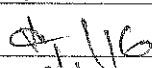
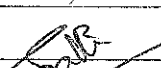
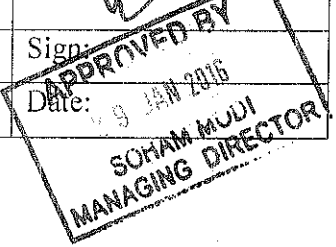


Check List

| Items to be checked                                                                       | Mention details here                                                                      | Sale Agreement, booking form & plan tally?                                                 |                                                                                             |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Project Name                                                                              | MAYFLOWER GRANDE                                                                          | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Vendor                                                                                    | M/s. B&C Estates                                                                          | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Flat no.                                                                                  | B-001                                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Land area (sq. yds.)                                                                      | 43.34                                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Built-up-area (sft)                                                                       | 1400                                                                                      | <input type="checkbox"/> Yes <input type="checkbox"/> No                                   |                                                                                             |
| Car Parking No                                                                            |                                                                                           | <input type="checkbox"/> Yes <input type="checkbox"/> No                                   |                                                                                             |
| Type                                                                                      | <input type="checkbox"/> Semi-deluxe <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                                                                          | Check with booking form.                                                                  | <input type="checkbox"/> Yes <input type="checkbox"/> No                                   |                                                                                             |
| Boundaries: North                                                                         | Open to sky                                                                               | <input type="checkbox"/> Yes <input type="checkbox"/> No                                   |                                                                                             |
| South                                                                                     | Open to sky                                                                               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| East                                                                                      | 6'-6" wide corridor                                                                       | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| West                                                                                      | Open to sky                                                                               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Total sale Consideration                                                                  | 4630000                                                                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| PPT No.                                                                                   | 136A                                                                                      | N A                                                                                        |                                                                                             |
| Discount (in Rs. per sft.)                                                                | 150/-                                                                                     | N A                                                                                        |                                                                                             |
| On time payment discount ((in Rs. per sft.)                                               | 50/-                                                                                      |                                                                                            |                                                                                             |
| Total Discount (in Rs. per sft.)                                                          | 200/-                                                                                     |                                                                                            |                                                                                             |
| Sale Consideration Calculation                                                            | Check booking form with price list                                                        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Sale Deed value                                                                           | 4630000                                                                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Construction contract 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                                                                        | 15.01.2017                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Remarks                                                                                   |                                                                                           |                                                                                            |                                                                                             |
|                                                                                           |                                                                                           |                                                                                            |                                                                                             |
|                                                                                           |                                                                                           |                                                                                            |                                                                                             |
|                                                                                           |                                                                                           |                                                                                            |                                                                                             |
| Prepared by (vineela):                                                                    | Checked by (G. B. Ram Babu):                                                              | Checked by (Accountant):                                                                   | Approved by (MD):                                                                           |
| Sign:  | Sign:  | Sign:  | Sign:  |
| Date: 28/1/16                                                                             | Date: 29/1/16                                                                             | Date: 29/1/16                                                                              | Date: 9 JAN 2016                                                                            |

**APPROVED BY**  
  
**SOHAM MODI**  
**MANAGING DIRECTOR**

| Stamp duty, registration charges, service tax & VAT calculator |                                                                        |           |                 |                                                |
|----------------------------------------------------------------|------------------------------------------------------------------------|-----------|-----------------|------------------------------------------------|
| Project:                                                       | Mayflower Grande                                                       |           |                 |                                                |
| Date:                                                          | 28.01.16                                                               |           |                 |                                                |
| S No.                                                          | Registration type                                                      | Amount    | Units           | Formula                                        |
|                                                                | Flat No.                                                               | B-001     |                 |                                                |
|                                                                | Registration of construction contract required?                        | No        | Yes / No        |                                                |
|                                                                | Service tax payable?                                                   | Yes       | Yes / No        |                                                |
| A                                                              | Built-up-area                                                          | 1,400     | sft             |                                                |
| B                                                              | Undivided share of land                                                | 43.34     | sq yds          | A X Ratio                                      |
| C                                                              | No of car parking                                                      | 1         | nos             |                                                |
| D                                                              | No. of two wheeler parking                                             | -         | nos             |                                                |
| E                                                              | Total Sale Consideration                                               | 4,630,000 | Rs.             |                                                |
| F                                                              | Registrars value of undivided share of land                            | 520,080   | Rs.             | B X Land Rate                                  |
| G                                                              | Registrars Const. Value                                                | 2,100,000 | 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                                                 | 2,150,000 | Rs.             | G + H + I                                      |
| L                                                              | Sale Deed Amount                                                       | 4,630,000 | Rs.             | Percentage of E or K for semi finished, else E |
| N                                                              | Construction Contract Amount                                           | -         | Rs.             | E - L                                          |
| O                                                              | Reg. Charges                                                           | 282,300   | Rs.             | L X rate + N X rate + incidental charges       |
| P                                                              | Service tax                                                            | 162,050   | Rs.             | E @ rate or N @ rate                           |
| Q                                                              | VAT                                                                    | 57,875    | Rs.             | E X rate                                       |
| R                                                              | Total Taxes                                                            | 502,225   | Rs.             | O + P + Q                                      |
| P                                                              | Total Tax Percentage                                                   | 10.85     | %               | 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. |           |                 |                                                |

