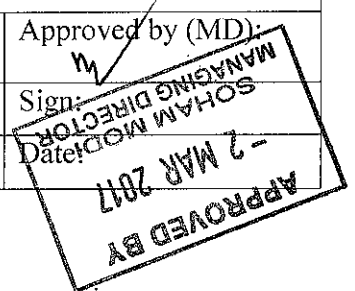


## Check List

| 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.                                           | D-501                                                                           | <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)                                | 1200                                                                            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Car Parking No                                     |                                                                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                          |
| Type                                               | <input 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                                  | Open to sky                                                                     | <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) | 4219000                                                                         | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| PPT No.                                            |                                                                                 | N A                                                                 |                          |
| Sale Deed value                                    | 4219000                                                                         | <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                                 | 28.02.2018                                                                      | <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):        |
| Sign: <i>Pavan</i>                                 | Sign:                                                                           | Sign: <i>P. Ram</i>                                                 | Sign: <i>[Signature]</i> |
| Date: <i>23/1/18</i>                               | Date:                                                                           | Date: <i>21/2/18</i>                                                | Date: <i>21/2/18</i>     |



| Stamp duty, registration charges, service tax & VAT calculator |                                                                        |           |                 |                                                |
|----------------------------------------------------------------|------------------------------------------------------------------------|-----------|-----------------|------------------------------------------------|
| Project: Mayflower Grande                                      |                                                                        |           |                 |                                                |
| Date:                                                          |                                                                        |           |                 |                                                |
| S No.                                                          | Registration type                                                      | Amount    | Units           | Formula                                        |
|                                                                | Flat No.                                                               | D-501     |                 |                                                |
|                                                                | Registration of construction contract required?                        | No        | Yes / No        |                                                |
|                                                                | Service tax payable?                                                   | Yes       | Yes / No        |                                                |
| A                                                              | Built-up-area                                                          | 1,200     | sft             |                                                |
| B                                                              | Undivided share of land                                                | 37.15     | sq yds          | A X Ratio                                      |
| C                                                              | No of car parking                                                      | 1         | nos             |                                                |
| D                                                              | No. of two wheeler parking                                             | -         | nos             |                                                |
| E                                                              | Total Sale Consideration                                               | 4,219,000 | Rs.             |                                                |
| F                                                              | Registrars value of undivided share of land                            | 445,783   | Rs.             | B X Land Rate                                  |
| G                                                              | Registrars Const. Value                                                | 1,800,000 | 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                                                 | 1,850,000 | Rs.             | G + H + I                                      |
| L                                                              | Sale Deed Amount                                                       | 4,219,000 | Rs.             | Percentage of E or K for semi finished, else E |
| N                                                              | Construction Contract Amount                                           | -         | Rs.             | E - L                                          |
| O                                                              | Reg. Charges                                                           | 257,640   | Rs.             | L X rate + N X rate + incidental charges       |
| P                                                              | Service tax                                                            | 147,665   | Rs.             | E @ rate or N @ rate                           |
| Q                                                              | VAT                                                                    | 52,738    | Rs.             | E X rate                                       |
| R                                                              | Total Taxes                                                            | 458,043   | 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. |           |                 |                                                |

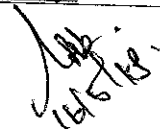
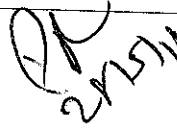
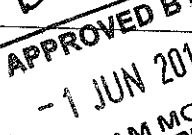
**Authorization form for handing over the possession of Flat in 'Mayflower Grande'**

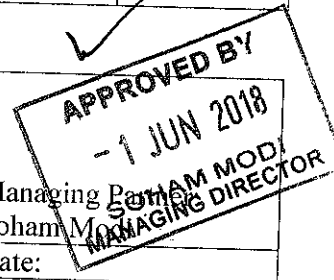
|               |                |
|---------------|----------------|
| Flat No.      | D-501          |
| Name of Buyer | Mrs. T. Himaja |

|    |                                                                         |                                                                         |
|----|-------------------------------------------------------------------------|-------------------------------------------------------------------------|
| A. | Total sale consideration.                                               | Rs. 42,19,000/-                                                         |
| B. | Less: Discount for on time payments.                                    | Rs. Nil                                                                 |
| C. | Less: Other discounts                                                   | Rs. Nil                                                                 |
| D. | Add: Reg. Charges                                                       | Rs. 2,53,140/- +Rs.4,219/-(GHMC mutation charges)                       |
| E. | Add: VAT / GST                                                          | Rs. 28,475/- + 1,55,280/-                                               |
| F. | Add: Service Tax                                                        | Rs. 1,02,510/-                                                          |
| G. | Add: Extra Specs Charges                                                | Rs. 185/- + 33/-                                                        |
| H. | Add: Misc. Charges                                                      | Rs. 5,080/-                                                             |
| I. | Less: Amount paid                                                       | Rs. 46,87,259/-                                                         |
| J. | Balance amount Due                                                      | Rs. 80,663/-                                                            |
| 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                                            | May 2018                                                                |
| N. | Buyer Info database balance                                             | Rs. 80,663/-                                                            |
| O. | Tally balance                                                           | Rs. 80,663/-                                                            |
| P. | Remarks:                                                                |                                                                         |
|    | Corpus Fund Rs.25,000/- to be collected                                 |                                                                         |
|    | Maintainance charges @ Rs.1500/- to be collected for initial six months | 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 Director |
| Date:                                                                                                 | Date:                                                                                             | Date: 31/8/18                                                                                         | 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. D-501

Customer Name Mrs. T Himaja

Booked by Ashok

Prepared by Pavan

Date 09.05.2018

Sign

Interest rate 18% p.a.

