

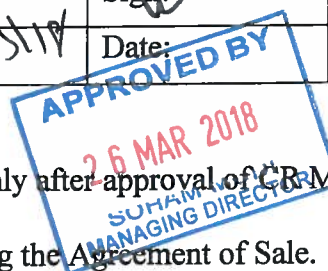
Sale Agreement Authorization Form-Mayflower Grande

Check List

| Items to be checked                                | Mention details here                                                                       | Sale Agreement, booking form & plan tally?                          |                   |                             |
|----------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------|-----------------------------|
| Project Name                                       | Mayflower Grande                                                                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |                             |
| Vendor                                             | B&C Estates                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |                             |
| Flat no.                                           | D-105                                                                                      | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |                             |
| Land area (sq. yds.)                               | 37.15                                                                                      | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |                             |
| Built-up-area (sft)                                | 1200                                                                                       | <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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |                             |
| Boundaries: North                                  | 6'-6" wide corridor                                                                        | <input checked="" 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                                                                        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |                             |
| Total sale Consideration (as per declaration form) | 46,89,000/-                                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |                             |
| PPT No.                                            |                                                                                            | N A                                                                 |                   |                             |
| Sale Deed value                                    | 46,89,000/-                                                                                | <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                                 | 15.06.2018                                                                                 | <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): | AOS signed by Gaurang Mody: |
| Sign: <i>Pavan</i>                                 | Sign: <i>G. B. Ram Babu</i>                                                                | Sign: <i>Accountant</i>                                             | Sign: <i>MD</i>   | Sign: <i>Gaurang Mody</i>   |
| Date: 16/3/18                                      | Date: 22/3/18                                                                              | Date: 22/3/18                                                       | Date: 22/3/18     | Date: 24.3.18               |

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 - MAYLFLOWER GRANDE |                      |                        |
| Buyer Name          | DR. MUKESH P. SHELAKAR & OTHERS        |                      |                        |
| Flat / Bungalow No. | D-105                                  | Area                 | 1200.00                |
| Land Area           | 37.15                                  |                      | Semi / Deluxe / Luxury |
| Car Parking No.     |                                        | 2 wheeler parking no |                        |

## Payment & Agreement Details:

|   |                                                       |           |
|---|-------------------------------------------------------|-----------|
| A | Total Sale Consideration                              | 46,89,000 |
| B | Add : Stamp duty & registration charges, Mutation exp | 9,189     |
| C | Add: Service Tax & VAT @ 4.5%                         | -         |
| D | Add: GST @ 12%                                        | -         |
| E | Total Taxes (B + C + D)                               | 9,189     |
| F | Total amount payable (A+E)                            | 46,98,189 |
| G | Total Amount Paid                                     | 11,25,000 |
| H | Balance Amount Payable (F-G)                          | 35,73,189 |

|   |                            |           |
|---|----------------------------|-----------|
| K | Sale Deed Value            | 46,89,000 |
| L | Construction Contact value | -         |

|   |                                    | Total amount | Amount Paid | Cheq.ready |
|---|------------------------------------|--------------|-------------|------------|
| M | Housing Loan Sanctioned            | 35,64,000    | -           | 35,64,000  |
| N | Own contribution (including taxes) | 11,34,189    | 11,25,000   | 9,189      |

## Security Cheque Details:

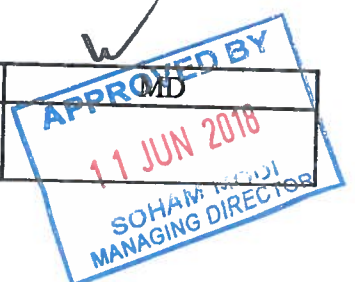
|                       |         |           |                                        |
|-----------------------|---------|-----------|----------------------------------------|
| 1st Installment of HL | Cq. No. | Amount    | Security cq.received                   |
|                       |         | -         | Not required                           |
|                       |         |           | Collect cq.at the time of registration |
| Own contribution      | Cq. No. | Amount    | Security cq.received                   |
|                       |         | 9,189     | Not required                           |
|                       |         |           | Collect cq.at the time of registration |
| Balance HL Amount     | Cq. No. | Amount    | Security cq.received                   |
|                       |         | 35,64,000 | Not required                           |
|                       |         |           | Collect cq.at the time of registration |