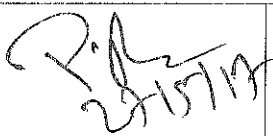
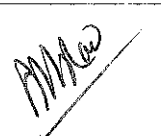
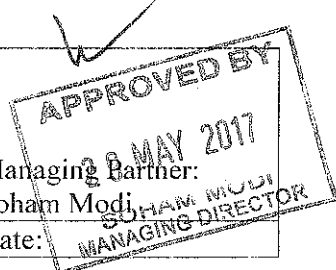
**Authorization form for handing over the possession of Flat in 'Mayflower Grande'**

|               |                        |
|---------------|------------------------|
| Flat No.      | B-001                  |
| Name of Buyer | Dr. M. Deepti Priyanka |

|    |                                                                                          |                                                                                  |
|----|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| A. | Total sale consideration.                                                                | Rs. 46,30,000/-                                                                  |
| B. | Less: Discount for on time payments.                                                     | Rs. 70,000/-                                                                     |
| C. | Less: Other discounts                                                                    | Rs. Nil                                                                          |
| D. | Add: Reg. Charges                                                                        | Rs. 2,77,810/- + 4,630/- ( GHMC charges)                                         |
| E. | Add: VAT                                                                                 | Rs. 57,875/-                                                                     |
| F. | Add: Service Tax                                                                         | Rs. 2,01,936/- + 194/-                                                           |
| G. | Add: Extra Specs Charges                                                                 | Rs. Nil                                                                          |
| H. | Add: Misc. Charges                                                                       | Rs.5,080/- + 25,000/- ( c fund) + 8,450/- ( maint charges )                      |
| I. | Less: Amount paid                                                                        | Rs. 51,83,000/-                                                                  |
| J. | Balance amount Due                                                                       | Rs. /- NIL                                                                       |
| K. | Refund                                                                                   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 42,025/- |
| L. | Interest Payable                                                                         | <input type="checkbox"/> Yes <input type="checkbox"/> No Rs. Not finalized       |
| M. | Maintenance charges due from                                                             | May 2017                                                                         |
| N. | Buyer Info database balance                                                              | Rs. (42025)                                                                      |
| O. | Tally balance                                                                            | Rs. (42025)                                                                      |
| P. | Remarks:                                                                                 |                                                                                  |
|    | Corpus fund Rs.25,000/- collected.                                                       |                                                                                  |
|    | Maintenance charges @ Rs.1400/- pm collected for initial six months wef May 17 to Oct 17 |                                                                                  |
|    | Membership fee of 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                               | 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:

|                                                                                                       |                                                                                                   |                                                                                                        |                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <br>G. B. Ram Babu | <br>Accountant | <br>Samba Siva Rao | <br>Managing Partner:<br>Soham Modi<br>Date: 8/5/17 |
| Date:                                                                                                 | Date:                                                                                             | Date:                                                                                                  | Date:                                                                                                                                    |

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.                                   | B-001                  |                              |      |                         |          |             |
| Customer Name                              | Dr. M. Deepti Priyanka |                              |      |                         |          |             |
| Booked by                                  | Rani                   |                              |      |                         |          |             |
| Prepared by                                | Pavan                  |                              |      |                         |          |             |
| Date                                       | 26.05.2017             |                              |      |                         |          |             |
| Sign                                       |                        |                              |      |                         |          |             |
| Interest rate                              | 18.00 % p.a.           |                              |      |                         |          |             |
| Date                                       | Instal / Pay           | Remarks                      | Days | Principal               | Interest | Balance     |
| 31-Dec-15                                  | 25000                  | Booking amount               | -    | -                       | -        | 25,000      |
| 15-Jan-16                                  | 200000                 | Ist Installment              | 15   | 25,000                  | 185      | 225,000     |
| 16-Jan-16                                  | -25000                 | Booking amount received      | 1    | 225,000                 | 111      | 200,000     |
| 19-Jan-16                                  | -200000                | Installment received         | 3    | 200,000                 | 296      | -           |
| 15-Feb-16                                  | 701000                 | IInd Installment             | 27   | -                       | -        | 701,000     |
| 11-Apr-16                                  | -2963200               | Payment recd                 | 56   | 701,000                 | 19,359   | (2,262,200) |
| 15-May-16                                  | 1852000                | IIIrd Installment slab dtd 0 | 34   | (2,262,200)             | (37,931) | (410,200)   |
| 20-May-16                                  | 8156                   | ST for Jan to Mar 2016       | 5    | (410,200)               | (1,011)  | (402,044)   |
| 15-Aug-16                                  | 1111200                | IVth Installment plastering  | 87   | (402,044)               | (17,249) | 709,156     |
| 24-Oct-16                                  | -200000                | payment received             | 70   | 709,156                 | 24,480   | 509,156     |
| 24-Oct-16                                  | -250000                | payment recieved             | -    | 509,156                 | -        | 259,156     |
| 15-Nov-16                                  | 540800                 | Vth Installment              | 22   | 259,156                 | 2,812    | 799,956     |
| 21-Nov-16                                  | -251000                | payment received             | 6    | 799,956                 | 2,367    | 548,956     |
| 03-Jan-17                                  | -249000                | pmt rcd                      | 43   | 548,956                 | 11,641   | 299,956     |
| 24-Apr-17                                  | -553000                | pmt rcd                      | 111  | 299,956                 | 16,420   | (253,044)   |
| 30-Apr-17                                  | 200000                 | VIth Installment on comple   | 6    | (253,044)               | (749)    | (53,044)    |
| 16-May-17                                  | -491800                | pmt rcd                      | 16   | (53,044)                | (419)    | (544,844)   |
| 23-May-17                                  | 4630                   | mutation exp                 | 7    | (544,844)               | (1,881)  | (540,214)   |
| 23-May-17                                  | 277810                 | Registration exp             | -    | (540,214)               | -        | (262,404)   |
| 23-May-17                                  | 4300                   | misc documentation charg     | -    | (262,404)               | -        | (258,104)   |
|                                            | (258104)               |                              |      | Approx Interest Payable | 18,431   |             |