| Date      | Instal / Paym | Remarks            | Days | Principal   | Interest | Balance     |
|-----------|---------------|--------------------|------|-------------|----------|-------------|
| 06-Nov-16 | 25000         | booking amt        | -    | -           | -        | 25,000      |
| 21-Nov-16 | 200000        | First installment  | 15   | 25,000      | 185      | 2,25,000    |
| 06-Dec-16 | 700000        | Second Installment | 15   | 2,25,000    | 1,664    | 9,25,000    |
| 15-Feb-17 | -25000        | pamt rcd by neft   | 71   | 9,25,000    | 32,388   | 9,00,000    |
| 27-Feb-17 | -200000       | payment rcd        | 12   | 9,00,000    | 5,326    | 7,00,000    |
| 06-Mar-17 | 1547000       | Third installment  | 7    | 7,00,000    | 2,416    | 22,47,000   |
| 30-Mar-17 | -1753000      | PMT RCD            | 24   | 22,47,000   | 26,595   | 4,94,000    |
| 17-Jun-17 | -200000       | pmt rcd            | 79   | 4,94,000    | 19,246   | 2,94,000    |
| 17-Jun-17 | -100000       | pmt rcd            | -    | 2,94,000    | -        | 1,94,000    |
| 17-Aug-17 | 928200        | Fourth Installment | 61   | 1,94,000    | 5,836    | 11,22,200   |
| 09-Nov-17 | -1122000      | pmt rcd            | 84   | 11,22,200   | 46,487   | 200         |
| 22-Mar-18 | -194000       | pmt rcd ref: 8073  | 133  | 200         | 13       | (1,93,800)  |
| 22-Mar-18 | -43009        | pmt rcd ref: 8081  | -    | (1,93,800)  | -        | (2,36,809)  |
| 22-Mar-18 | -199000       | pmt rcd Ref: 8081  | -    | (2,36,809)  | -        | (4,35,809)  |
| 22-Mar-18 | -200000       | pmt recd Ref: 808  | -    | (4,35,809)  | -        | (6,35,809)  |
| 02-Apr-18 | 253140        | reg                | 11   | (6,35,809)  | (3,449)  | (3,82,669)  |
| 09-Apr-18 | -651250       | pmt recd           | 7    | (3,82,669)  | (1,321)  | (10,33,919) |
| 30-Apr-18 | 618800        | Fifth Installment  | 21   | (10,33,919) | (10,707) | (4,15,119)  |
| 30-May-18 | 200000        | on completion am   | 30   | (4,15,119)  | (6,141)  | (2,15,119)  |

(215119)

Approx Interest Payable

1,18,537

Note:

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

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

Columns D to G: Do not change.

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

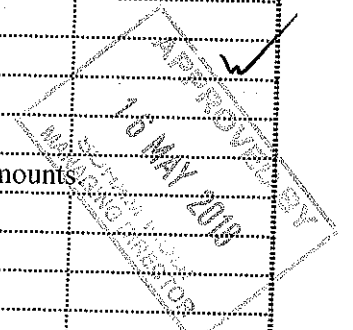
Calculate sum of Installments / Payments &amp; Interest

c Charge Interest of Rs.

(or) c Interest waived

c Allow on-time payment discount

(or) c Reduce on-time payment discount to Rs.



Sir,  
 Mr. Satyanarayana, Partner "Varan Group" refused  
 the booking. Pl. advise the future.

# SALE DEED AUTHORIZATION FORM

|                     |                                       |                      |                        |
|---------------------|---------------------------------------|----------------------|------------------------|
| Project             | M/S. B & C ESTATES - MAYFLOWER GRANDE |                      |                        |
| Buyer Name          | MR. V. RAMA KRISHNA & OTHERS          |                      |                        |
| Flat / Bungalow No. | C-401                                 | Area                 | 1200.00                |
| Land Area           | 37.15                                 |                      | Semi / Deluxe / Luxury |
| Car Parking No.     |                                       | 2 wheeler parking no |                        |

## Payment & Agreement Details:

|   |                                                       |           |
|---|-------------------------------------------------------|-----------|
| A | Total Sale Consideration                              | 42,19,000 |
| B | Add : Stamp duty & registration charges, Mutation exp | 2,61,859  |
| C | Add: Service Tax & VAT @ 4.5%                         | 1,02,510  |
| D | Add: GST @ 12%                                        | 77,640    |
| E | Total Taxes (B + C + D)                               | 4,42,009  |
| F | Total amount payable (A+E)                            | 46,61,009 |
| G | Total Amount Paid                                     | 40,36,009 |
| H | Balance Amount Payable (F-G)                          | 6,25,000  |

|   |                            |           |
|---|----------------------------|-----------|
| K | Sale Deed Value            | 42,19,000 |
| L | Construction Contact value | -         |

|   |                                    | Total amount | Amount Paid | Cheq.ready |
|---|------------------------------------|--------------|-------------|------------|
| M | Housing Loan Sanctioned            | 35,00,000    | 28,75,000   | 6,25,000   |
| N | Own contribution (including taxes) | 11,61,009    | 11,61,009   | -          |

## 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 |
|                       |         | -        | Security cq.received                   |
| Balance HL Amount     | Cq. No. | Amount   | Not required                           |
|                       |         | 6,25,000 | Collect cq.at the time of registration |

## Remarks:

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

## Authorised by:

|      |                    |                    |                    |
|------|--------------------|--------------------|--------------------|
| Name | Accountant         | CR Manager         | Prabhakar Reddy    |
| Sign | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| Date | 27/12/18           | 27/12/18           | 27/02/18           |

