

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

|               |                 |
|---------------|-----------------|
| Flat No.      | C-802           |
| Name of Buyer | Mr. Vikas Gupta |

|    |                                                                   |                                                                                            |
|----|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| A. | Total sale consideration.                                         | Rs.43,38,000/-                                                                             |
| B. | Less: Discount for on time payments.                              | Rs. 57,500/-                                                                               |
| C. | Less: Other discounts                                             | Rs. 34,500/- ( Rs.30/- per sft GST discount)                                               |
| D. | Add: Reg. Charges                                                 | Rs.2,60,280/-+Rs.4,338/-(GHMC mutation charges)                                            |
| E. | Add: VAT                                                          | Rs. NA + 2,77,560/-(GST)                                                                   |
| F. | Add: Service Tax                                                  | Rs. 91,125/-                                                                               |
| G. | Add: Extra Specs Charges                                          | Rs. Nil                                                                                    |
| H. | Add: Misc. Charges                                                | Rs. 5,080/- + 25,000/- ( c fund) + 8,675/- ( maint charges + m fee)                        |
| I. | Less: Amount paid                                                 | Rs. 49,25,000/-                                                                            |
| J. | Balance amount Due                                                | Rs. —                                                                                      |
| K. | Refund                                                            | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 6,942/- |
| L. | Interest Payable <i>not indicated.</i>                            | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.         |
| M. | Maintenance charges due from                                      |                                                                                            |
| N. | Buyer Info database balance                                       | Rs. (6942)                                                                                 |
| O. | Tally balance                                                     | Rs. (6942)                                                                                 |
| P. | Remarks:                                                          |                                                                                            |
|    | Corpus Fund Rs.25,000/- collected                                 |                                                                                            |
|    | Maintainance charges @ Rs.1438/- 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:

|                                      |                                  |                                      |                                                       |
|--------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------------------|
| <i>[Signature]</i><br>G. B. Ram Babu | <i>[Signature]</i><br>Accountant | <i>[Signature]</i><br>Samba Siva Rao | <i>[Signature]</i><br>Managing Partner:<br>Soham Modi |
| Date: 26/10/17                       | Date: 30/10/2017                 | Date: 31/10                          | Date: 31/10/2017                                      |



Note: 1. Update Sale Completed as 'Yes' in the database.  
2. Give a copy of Owners Association rule to the buyer.

## 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-802                                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Land area (sq. yds.)                                                                      | 35.60                                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Built-up-area (sft)                                                                       | 1150                                                                                      | <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                                                                         | 6'-6" wide corridor                                                                       | <input type="checkbox"/> Yes <input type="checkbox"/> No                                   |                                                                                             |
| South                                                                                     | Open to sky                                                                               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| East                                                                                      | Open to sky                                                                               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| West                                                                                      | 6'-6" wide corridor & Open to Sky                                                         | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Total sale Consideration (as per declaration form)                                        | 43,38,000                                                                                 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| PPT No.                                                                                   |                                                                                           | N A                                                                                        |                                                                                             |
| Sale Deed value                                                                           | 43,38,000                                                                                 | <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                                                                        | 03.10.2017                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                        |                                                                                             |
| Remarks                                                                                   |                                                                                           |                                                                                            |                                                                                             |
|                                                                                           |                                                                                           |                                                                                            |                                                                                             |
|                                                                                           |                                                                                           |                                                                                            |                                                                                             |
|                                                                                           |                                                                                           |                                                                                            |                                                                                             |
| Prepared by (Pavan):                                                                      | Checked by (G. B. Ram Babu):                                                              | Checked by (Accountant):                                                                   | Approved by (MD):                                                                           |
| Sign:  | Sign:  | Sign:  | Sign:  |
| Date: 3/2/17                                                                              | Date: 8/7/17                                                                              | Date: 8/7/2017                                                                             | Date: 8/7/2017                                                                              |

**APPROVED BY**  
**08 JUL 2017**  
**SUTAM MOJJI**  
**MANAGING DIRECTOR**

# SALE DEED AUTHORIZATION FORM

|                     |                                      |                      |                        |
|---------------------|--------------------------------------|----------------------|------------------------|
| Project             | M/S.B & C ESTATES - MAYFLOWER GRANDE |                      |                        |
| Buyer Name          | MR. VIKAS GUPTA & OTHERS             |                      |                        |
| Flat / Bungalow No. | C-802                                | Area                 | 1150                   |
| Land Area           | 35.60                                |                      | Semi / Deluxe / Luxury |
| Car Parking No.     |                                      | 2 wheeler parking no |                        |

## Payment & Agreement Details:

|   |                                                       |           |
|---|-------------------------------------------------------|-----------|
| A | Total Sale Consideration                              | 43,38,000 |
| B | Add : Stamp duty & registration charges, Mutation exp | 2,68,918  |
| C | Add: Service Tax and VAT @ 5.75 on                    | 1,15,000  |
| D | Add: GST @ 12% on                                     | 2,80,560  |
| E | Total Taxes (B + C + D)                               | 6,64,478  |
| F | Total amount payable (A+E)                            | 50,02,478 |
| G | Total Amount Paid                                     | 20,39,910 |
| H | Balance Amount Payable (F-G)                          | 29,62,568 |

|   |                            |           |
|---|----------------------------|-----------|
| K | Sale Deed Value            | 43,38,000 |
| L | Construction Contact value | -         |

|   |                                    | Total amount | Amount Paid | Chq ready |
|---|------------------------------------|--------------|-------------|-----------|
| M | Housing Loan Sanctioned            | 29,00,000    | -           | 29,00,000 |
| N | Own contribution (including taxes) | 21,02,478    | 20,39,910   | 62,568    |

## Security Cheque Details:

|                       |         |           |                                                                 |
|-----------------------|---------|-----------|-----------------------------------------------------------------|
| 1st Installment of HL | Cq. No. | Amount    | Security cq.received                                            |
|                       |         | -         | <input checked="" type="checkbox"/> Not required                |
|                       |         |           | <input type="checkbox"/> Collect cq.at the time of registration |
| Own contribution      | Cq. No. | Amount    | Security cq.received                                            |
|                       |         | 62,568    | <input checked="" type="checkbox"/> Not required                |
|                       |         |           | <input type="checkbox"/> Collect cq.at the time of registration |
| Balance HL Amount     | Cq. No. | Amount    | Security cq.received                                            |
|                       |         | 29,00,000 | <input checked="" type="checkbox"/> Not required                |
|                       |         |           | <input type="checkbox"/> Collect cq.at the time of registration |

## Remarks:

|                                           |
|-------------------------------------------|
| # 57,500/- on time payment discout given: |
|-------------------------------------------|

## Authorised by:

|      |                    |                    |                    |
|------|--------------------|--------------------|--------------------|
| Name | Accountant         | CR Manager         | Prabhakar Reddy    |
| Sign | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| Date | 27/9/17            | 27/9/17            | 27/9/17            |

