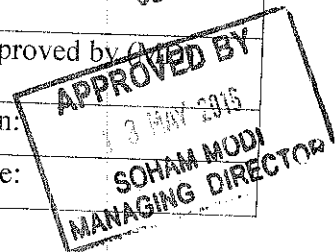


## Check List

| 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.                                    | C-003                                                                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Land area (sq. yds.)                        | 1625                                                                            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Built-up-area (sft)                         | 50.31                                                                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Car Parking No                              |                                                                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| Type                                        | <input checked="" type="checkbox"/> Semi-deluxe <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Boundaries: North                           | Open to Sky                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| South                                       | 6'-6" wide corridor                                                             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| East                                        | Open to Sky                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| West                                        | Open to Sky & 6'-6" wide corridor                                               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Total sale Consideration                    | 4550000                                                                         | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| PPT No.                                     |                                                                                 | N A                                                                 |
| Discount (in Rs. per sft.)                  | 508/-                                                                           | N A                                                                 |
| On time payment discount ((in Rs. per sft.) | 50/-                                                                            |                                                                     |
| Total Discount (in Rs. per sft.)            |                                                                                 |                                                                     |
| Sale Consideration Calculation              | Check booking form with price list                                              | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Sale Deed value                             | 4550000                                                                         | <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                          | 30.05.2017                                                                      | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Remarks                                     |                                                                                 |                                                                     |

|                           |                                 |                             |                          |
|---------------------------|---------------------------------|-----------------------------|--------------------------|
| Prepared by<br>(vineela): | Checked by<br>(G. B. Ram Babu): | Checked by<br>(Accountant): | Approved by              |
| Sign: <i>[Signature]</i>  | Sign: <i>[Signature]</i>        | Sign: <i>[Signature]</i>    | Sign: <i>[Signature]</i> |
| Date: 12/5/16             | Date: 31/5/16                   | Date: <i>[Signature]</i>    | Date: <i>[Signature]</i> |



one copy sent to agent on 10/5/16

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date: 13.05.2016

| S No. | Registration type                               | Amount       | Units  | Formula                                        |
|-------|-------------------------------------------------|--------------|--------|------------------------------------------------|
|       | Flat No.                                        | C-003        |        |                                                |
|       | Registration of construction contract required? | No Yes / No  |        |                                                |
|       | Service tax payable?                            | Yes Yes / No |        |                                                |
| A     | Built-up-area                                   | 1,625        | sft    |                                                |
| B     | Undivided share of land                         | 50.31        | sq yds | A X Ratio                                      |
| C     | No of car parking                               | 1            | nos    |                                                |
| D     | No. of two wheeler parking                      | -            | nos    |                                                |
| E     | Total Sale Consideration                        | 4,550,000    | Rs.    |                                                |
| F     | Registrars value of undivided share of land     | 603,664      | Rs.    | B X Land Rate                                  |
| G     | Registrars Const. Value                         | 2,437,500    | 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                          | 2,487,500    | Rs.    | G + H + I                                      |
| L     | Sale Deed Amount                                | 4,550,000    | Rs.    | Percentage of E or K for semi finished, else E |
| N     | Construction Contract Amount                    | -            | Rs.    | E - L                                          |
| O     | Reg. Charges                                    | 277,500      | Rs.    | L X rate + N X rate + incidental charges       |
| P     | Service tax                                     | 159,250      | Rs.    | E @ rate or N @ rate                           |
| Q     | VAT                                             | 56,875       | Rs.    | E X rate                                       |
| R     | Total Taxes                                     | 493,625      | 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.

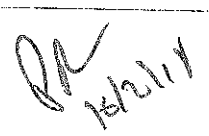
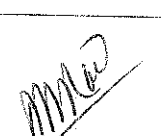
**Authorization form for handing over the possession of Flat in 'Mayflower Grande'**

