

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.                                           | E-406                                                                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Land area (sq. yds.)                               | 50.31                                                                           | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                          |
| Built-up-area (sft)                                | 1625                                                                            | <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 type="checkbox"/> Yes <input type="checkbox"/> No            |                          |
| Total sale Consideration (as per declaration form) | 5710000                                                                         | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| PPT No.                                            |                                                                                 | N A                                                                 |                          |
| Sale Deed value                                    | 5710000                                                                         | <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                                 | 26.10.2018                                                                      | <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>[Signature]</i>                           | Sign: <i>[Signature]</i>                                                        | Sign: <i>[Signature]</i>                                            | Sign: <i>[Signature]</i> |
| Date: 27/01/2017                                   | Date: 27/1/17                                                                   | Date: 27/1/2017                                                     | Date: 27/1/2017          |

**APPROVED BY**  
**27 JAN 2017**  
**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.                                                               | E-406     |                 |                                                |
|                                                                | Registration of construction contract required?                        | No        | Yes / No        |                                                |
|                                                                | Service tax payable?                                                   | Yes       | Yes / No        |                                                |
| A                                                              | Built-up-area                                                          | 1,625     | sft             |                                                |
| B                                                              | Undivided share of land                                                | 50.31     | sq yds          | A X Ratio                                      |
| C                                                              | No of car parking                                                      | 1         | nos             |                                                |
| D                                                              | No. of two wheeler parking                                             | -         | nos             |                                                |
| E                                                              | Total Sale Consideration                                               | 5,710,000 | Rs.             |                                                |
| F                                                              | Registrars value of undivided share of land                            | 603,664   | Rs.             | B X Land Rate                                  |
| G                                                              | Registrars Const. Value                                                | 2,437,500 | 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                                                 | 2,487,500 | Rs.             | G + H + I                                      |
| L                                                              | Sale Deed Amount                                                       | 5,710,000 | Rs.             | Percentage of E or K for semi finished, else E |
| N                                                              | Construction Contract Amount                                           | -         | Rs.             | E - L                                          |
| O                                                              | Reg. Charges                                                           | 347,100   | Rs.             | L X rate + N X rate + incidental charges       |
| P                                                              | Service tax                                                            | 256,950   | Rs.             | E @ rate or N @ rate                           |
| Q                                                              | VAT                                                                    | 71,375    | Rs.             | E X rate                                       |
| R                                                              | Total Taxes                                                            | 675,425   | Rs.             | O + P + Q                                      |
| P                                                              | Total Tax Percentage                                                   | 11.83     | .%              | 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                                               | 0.50%     | percent         | on agr. of const.                              |
|                                                                | Incidental charges - sale deed                                         | 4,500     | Rs.             |                                                |
|                                                                | Reg. Charges - const. agr.                                             | -         | Rs.             | 0.50% upto a maximum of Rs. 20,000/-           |
|                                                                | Undivided share of land                                                | 3.096     | sq yds          | per 100 sft of SBUA                            |
|                                                                | Sale deed ratio                                                        | 100       | percent         |                                                |
|                                                                | Service tax                                                            | 4.50      | percent         | under const. of complex services               |
|                                                                | Service tax - Const complex service                                    | 6.00      | 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. |           |                 |                                                |

# SALE DEED AUTHORIZATION FORM

|                     |                                       |                      |                        |
|---------------------|---------------------------------------|----------------------|------------------------|
| Project             | M/S. B & C ESTATES - MAYFLOWER GRANDE |                      |                        |
| Buyer Name          | Mr. A. RAVINDER REDDY                 |                      |                        |
| Flat / Bungalow No. | E-406                                 | Area                 | 1625.00                |
| Land Area           | 50.31                                 |                      | Semi / Deluxe / Luxury |
| Car Parking No.     |                                       | 2 wheeler parking no |                        |