## Remarks:

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

## Authorised by:

|      |            |            |                 |
|------|------------|------------|-----------------|
| Name | Accountant | CR Manager | Prabhakar Reddy |
| Sign |            |            |                 |
| Date |            |            |                 |



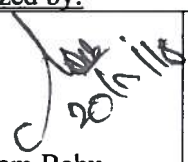
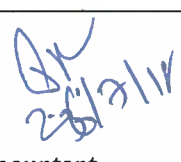
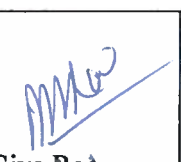
**Authorization form for handing over the possession of Flat in 'Mayflower Grande'**

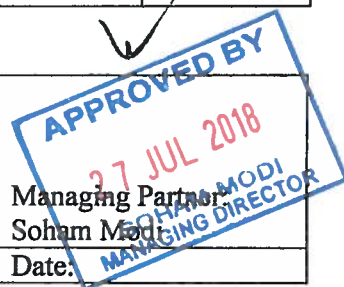
|               |                      |
|---------------|----------------------|
| Flat No.      | D-105                |
| Name of Buyer | Dr. Mukesh Shewalkar |

|    |                                                                                     |                                                                         |
|----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| A. | Total sale consideration.                                                           | Rs. 46,89,000/-                                                         |
| B. | Less: Discount for on time payments.                                                | Rs. Nil                                                                 |
| C. | Less: Other discounts                                                               | Rs. Nil                                                                 |
| D. | Add: Reg. Charges                                                                   | Rs. Directly paid by customer/- +Rs.4,689/- (GHMC mutation charges)     |
| E. | Add: VAT / GST                                                                      | Rs. NA                                                                  |
| F. | Add: Service Tax                                                                    | Rs. NA                                                                  |
| G. | Add: Extra Specs Charges                                                            | Rs. 3,700/- + 666/-                                                     |
| H. | Add: Misc. Charges                                                                  | Rs. 5,080/-                                                             |
| I. | Less: Amount paid                                                                   | Rs. 46,89,000/-                                                         |
| J. | Balance amount Due                                                                  | Rs. 14,135/-                                                            |
| K. | Refund                                                                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. |
| L. | Interest Payable                                                                    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. |
| M. | Maintenance charges due from                                                        | August 2018                                                             |
| N. | Buyer Info database balance                                                         | Rs. 14,135/-                                                            |
| O. | Tally balance                                                                       | Rs. 14,135/-                                                            |
| P. | Remarks:                                                                            |                                                                         |
|    | Corpus Fund Rs.25,000/- to be collected                                             |                                                                         |
|    | Maintenance charges @ Rs.1500/- to be collected for initial six months (Rs. 9050/-) |                                                                         |
|    | 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:

|                                                                                                       |                                                                                                   |                                                                                                        |                                                                                                           |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <br>G. B. Ram Babu | <br>Accountant | <br>Samba Siva Rao | <br>Managing Partner |
| 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. D-105

Customer Name Mukesh

Booked by Musthaq

Prepared by Pavan

Date 19.07.2018

Sign

Interest rate 18 % p.a.

