluxe | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Buyers name, age, address, etc.             | Check with booking form.                                                                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Schedule of flat / plot                     | Check with booking form.                                                                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Boundaries: North                           | Plot No. 14                                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| South                                       | Plot No. 16                                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| East                                        | Plot No. 25                                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| West                                        | 30" wide road                                                                                              | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Total sale Consideration                    | 46,66,000/-                                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| PPT No.                                     | 210                                                                                                        | N A                                                                 |                   |
| Discount (in Rs. per sft.)                  | Rs. 206/-                                                                                                  | N A                                                                 |                   |
| On time payment discount ((in Rs. per sft.) |                                                                                                            |                                                                     |                   |
| Total Discount (in Rs. per sft.)            | Rs. 206/-                                                                                                  |                                                                     |                   |
| Sale consideration calculation              | Check booking form with price list                                                                         | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                   |
| Sale Deed value                             | 18,67,000/-                                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Land Value                                  |                                                                                                            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                   |
| Construction contract value                 | 27,99,000/-                                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Agr. for Development charges value          |                                                                                                            | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                   |
| Installments                                | Check with booking form.                                                                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Date of completion                          | 31.12.2014                                                                                                 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Remarks                                     |                                                                                                            |                                                                     |                   |
|                                             |                                                                                                            |                                                                     |                   |
|                                             |                                                                                                            |                                                                     |                   |
|                                             |                                                                                                            |                                                                     |                   |
| Prepared by<br>Venkatramana Reddy           | Checked by<br>(K. Krishna Prasad):                                                                         | Checked by<br>(Accountant):                                         | Approved by(MD):  |
| Sign:                                       | Sign:                                                                                                      | Sign:                                                               | Sign:             |
| Date: 19/4/14                               | Date: 19/4/14                                                                                              | Date: 04/07/14                                                      | Date: 04 JUL 2014 |

MANAGING DIRECTOR

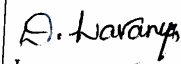
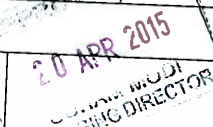
**Authorization form for handing over the possession of villa in 'Villas at Silver creek'**

|               |                    |
|---------------|--------------------|
| Villa No.     | 15                 |
| Name of Buyer | Sanjay S Nadagouda |

|                                                                    |                                                       |                                  |
|--------------------------------------------------------------------|-------------------------------------------------------|----------------------------------|
| A.                                                                 | Total sale consideration.                             | 46,66,000                        |
| B.                                                                 | Less: Discount for on time payments.                  | NIL                              |
| C.                                                                 | Less: Other discounts- Free registration & stamp duty | 1,43,300                         |
| D.                                                                 | Add: Reg. Charges                                     | 1,38,000                         |
| E.                                                                 | Add: VAT                                              | 58,325                           |
| F.                                                                 | Add: Service Tax.                                     | 1,16,880                         |
| G.                                                                 | Add: Extra Specs Charges (revised)                    | 9,931                            |
| H.                                                                 | Add: Misc. Charges                                    | 5,690                            |
| I.                                                                 | Less: Amount paid                                     | 48,30,205                        |
| J.                                                                 | Add: Interest Amount to be charged                    | NIL                              |
| K.                                                                 | Balance amount Due                                    | 21,321                           |
| L.                                                                 | Refund if any                                         | NIL                              |
| Remarks: 1) Balance amount cheque to be collected.                 |                                                       |                                  |
| 2) Corpus fund Rs.50,000/- to be collected.                        |                                                       |                                  |
| 3) Maintenance @ Rs.1500/-p.m to be collected in advance 6 months. |                                                       |                                  |
| 4) Membership fee Rs.50/- to be collected.                         |                                                       |                                  |
| M.                                                                 | Interest Amount as calculated                         | Rs. 28,325. <i>Not finalized</i> |
| N.                                                                 | Service Tax paid to department                        |                                  |
| O.                                                                 | Service Tax security deposit to be collected          |                                  |
| P.                                                                 | Maintenance charges due from                          | May 2015 @ Rs.1500/-p.m.         |

|    | Check List                                                                                         | Yes / No |
|----|----------------------------------------------------------------------------------------------------|----------|
| 1. | Buyer has been informed that Maintenance Charges are due from date of completion & not occupation. | ✓        |
| 2. | Buyer has signed the Association Membership Form.                                                  | ✓        |
| 3. | No Due Certificate signed                                                                          | ✓        |
| 4. | 6 PDC for Maintenance Charges collected — <i>Collected up to 20/5</i>                              | ✓        |
| 5. | Buyer has signed Electricity Transfer form & Affidavit on stamp paper                              | ✓        |
| 6. | Service Tax Undertaking collected                                                                  | ✓        |