## Payment & Agreement Details:

|   |                                                       |           |
|---|-------------------------------------------------------|-----------|
| A | Total Sale Consideration                              | 57,10,000 |
| B | Add : Stamp duty & registration charges, Mutation exp | 4,800     |
| C | Add: Service Tax & VAT @ 4.5%                         | 53,188    |
| D | Add: GST @ 12%                                        | 5,74,200  |
| E | Total Taxes (B + C + D)                               | 6,32,188  |
| F | Total amount payable (A+E)                            | 63,42,188 |
| G | Total Amount Paid                                     | 56,41,888 |
| H | Balance Amount Payable (F-G)                          | 7,00,300  |

|   |                            |           |
|---|----------------------------|-----------|
| K | Sale Deed Value            | 57,10,000 |
| L | Construction Contact value | -         |

|   |                                    | Total amount | Amount Paid | Cheq.ready |
|---|------------------------------------|--------------|-------------|------------|
| M | Housing Loan Sanctioned            | 30,00,000    | 23,00,000   | 7,00,000   |
| N | Own contribution (including taxes) | 33,42,188    | 33,41,888   | 300        |

## Security Cheque Details:

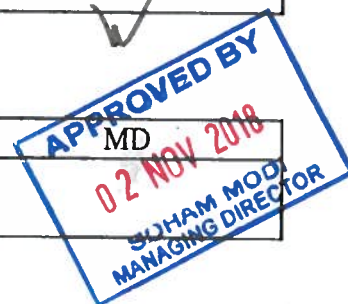
|                       |         |          |                                        |
|-----------------------|---------|----------|----------------------------------------|
| 1st Installment of HL | Cq. No. | Amount   | Security cq.received                   |
|                       |         | -        | Not required                           |
|                       |         |          | Collect cq.at the time of registration |
| Own contribution      | Cq. No. | Amount   | Security cq.received                   |
|                       |         | 300      | Not required                           |
|                       |         |          | Collect cq.at the time of registration |
| Balance HL Amount     | Cq. No. | Amount   | Security cq.received                   |
|                       |         | 7,00,000 | Not required                           |
|                       |         |          | Collect cq.at the time of registration |

## Remarks:

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

## Authorised by:

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



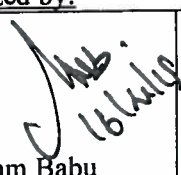
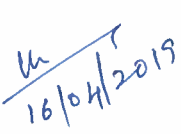
**Authorization form for handing over the possession of Flat in 'Mayflower Grande'**

|               |                     |
|---------------|---------------------|
| Flat No.      | E-406               |
| Name of Buyer | Mr A Ravinder Singh |

|    |                                                                         |                                                                         |
|----|-------------------------------------------------------------------------|-------------------------------------------------------------------------|
| A. | Total sale consideration.                                               | Rs. 57,10,000/-                                                         |
| B. | Less: Discount for on time payments.                                    | Rs. Nil                                                                 |
| C. | Less: Other discounts                                                   | Rs. Nil                                                                 |
| D. | Add: Reg. Charges                                                       | Rs. Directly paid by customer                                           |
| E. | Add: VAT / GST                                                          | Rs. 11,563/- + 5,74,200/-                                               |
| F. | Add: Service Tax                                                        | Rs. 41,625/-                                                            |
| G. | Add: Extra Specs Charges                                                | Rs. Nil                                                                 |
| H. | Add: Misc. Charges                                                      | Rs. 5,080/-                                                             |
| I. | Less: Amount paid                                                       | Rs. 63,41,888/-                                                         |
| J. | Balance amount Due                                                      | Rs. 580/-                                                               |
| 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                                            | December 2018                                                           |
| N. | Buyer Info database balance                                             | Rs. 580/-                                                               |
| O. | Tally balance                                                           | Rs. 580/-                                                               |
| P. | Remarks:                                                                |                                                                         |
|    | Corpus Fund Rs.25,000/- to be collected                                 |                                                                         |
|    | Maintenance charges @ Rs.2,031/- to be 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:

|                                                                                                       |                                                                                                   |                                                                                                        |                                                                                                            |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <br>G. B. Ram Babu | <br>Accountant | <br>Samba Siva Rao | <br>Managing Partner: |
| Date:                                                                                                 | Date:                                                                                             | Date: 19/4/19                                                                                          | Date: 19/4/19                                                                                              |