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

c Charge Interest of Rs. ☒ (or) c Interest waived

c ☒ Allow on-time payment discount (or) c Reduce on-time payment discount to Rs.

Signature of Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of M.D.: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED BY

29 MAY 2017

SOHAM MODI

MANAGING DIRECTOR

21h: A minor delay. If waive off subject and allow for  
 An. Financial amount discount Rs. 70000.

# SALE DEED AUTHORIZATION FORM

|                     |                                       |      |                        |
|---------------------|---------------------------------------|------|------------------------|
| Project             | M/S. B & C ESTATES - MAYFLOWER GRANDE |      |                        |
| Buyer Name          | DR M. DEEPTHI PRIYANKA                |      |                        |
| Flat / Bungalow No. | B-001                                 | Area | 1400                   |
| Land Area           | 43.34                                 |      | Semi / Deluxe / Luxury |
| Car Parking No.     |                                       |      |                        |

## Payment & Agreement Details:

|   |                                                          |           |
|---|----------------------------------------------------------|-----------|
| A | Total Sale Consideration                                 | 46,30,000 |
| B | Add : Stamp duty & registration charges and mutation exp | 2,86,930  |
| C | Add: Service Tax @4.5%                                   | 2,08,350  |
| D | Add: VAT @1.25%                                          | 57,875    |
| E | Total Taxes (B + C + D)                                  | 5,53,155  |
| F | Total amount payable (A+E)                               | 51,83,155 |
| G | Total Amount Paid                                        | 46,91,200 |
|   | Balance Amount Payable (F-G)                             | 4,91,955  |

|   |                            |           |
|---|----------------------------|-----------|
| I | Sale Deed Value            | 46,30,000 |
| J | Construction Contact value | -         |

|   |                                    | Total amount in | cheque released / Paid | Cheq ready |
|---|------------------------------------|-----------------|------------------------|------------|
| K | Housing Loan Sanctioned            | 34,55,000       | 29,63,200              | 4,91,800   |
| L | Own contribution (including taxes) | 17,28,155       | 17,28,000              | 155        |

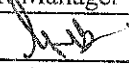
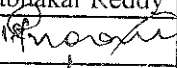
## Security Cheque Details:

| 1st Installment of HL | Cq. No. | Amount   | Security cq.received                             |
|-----------------------|---------|----------|--------------------------------------------------|
|                       |         | -        | <input checked="" type="checkbox"/> Not required |
| Own contribution      |         |          | Collect cq.at the time of registration           |
|                       | Cq. No. | Amount   | Security cq.received                             |
|                       |         | 155      | <input checked="" type="checkbox"/> Not required |
| Balance HL Amount     |         |          | Collect cq.at the time of registration           |
|                       | Cq. No. | Amount   | Security cq.received                             |
|                       |         | 4,91,800 | <input checked="" type="checkbox"/> Not required |
|                       |         |          | Collect cq.at the time of registration           |

## Remarks:

|  |
|--|
|  |
|  |
|  |

## Authorised by:

|      |                                                                                     |                                                                                     |                                                                                      |  |
|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--|
| Name | Accountant                                                                          | CR Manager                                                                          | Prabhakar Reddy                                                                      |  |
| Sign |  |  |  |  |
| Date | 26/4/2017                                                                           | 26/4/17                                                                             | 26/04/2017                                                                           |  |