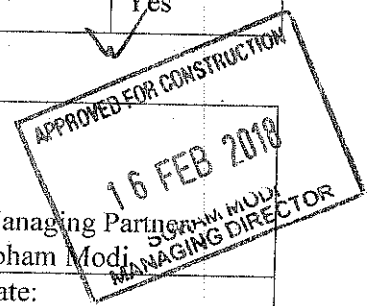
|               |                          |
|---------------|--------------------------|
| Flat No.      | C-003                    |
| Name of Buyer | Mr. D Bala Kameshwar Rao |

|    |                                                                   |                                                                                             |
|----|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| A. | Total sale consideration.                                         | Rs. 45,50,000/-                                                                             |
| B. | Less: Discount for on time payments.                              | Rs. 40,625/-                                                                                |
| C. | Less: Other discounts                                             | Rs. Nil                                                                                     |
| D. | Add: Reg. Charges                                                 | Rs. 2,73,000/- + Rs.4,550/- (GHMC mutation charges)                                         |
| E. | Add: VAT                                                          | Rs. NA + 41,160/-                                                                           |
| F. | Add: Service Tax                                                  | Rs. 1,80,784/-                                                                              |
| G. | Add: Extra Specs Charges                                          | Rs. 10,981/- + 1977/-                                                                       |
| H. | Add: Misc. Charges                                                | Rs. 5,080/- + 25,000/- (c fund) + 12,236/- (maint charges + m fee)                          |
| I. | Less: Amount paid                                                 | Rs. 50,97,250/-                                                                             |
| J. | Balance amount Due                                                | Rs. Nil                                                                                     |
| K. | Refund                                                            | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 33,107/- |
| L. | Interest Payable                                                  | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.          |
| M. | Maintenance charges due from                                      | November 2017                                                                               |
| N. | Buyer Info database balance                                       | Rs. 53107                                                                                   |
| O. | Tally balance                                                     | Rs. 53107                                                                                   |
| P. | Remarks:                                                          |                                                                                             |
|    | Corpus Fund Rs.25,000/- collected                                 |                                                                                             |
|    | Maintainance charges @ Rs.2031/- collected for initial six months |                                                                                             |
|    | 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:

|                                                                                                       |                                                                                                   |                                                                                                        |                                                                                                           |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <br>G. B. Ram Babu | <br>Accountant | <br>Samba Siva Rao | <br>Managing Partner |
| Date: 12/2/18                                                                                         | Date: 14/2/18                                                                                     | Date: 16/2/18                                                                                          | Date: 16/2/18                                                                                             |



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.                                                                                                                             | C-003                    |                        |      |                         |          |             |
| Customer Name                                                                                                                        | Mr. D. Bala Kameswar Rao |                        |      |                         |          |             |
| Booked by                                                                                                                            | Ravi                     |                        |      |                         |          |             |
| Prepared by                                                                                                                          | Pavan                    |                        |      |                         |          |             |
| Date                                                                                                                                 | 05.01.2018               |                        |      |                         |          |             |
| Sign                                                                                                                                 |                          |                        |      |                         |          |             |
| Interest rate                                                                                                                        | 18.00 % p.a.             |                        |      |                         |          |             |
| Date                                                                                                                                 | Instal / Pay             | Remarks                | Days | Principal               | Interest | Balance     |
| 30-Nov-15                                                                                                                            | 25000                    | Booking amount         | -    | -                       | -        | 25,000      |
| 10-Dec-15                                                                                                                            | -25000                   | Booking amount recd    | 10   | 25,000                  | 123      | -           |
| 15-Dec-15                                                                                                                            | 200000                   | 1st Installment        | 5    | -                       | -        | 200,000     |
| 19-Dec-15                                                                                                                            | -200000                  | Payment recd           | 4    | 200,000                 | 395      | -           |
| 15-Jan-16                                                                                                                            | 785000                   | 11nd Installment       | 27   | -                       | -        | 785,000     |
| 2-Feb-16                                                                                                                             | -750000                  | Installment received   | 18   | 785,000                 | 6,968    | 35,000      |
| 15-May-16                                                                                                                            | 1520000                  | 111rd Installment - sl | 103  | 35,000                  | 1,778    | 1,555,000   |
| 15-Sep-16                                                                                                                            | 1212000                  | IVth Installment       | 123  | 1,555,000               | 94,322   | 2,767,000   |
| 26-Sep-16                                                                                                                            | -2732000                 | payment recieved       | 11   | 2,767,000               | 15,010   | 35,000      |
| 30-Jun-17                                                                                                                            | -500000                  | pmt rcd                | 277  | 35,000                  | 4,781    | (465,000)   |
| 6-Jul-17                                                                                                                             | -408000                  | pmt rcd dtd 30.6.20    | 6    | (465,000)               | (1,376)  | (873,000)   |
| 13-Jul-17                                                                                                                            | -482250                  | pmt rcd                | 7    | (873,000)               | (3,014)  | (1,355,250) |
| 14-Aug-17                                                                                                                            | 608000                   | Vth Installment        | 32   | (1,355,250)             | (21,387) | (747,250)   |
| 30-Nov-17                                                                                                                            | 200000                   | Vith Installment on    | 108  | (747,250)               | (39,799) | (547,250)   |
|                                                                                                                                      | (547250)                 |                        |      | Approx Interest Payable | 57,802   |             |
| 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. <input checked="" type="checkbox"/> (or) c Interest waived                                                  |                          |                        |      |                         |          |             |
| c Allow on-time payment discount <input checked="" type="checkbox"/> (or) c Reduce on-time payment discount to Rs. <u>251- per m</u> |                          |                        |      |                         |          |             |
| Signature of Manager:                                                                                                                |                          |                        |      |                         |          |             |
| Signature of M.D.:                                                                                                                   |                          |                        |      |                         |          |             |
| Date:                                                                                                                                |                          |                        |      |                         |          |             |
| Date:                                                                                                                                |                          |                        |      |                         |          |             |

