

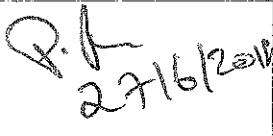
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-101
Name of Buyer	Mr. K. Narsing Rao

A.	Total sale consideration.	Rs. 44,90,000/-
B.	Less: Discount for on time payments.	Rs. 70,000/- (X)
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,69,400/- + Rs.4,490/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 38,925/- + 1,65,122/-
F.	Add: Service Tax	Rs. 1,38,160/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 10,550/- (maint charges and m fee)
I.	Less: Amount paid	Rs. 96,18,116/-
J.	Balance amount Due	Rs. Nil
K.	Refund	☐ Yes ☐ No Rs. 45,71,389/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	- 22 2118
N.	Buyer Info database balance	Rs. 4571389
O.	Tally balance	Rs. 4571389
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintenance charges @ Rs.1750/- 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:

			Managing Partner: Soham Modi
G. B. Ram Babu	Accountant	Samba Siva Rao	
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.

Note - On time Payment Discount Letter not there

Interest calculation for delayed payments.

Project Name Mayflower Grande

Flat no. C-101

Customer Name Mr. Narsing Rao

Booked by Gopi

Prepared by Pavan

Date 27.06.2018

Sign

Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Nov-15	25000	Booking amount	-	-	-	25,000
03-Dec-15	-25000	Booking amount r	3	25,000	37	-
15-Dec-15	200000	1st Installment	12	-	-	2,00,000
06-Jan-16	-200000	Vista Homes - sup	22	2,00,000	2,170	-
15-Jan-16	700000	IIInd Installment	9	-	-	7,00,000
19-Feb-16	906	St	35	7,00,000	12,082	7,00,906
20-May-16	7250	ST for Jan to Mar	91	7,00,906	31,454	7,08,156
19-Sep-16	-254571	Payment received	122	7,08,156	42,606	4,53,585
19-Sep-16	-527767	Payment rcd again	-	4,53,585	-	(74,182)
05-Nov-16	-231340	Payment received	47	(74,182)	(1,719)	(3,05,522)
11-Feb-17	-1306343	payment rcd adju	98	(3,05,522)	(14,766)	(16,11,865)
29-Apr-17	-332521	pmt rcd for Sai vis	77	(16,11,865)	(61,207)	(19,44,386)
19-Jun-17	-236441	pmt rcd	51	(19,44,386)	(48,903)	(21,80,827)
12-Jul-17	-166531	pmt rcd adjust of	23	(21,80,827)	(24,736)	(23,47,358)
20-Jul-17	-218531	pmt rcd agst sai vi	8	(23,47,358)	(9,261)	(25,65,889)
22-Aug-17	-218568	pmt rcd for adjust	33	(25,65,889)	(41,757)	(27,84,457)
01-Sep-17	-193788	pmt rcd against bi	10	(27,84,457)	(13,732)	(29,78,245)
13-Sep-17	-369916	pmt rcd agnst JV 1	12	(29,78,245)	(17,625)	(33,48,161)
23-Dec-17	1782500	IIIrd Installment- s	101	(33,48,161)	(1,66,766)	(15,65,661)
23-Dec-17	1069500	IVth Installment	-	(15,65,661)	-	(4,96,161)
23-Dec-17	513000	Vth Installmnet	-	(4,96,161)	-	16,839
23-Dec-17	200000	Vth Installment o	-	16,839	-	2,16,839
01-Mar-18	165122	gst	68	2,16,839	7,272	3,81,961
01-Mar-18	104400	service tax	-	3,81,961	-	4,86,361
01-Mar-18	-314882	pmt rcd agins bill	-	4,86,361	-	1,71,479
17-Mar-18	-87589	beig adjusted agai	16	1,71,479	1,353	83,890
07-Jun-18	-400000	pmt recd dt: 02.06	82	83,890	3,392	(3,16,110)
18-Jun-18	-4564328	pmt rcd	11	(3,16,110)	(1,715)	(48,80,438)
27-Jun-18	4880438	amount refundabl	9	(48,80,438)	(21,661)	-
	0			Approx Interest Payable	(3,23,480)	

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

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 M.D.:

Signature of Manager:

Date

Date

Sir,

Please allow O.P. of Rs. 700000:

C 29/6/18

Sale Agreement Authorization Form-Mayflower Grande

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?		
Project Name	Mayflower Grande	☒ Yes ☐ No		
Vendor	B&C Estates	☒ Yes ☐ No		
Flat no.	C-101	☒ Yes ☐ No		
Land area (sq. yds.)	43.34	☒ Yes ☐ No		
Built-up-area (sft)	1400	☒ 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 & 6'-6" wide corridor	☒ Yes ☐ No		
West	Open to sky	☒ Yes ☐ No		
Total sale Consideration (as per declaration form)	44,90,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	44,90,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	28.02.2018	☒ Yes ☐ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>29/11/17</i>	Date: <i>11/12/17</i>	Date: <i>11/12/17</i>	Date: <i>[Signature]</i>	Date: <i>6/12/17</i>

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.



SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLPOWER GRANDE		
Buyer Name	MR. K. NARSING RAO		
Flat / Bungalow No.	C-101	Area	1400.00
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	44,90,000
B	Add : Stamp duty & registration charges, Mutation exp	8,990
C	Add: Service Tax & VAT @ 4.5%	38,925
D	Add: GST @ 12%	3,05,252
E	Total Taxes (B + C + D)	3,53,167
F	Total amount payable (A+E)	48,43,167
G	Total Amount Paid	48,90,000
H	Balance Amount Payable (F-G)	(46,833)

K	Sale Deed Value	44,90,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq. ready
M	Housing Loan Sanctioned	45,00,000	-	45,00,000/-
N	Own contribution (including taxes)	48,43,167	48,90,000	(46,833)

Security Cheque Details:

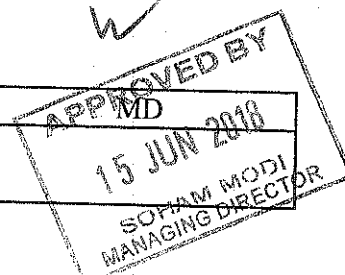
1st Installment of HL	Cq. No.	Amount	Security cq. received
		-	Not required
			Collect cq. at the time of registration
Own contribution	Cq. No.	Amount	Security cq. received
		(46,833)	Not required
			Collect cq. at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq. received
		-	Not required
			Collect cq. at the time of registration

Remarks:

Mr. K. NARSING RAO # CONTRACTOR: PAYMENTS AGAINST JV'S
Rs. 45,00,000/- P.C. Clp. releasing

Authorised by:

Name	Accountant	CRM Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	15/6/18	15/6/18	15/6/18





Site Office : Sy. No. 191, Mallapur Main Road,
Hyderabad- 500 076, ☎ +91- 406527 2342
✉ bnc@modiproperties.com
Owned & Developed by : B & C ESTATES



Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

ANNEXURE -B

Date:

LETTER OF POSSESSION

To,
Mr. Narsing Rao,
H.no: C-3/3-1, Mallapur Village,
Mallapur, Hyderabad

Sub: Letter of Possession for flat no. 101 on the first floor in block 'C' in the project known as
Mayflower Grande situated in Survey no. 2/1/1, 183, 184, 190 & 191, Mallapur village, Uppal
Mandal, Ranga Reddy District.

Dear Sir / Madam,

We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of
our Sale deed / Agreement.

Thank You.

Yours Sincerely,

Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: _____

Name: _____

Date: _____