Authorized by:

|                                                                                                                           |                                                                                                                 |                                                                                                                        |                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <br>K. Krishna Prasad<br>Date: 18/4/15 | <br>Lavanya<br>Date: 18/4/15 | <br>Samba Siva Rao<br>Date: 18/4/15 | <br>Managing Partner:<br>Soham Modi<br>Date: |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|

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

*Note Booking declaration form account not there*

Interest calculation for delayed payments.

Project Name Villas @ Silver Creek

Flat / Plot no. 15

Customer Name Sanjay

Booked by Pathak

Prepared by k.p

Date 17-Apr-15

Sign

Interest rate 18 % p.a.

| Date      | Instal / Payment | Remarks                 | Days | Principal  | Interest | Balance    |
|-----------|------------------|-------------------------|------|------------|----------|------------|
| 12-Mar-14 | 25000            | Booking Amount          | -    | -          | -        | -          |
| 13-Mar-14 | -25000           | Cheque received         | 1    | 25,000     | -        | 25,000     |
| 04-Apr-14 | 200000           | 1st Installment         | 22   | -          | 12       | -          |
| 01-Jul-14 | -200000          | Cheque received         | 88   | 2,00,000   | -        | 2,00,000   |
| 30-Aug-14 | 700000           | 2nd Installment         | 60   | -          | 8,679    | -          |
| 09-Sep-14 | -800000          | Cheque received         | 10   | 7,00,000   | -        | 7,00,000   |
| 30-Oct-14 | 1866000          | 3rd Installment amount  | 51   | (1,00,000) | 3,452    | (1,00,000) |
| 06-Nov-14 | -1000000         | Cheque received         | 7    | 17,66,000  | (2,515)  | 17,66,000  |
| 06-Nov-14 | -300000          | Cheque received         | -    | 7,66,000   | 6,096    | 7,66,000   |
| 02-Dec-14 | -58625           | Cheque received         | 26   | 4,66,000   | -        | 4,66,000   |
| 02-Dec-14 | 138000           | Registration exp        | -    | 4,07,375   | 5,975    | 4,07,375   |
| 02-Dec-14 | 5300             | Misc, Doc, E.C exp      | -    | -          | -        | 5,45,375   |
| 02-Dec-14 | -143300          | Free Stamp duty & reg   | -    | 5,45,375   | -        | 5,50,675   |
| 02-Dec-14 | 58325            | Vat charges             | -    | 5,50,675   | -        | 4,07,375   |
| 02-Dec-14 | 116880           | Service tax             | -    | 4,07,375   | -        | 4,65,700   |
| 02-Dec-14 | 390              | Stamp paper charges     | -    | 4,65,700   | -        | 5,82,580   |
| 05-Jan-15 | -1430000         | Cheque received         | -    | 5,82,580   | -        | 5,82,580   |
| 20-Jan-15 | 1000000          | 4th Installment         | 34   | 5,82,970   | 9,775    | (8,47,030) |
| 20-Feb-15 | -500000          | Payment Received        | 15   | (8,47,030) | (6,266)  | 1,52,970   |
| 05-Mar-15 | 675000           | On Compl of floor, tile | 31   | 1,52,970   | 2,339    | (3,47,030) |
| 24-Mar-15 | -400000          | Payment Received        | 13   | (3,47,030) | (2,225)  | 3,27,970   |
| 26-Mar-15 | -116880          | Payment Received        | 19   | 3,27,970   | 3,073    | (72,030)   |
| 31-Mar-15 | 200000           | On Completion           | 2    | (72,030)   | (71)     | (1,88,910) |
| 13-Apr-15 | -11090           | Payment receivable      | 5    | (1,88,910) | (466)    | 11,090     |
|           |                  |                         | 13   | 11,090     | 71       | -          |

Approx Interest Payable

28,325

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:

Date

Signature of M.D.:

Date

APPROVED

20 APR 2015

MANAGING DIRECTOR

Sir  
please waive off delayed interest and no on-time discount

17/4/15