Sir,  
 Please  
 Review  
 Mr.  
 21/1/18

Sir,  
 - Lic has delayed ~~not~~ against the H/L disbursement  
 basing on the newspaper reports related to  
 demolishing do Dab etc.  
 - After explaining the facts release happened  
 - Please allow O/D S.

# SALE DEED AUTHORIZATION FORM

|                     |                                       |      |                        |
|---------------------|---------------------------------------|------|------------------------|
| Project             | M/s. B & C ESTATES - MAYFLOWER GRANDE |      |                        |
| Buyer Name          | MR. D. BALA KAMESHWAR RAO             |      |                        |
| Flat / Bungalow No. | C-003                                 | Area | 1625                   |
| Land Area           | 50.31                                 |      | Semi / Deluxe / Luxury |
| Car Parking No.     |                                       |      |                        |

## Payment & Agreement Details:

|   |                                                          |           |
|---|----------------------------------------------------------|-----------|
| A | Total Sale Consideration                                 | 45,50,000 |
| B | Add : Stamp duty & registration charges and mutation exp | 2,81,850  |
| C | Add: Service Tax @4.5%                                   | 2,04,750  |
| D | Add: GST @                                               |           |
| E | Total Taxes (B + C + D)                                  | 4,86,600  |
| F | Total amount payable (A+E)                               | 50,36,600 |
| G | Total Amount Paid                                        | 50,97,250 |
| H | Balance Amount Payable (F-G)                             | (60,650)  |

|   |                            |           |
|---|----------------------------|-----------|
| I | Sale Deed Value            | 45,50,000 |
| J | Construction Contact value | -         |

|   |                                    | Total amount in | cheque released / Paid | Cheq ready |
|---|------------------------------------|-----------------|------------------------|------------|
| K | Housing Loan Sanctioned            | 31,40,000       | 31,40,000              | -          |
| L | Own contribution (including taxes) | 18,96,600       | 19,57,250              | (60,650)   |

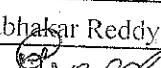
## Security Cheque Details:

| 1st Installment of HL | Cq. No. | Amount   | Security cq.received                   |
|-----------------------|---------|----------|----------------------------------------|
|                       |         | -        | ✓ Not required                         |
| Own contribution      | Cq. No. | Amount   | Collect cq.at the time of registration |
|                       |         | (60,650) | ✓ Security cq.received<br>Not required |
| Balance HL Amount     | Cq. No. | Amount   | Collect cq.at the time of registration |
|                       |         | -        | ✓ Security cq.received<br>Not required |
|                       |         |          | Collect cq.at the time of registration |

## Remarks:

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

## Authorised by:

|      |                                                                                     |                                                                                     |                                                                                      |  |
|------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--|
| Name | Accountant                                                                          | CR Manager                                                                          | Prabhakar Reddy                                                                      |  |
| Sign |  |  |  |  |
| Date | 17.7.2017                                                                           | 17/7/17                                                                             | 17/7/17                                                                              |  |