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. E-406                             |                  |                    |      |                         |          |             |
| Customer Name Mr Ravinder Singh            |                  |                    |      |                         |          |             |
| Booked by Naveen                           |                  |                    |      |                         |          |             |
| Prepared by Pavan                          |                  |                    |      |                         |          |             |
| Date 04.04.19                              |                  |                    |      |                         |          |             |
| Sign                                       |                  |                    |      |                         |          |             |
| Interest rate 18% p.a.                     |                  |                    |      |                         |          |             |
| Date                                       | Instal / Payment | Remarks            | Days | Principal               | Interest | Balance     |
| 31-Dec-16                                  | 25000            | Booking Amount     | -    | -                       | -        | 25,000      |
| 12-Jan-17                                  | -25000           | booking amt rcd    | 12   | 25,000                  | 148      | -           |
| 15-Jan-17                                  | 200000           | 1st Installment W  | 3    | -                       | -        | 2,00,000    |
| 27-Jan-17                                  | -200000          | payment rcd        | 12   | 2,00,000                | 1,184    | -           |
| 30-Jan-17                                  | 700000           | 2nd Installment W  | 3    | -                       | -        | 7,00,000    |
| 06-Feb-17                                  | -700000          | payment rcd        | 7    | 7,00,000                | 2,416    | -           |
| 25-Oct-17                                  | 2292500          | 3rd Installment 7D | 261  | -                       | -        | 22,92,500   |
| 01-Nov-17                                  | -2300000         | pmt rcd            | 7    | 22,92,500               | 7,914    | (7,500)     |
| 24-Apr-18                                  | -75500           | pmt rcd            | 174  | (7,500)                 | (644)    | (83,000)    |
| 25-Apr-18                                  | -500000          | pmt recd           | 1    | (83,000)                | (41)     | (5,83,000)  |
| 25-May-18                                  | 1375500          | 4th Installment 7D | 30   | (5,83,000)              | (8,625)  | 7,92,500    |
| 01-Oct-18                                  | -600000          | pmt recd dt: 01.10 | 129  | 7,92,500                | 50,416   | 1,92,500    |
| 03-Oct-18                                  | -600000          | pmt recd dt: 03.10 | 2    | 1,92,500                | 190      | (4,07,500)  |
| 24-Oct-18                                  | -500000          | pmt recd           | 21   | (4,07,500)              | (4,220)  | (9,07,500)  |
| 24-Oct-18                                  | -141388          | pmt recd           | -    | (9,07,500)              | -        | (10,48,888) |
| 05-Nov-18                                  | 631888           | gst amount         | 12   | (10,48,888)             | (6,207)  | (4,17,000)  |
| 06-Nov-18                                  | -700000          | pmt recd           | 1    | (4,17,000)              | (206)    | (11,17,000) |
| 15-Dec-18                                  | 917000           | 5th Installment 7D | 39   | (11,17,000)             | (21,483) | (2,00,000)  |
| 31-Dec-18                                  | 200000           | 6th Installment Or | 16   | (2,00,000)              | (1,578)  | -           |
|                                            | 0                |                    |      | Approx Interest Payable | 19,264   |             |

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.

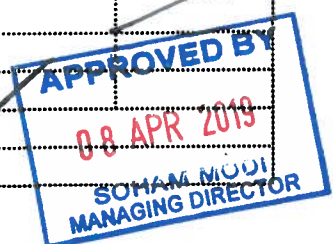
Calculate sum of Installments / Payments & Interest

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

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. 1

Signature of Manager: \_\_\_\_\_ Signature of M.D.: \_\_\_\_\_

Date : \_\_\_\_\_ Date : \_\_\_\_\_



dit.

- Please waive off interest for delayed payments.

- 170 O.P.D. included.

*[Signature]*