

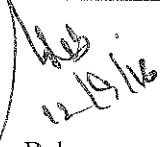
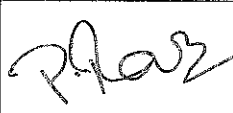
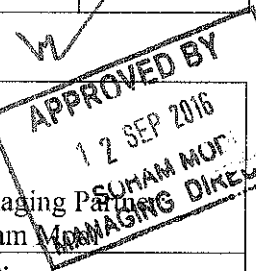
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-402
Name of Buyer	Mr. Sheik Saleem

A.	Total sale consideration.	Rs. 33,89,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs.2,03,340/-
E.	Add: VAT	Rs.42,363/-
F.	Add: Service Tax	Rs.1,36,397/- + 229/-
G.	Add: Extra Specs Charges	Rs.nil
H.	Add: Misc. Charges	Rs.5,080/-
I.	Less: Amount paid	Rs. 37,86,625/-
J.	Balance amount Due	Rs. (10,216/-)
K.	Refund	☒ Yes ☐ No Rs.10,216/-
L.	Interest Payable	☒ Yes ☐ No Rs. 2,50,000/- ✓
M.	Maintenance charges due from	February 2016
N.	Buyer Info database balance	Rs. (10216)
O.	Tally balance	Rs. (10217)
P.	Remarks:	
	Corpus fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1150/- pm to be collected wef February to September 2016	
	Membership fee of 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	Yes
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	Yes
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner
Date: 12/9/16	Date: 12/9/2016	Date: 12/9/16	Date: 12 SEP 2016

- 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. A-402
Customer Name Mr. Sk Saleem
Booked by Jagdishwar
Prepared by Pavan
Date 24.06.2016
Sign
Interest rate 18.00 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
01-Jan-14	25000	Booking Amount	-	-	-	25,000
01-Jan-14	-25000	Booking Amount	-	25,000	-	-
15-Jan-14	200000	1st Installment	14	-	-	200,000
15-Feb-14	500000	2nd Installment	31	200,000	3,058	700,000
25-Mar-14	-200000	Payment received	38	700,000	13,118	500,000
07-Aug-14	-200000	Payment received	135	500,000	33,288	300,000
20-Aug-14	-150000	Payment received	13	300,000	1,923	150,000
14-Nov-14	-300000	Payment received	86	150,000	6,362	(150,000)
13-Dec-14	1332000	3rd Installment- slab	29	(150,000)	(2,145)	1,182,000
15-Mar-15	799200	4th Installment- BW &	92	1,182,000	53,627	1,981,200
30-Sep-15	332800	5th Installment	199	1,981,200	194,429	2,314,000
01-Jan-16	200000	On Completion	93	2,314,000	106,127	2,514,000
06-May-16	-511625	Payment recd	126	2,514,000	156,212	2,002,375
24-May-16	-2400000	Payment recd	18	2,002,375	17,775	(397,625)
	(397625)			Approx Interest Payable	583,773	

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. 3,00,000 (or) ☐ Interest waived

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. h.i

Signature of Manager:

Signature of M.D.:

Date:

Date:

APPROVED BY

08 SEP 2016

JOHAM MOH

MANAGING DIRECTOR

APPROVED BY

24 JUN 2016

SOMAN MISHRA

MANAGING DIRECTOR

- Existing customer of GLEW.II. - G.408

- Please advise BT interest on delayed payments.

24/6/16

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. S. K. SALEEM		
Flat / Bungalow No.	A-402	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	3,389,000
B	Stamp duty & registration charges	207,840
C	Service Tax @ 4.35% on Sale Deed	122,851
D	VAT @ 1.25% on Sale Consideration	42,363
E	Total Taxes (B + C + D)	373,054
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	3,762,054
I	Total Amount Paid	1,386,625
J	Balance Amount Payable (H-I)	2,375,429

K	Amount for Sale Deed	3,389,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	2,400,000
O	Margin Money (A-N)	989,000

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Instalment	LIC		HL Cq. Amount
			2,400,000

FINAL RELEASE

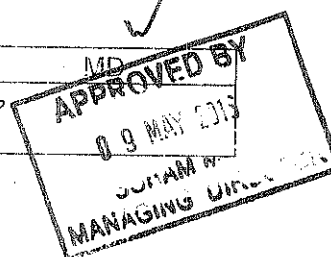
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		2,400,000	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		(397,625)	Not required
Balance HL Amount	Cq. No.		Security cq.received
			Not required
Total Taxes Amount (E)	Cq. No.	Amount	Security cq.received
		373,054	Collect cq.at the time of registration

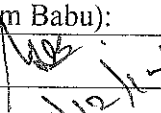
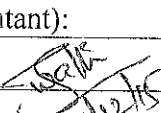
Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date			9/5/16



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.	A-402	☒ Yes ☐ No	
Land area (sq. yds.)	35.60	☒ Yes ☐ No	
Built-up-area (sft)	1150	☒ 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	33,89,000	☒ Yes ☐ No	
PPT No.	104	N A	
Discount (in Rs. per sft.)	N/A	N A	
On time payment discount ((in Rs. per sft.)	N/A		
Total Discount (in Rs. per sft.)	N/A		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	33,89,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	01.01.2016	☒ Yes ☐ No	
Remarks			
Prepared by (pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 1/12/15	Date: 1/12/15	Date: 01/12/15	Date: 01/12/15

APPROVED BY
 02 DEC 2015
SOHAM MODI
 MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	A-402		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,150	sft	
B	Undivided share of land	35.60	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,389,000	Rs.	
F	Registrars value of undivided share of land	427,209	Rs.	B X Land Rate
G	Registrars Const. Value	1,725,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	50,000	Rs.	C X 100 sft X Parking Rate
I	Registrars two wheeler parking value	-	Rs.	D X 15 sft X Parking Rate
K	Registrars Total Value	1,775,000	Rs.	G + H + I
L	Sale Deed Amount	3,389,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	207,840	Rs.	L X rate + N X rate + incidental charges
P	Service tax	118,615	Rs.	E @ rate or N @ rate
Q	VAT	42,363	Rs.	E X rate
R	Total Taxes	368,818	Rs.	O + P + Q
P	Total Tax Percentage	10.88	%	R/E
Notes				
1 Registrars rates and other values:				
	Land	12,000	Rs. per sq. yd.	
	Construction	1,500	Rs. per sft	
	Parking	500	Rs. per sft	
	Stamp duty & reg charges	6.00	percent	on sale deed
	Stamp duty & reg charges	1.00	percent	on agr. of const.
	Incidental charges - sale deed	4,500	Rs.	
	Reg. Charges - const. agr.	1,000	Rs.	
	Undivided share of land	3.096	sq yds	per 100 sft of SBUA
	Sale deed ratio	100	percent	
	Service tax	3.50	percent	under const. of complex services
	Service tax - Const complex service	5.60	percent	under works contract
	VAT	1.25	percent	
2 Estimate as per prevailing rates that are subject to change.				
3 Applicability of service tax / VAT may differ from case to case.				
4 Some nationalized banks require registration of construction contract.				