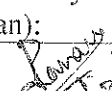
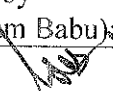
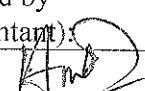


Check List

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.	C-707	☒ Yes ☐ No
Land area (sq. yds.)	34.98	☒ Yes ☐ No
Built-up-area (sft)	1130	☒ 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 (as per declaration form)	3979000	☐ Yes ☐ No
PPT No.	151	N A
Sale Deed value	3979000	☒ Yes ☐ No
Construction contract value	—	☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	12.09.2017	☒ Yes ☐ No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 13/3/17	Date: 13/3/17	Date: 13/03/17	Date: 13 MAR 2017

APPROVED BY
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.	C-707		
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	1,130	sft	
B	Undivided share of land	34.98	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,979,000	Rs.	
F	Registrars value of undivided share of land	419,779	Rs.	B X Land Rate
G	Registrars Const. Value	1,695,000	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	1,745,000	Rs.	G + H + I
L	Sale Deed Amount	3,979,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	243,240	Rs.	L X rate + N X rate + incidental charges
P	Service tax	139,265	Rs.	E @ rate or N @ rate
Q	VAT	49,738	Rs.	E X rate
R	Total Taxes	432,243	Rs.	O + P + Q
P	Total Tax Percentage	10.86	%	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.			

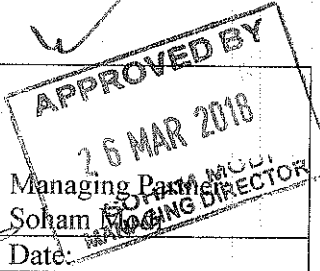
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-707
Name of Buyer	Mr. Jinesh Parikh

A.	Total sale consideration.	Rs. 39,79,000/-
B.	Less: Discount for on time payments.	Rs. 56,500/- (special discount allowed by MD)
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,38,740/- +Rs.3,979/- (GHMC mutation charges)
E.	Add: VAT	Rs. 49,738/-
F.	Add: Service Tax	Rs. 1,79,055/-
G.	Add: Extra Specs Charges	Rs. 5,040/- +907/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 43,98,509/-
J.	Balance amount Due	Rs. 6,530/-
K.	Refund	☒ Yes ☒ No Rs. 41,580/-
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. 6530/-
O.	Tally balance	Rs. 6530/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.1413/-to be collected for initial six months	78528
	Membership fee 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	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:

			
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Director
Date:	Date:	Date: 23/2/18	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. C-707

Customer Name Mr. Jinesh Parikh

Booked by Naveena

Prepared by Pavan

Date 16.03.2018

Sign

Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
12-Jan-17	-25000	booking amt rcd	-	-	-	(25,000)
13-Jan-17	25000	Booking amount	1	(25,000)	(12)	-
15-Jan-17	200000	1st Installment	2	-	-	200,000
31-Jan-17	500000	2nd Installment	16	200,000	1,578	700,000
10-Feb-17	-200000	payment rcd	10	700,000	3,452	500,000
20-Feb-17	-400000	pmt rcd	10	500,000	2,466	100,000
31-Mar-17	1527000	3rd Installment	39	100,000	1,923	1,627,000
06-Apr-17	-254000	pmt rcd	6	1,627,000	4,814	1,373,000
06-Apr-17	-100000	pmt rcd	-	1,373,000	-	1,273,000
02-May-17	-2189000	pmt rcd	26	1,273,000	16,322	(916,000)
06-Jun-17	-175000	pmt rcd	35	(916,000)	(15,810)	(1,091,000)
06-Jun-17	-58000	pmt rcd	-	(1,091,000)	-	(1,149,000)
06-Jun-17	-442000	pmt rcd	-	(1,149,000)	-	(1,591,000)
17-Jun-17	-555509	pmt rcd	11	(1,591,000)	(8,631)	(2,146,509)
30-Jun-17	916000	4th Installment	13	(2,146,509)	(13,761)	(1,230,509)
31-Aug-17	611000	5th Installment	62	(1,230,509)	(37,623)	(619,509)
30-Nov-17	200000	on completion amo	91	(619,509)	(27,802)	(419,509)

(419509)

Approx Interest Payable

(73,084)

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

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

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

Signature of Manager:

Signature of M.D.:

Date

Date

APPROVED BY
26 MAR 2018
SOFIAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. JINESH PARIKH		
Flat / Bungalow No.	C-707	Area	1130
Land Area	34.98		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	39,79,000
B	Add : Stamp duty & registration charges and mutation exp	2,47,019
C	Add: Service Tax @4.5%	1,79,055
D	Add: VAT @1.25%	49,738
E	Total Taxes (B + C + D)	4,75,812
F	Total amount payable (A+E)	44,54,812
G	Total Amount Paid	43,98,509
H	Balance Amount Payable (F-G)	56,303

I	Sale Deed Value	39,79,000
J	Construction Contact value	-

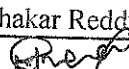
		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	30,00,000	30,00,000	-
L	Own contribution (including taxes)	14,54,812	13,98,509	56,303

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
		56,303	☒	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:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	15/6/17	15/6/17	17/6/17

APPROVED BY
19 JUN 2017
SOHAM MODI
MANAGING DIRECTOR



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

www.hdfc.com

FLAT NO:G-9, 1ST FLOOR,BALLAD ESTATE
TARNAKA-LALAPET ROAD,SECUNDERABAD 500017
PH:66387200 E-MAIL:URHOMEGUIDE.HYDERABAD@HDFC.COM

File No: 624203226/HGV
Service Center: TARNAKA
Place Of Service: TARNAKA

Offer Date: 23-FEB-2017

MR JINESH VASANT PARIKH
A 503-504
MAYFLOWER PARK
NEAR JANAPRIYA APARTMENTS
MALLAPUR
NR JANAPRIYA APPTS
RANGAREDDY - 500076

Dear Sir/Madam,

We are pleased to inform you that we have in principle, in terms of your request, approved a HOUSING LOAN as per the terms and conditions mentioned below, special conditions if any, and other conditions mentioned overleaf.

As per your request, this offer is being made to you under HDFC's HOUSING LOAN scheme, under the TELESCOPIC REPAYMENT OPTION(TRO).

Amount Approved	Rs. 3000000
Rate of Interest	8.60% p.a. on a Variable Rate basis **
Term	25 Years ***

Repayment Terms:	
Rest Frequency	Monthly Rest
Equated Monthly Instalment	Rs. 24360 per month ***
Payable in	300 instalments ***

Processing Fee payable	Rs. 5500
Processing Fee received	Rs. 5500

** The interest rate announced by HDFC from time to time as its Retail Prime Lending Rate (RPLR) shall be applicable to your loan with spread, if any. The current applicable rate of interest with spread, if any, is 8.6% per annum.

*** This is subject to the provisions for variation thereof in terms of the loan agreement to be executed by you.