| Date      | Instal / Paym | Remarks          | Days | Principal | Interest | Balance   |
|-----------|---------------|------------------|------|-----------|----------|-----------|
| 03-Mar-18 | 25000         | Booking amount   | -    | -         | -        | 25,000    |
| 06-Mar-18 | -25000        | pmt rcd          | 3    | 25,000    | 37       | -         |
| 06-Mar-18 | -200000       | pmt rcd          | -    | -         | -        | (200,000) |
| 18-Mar-18 | 200000        | 1st Installment  | 12   | (200,000) | (1,184)  | -         |
| 19-Mar-18 | -900000       | pmt rcd          | 1    | -         | -        | (900,000) |
| 03-Apr-18 | 700000        | 2nd Installment  | 15   | (900,000) | (6,658)  | (200,000) |
| 15-May-18 | 1777000       | 3rd Installment  | 42   | (200,000) | (4,142)  | 1,577,000 |
| 15-May-18 | 993000        | 4th Installment  | -    | 1,577,000 | -        | 2,570,000 |
| 28-May-18 | -3564000      | pmt recd         | 13   | 2,570,000 | 16,476   | (994,000) |
| 30-Jun-18 | 794000        | 5th Installment  | 33   | (994,000) | (16,176) | (200,000) |
| 30-Jun-18 | 200000        | Oncompletion amo | -    | (200,000) | -        | -         |

0

Approx Interest Payable

(11,647)

Note:

Column A, B &amp; C: Enter Installemnts &amp; payments received

Column B: Enter receivables as positive amounts &amp; payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A , B &amp; C in accending order.

Calculate sum of Installments / Payments &amp; Interest

c Charge Interest of Rs. \_\_\_\_\_ (or) ☒ Interest waivedc Allow on-time payment discount ☒ (or) ☒ Reduce on-time payment discount to Rs. Nil

Signature of Manager:

Date :

Signature of M.D.:

Date



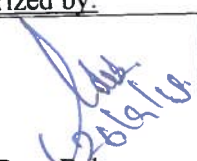
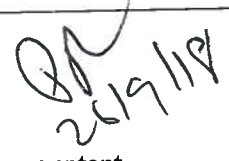
**Authorization form for handing over the possession of Flat in 'Mayflower Grande'**

|               |                      |
|---------------|----------------------|
| Flat No.      | D-105                |
| Name of Buyer | Dr. Mukesh Shewalkar |

|    |                                                                        |                                                                     |
|----|------------------------------------------------------------------------|---------------------------------------------------------------------|
| A. | Total sale consideration:                                              | Rs. 46,89,000/-                                                     |
| B. | Less: Discount for on time payments.                                   | Rs. Nil                                                             |
| C. | Less: Other discounts                                                  | Rs. Nil                                                             |
| D. | Add: Reg. Charges                                                      | Rs. Directly paid by customer/- +Rs.4,689/- (GHMC mutation charges) |
| E. | Add: VAT / GST                                                         | Rs. NA                                                              |
| F. | Add: Service Tax                                                       | Rs. NA                                                              |
| G. | Add: Extra Specs Charges                                               | Rs. 2,370/- + 427/-                                                 |
| H. | Add: Misc. Charges                                                     | Rs. 5,080/-                                                         |
| I. | Less: Amount paid                                                      | Rs. 46,89,000/-                                                     |
| J. | Balance amount Due                                                     | Rs. 12,566/-                                                        |
| K. | Refund                                                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No Rs.        |
| L. | Interest Payable                                                       | <input type="checkbox"/> Yes <input type="checkbox"/> No Rs.        |
| M. | Maintenance charges due from                                           | August 2018                                                         |
| N. | Buyer Info database balance                                            | Rs. 12566/-                                                         |
| O. | Tally balance                                                          | Rs. 12566/-                                                         |
| P. | Remarks:                                                               |                                                                     |
|    | Corpus Fund Rs.25,000/- to be collected                                |                                                                     |
|    | Maintenance charges @ Rs.1500/- to be collected for initial six months |                                                                     |
|    | 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:

|                                                                                                       |                                                                                                   |                                                                                                        |                                                                                                                          |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <br>G. B. Ram Babu | <br>Accountant | <br>Samba Siva Rao | <br>Managing Partner:<br>Soham Modi |
| 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.

OK