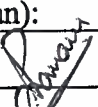
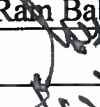
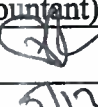
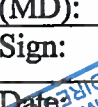
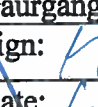


Check List

| Items to be checked                                                                       | Mention details here                                                                       | Sale Agreement, booking form & plan tally?                                                |                                                                                             |                                                                                             |
|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Project Name                                                                              | Mayflower Grande                                                                           | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Vendor                                                                                    | B&C Estates                                                                                | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Flat no.                                                                                  | E-606                                                                                      | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Land area (sq. yds.)                                                                      | 50.31                                                                                      | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Built-up-area (sft)                                                                       | 1625                                                                                       | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Car Parking No                                                                            |                                                                                            | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Type                                                                                      | <input checked="" type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Buyers name, age, address, etc.                                                           | Check with booking form.                                                                   | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Schedule of flat                                                                          | Check with booking form.                                                                   | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Boundaries: North                                                                         | Open to sky                                                                                | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| South                                                                                     | Open to sky                                                                                | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| East                                                                                      | Open to sky                                                                                | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| West                                                                                      | 6'-6" wide corridor                                                                        | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Total sale Consideration (as per declaration form)                                        | 53,22,000/-                                                                                | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| PPT No.                                                                                   |                                                                                            | N A                                                                                       |                                                                                             |                                                                                             |
| Sale Deed value                                                                           | 53,22,000/-                                                                                | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Construction contract value                                                               |                                                                                            | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Installments                                                                              | Check with booking form.                                                                   | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Date of completion                                                                        | 27.09.2019                                                                                 | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No            |                                                                                             |                                                                                             |
| Remarks                                                                                   |                                                                                            |                                                                                           |                                                                                             |                                                                                             |
|                                                                                           |                                                                                            |                                                                                           |                                                                                             |                                                                                             |
|                                                                                           |                                                                                            |                                                                                           |                                                                                             |                                                                                             |
|                                                                                           |                                                                                            |                                                                                           |                                                                                             |                                                                                             |
| Prepared by (Pavan):                                                                      | Checked by (G. B. Ram Babu):                                                               | Checked by (Accountant):                                                                  | Approved by (MD):                                                                           | AOS signed by Gaurgang Mody:                                                                |
| Sign:  | Sign:   | Sign:  | Sign:  | Sign:  |
| Date:  | Date:   | Date:  | Date:  | Date:  |

## 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 - MAYFLOWER GRANDE |                      |                        |
| Buyer Name          | MR. SESHU G. TIRUMALA                 |                      |                        |
| Flat / Bungalow No. | E-606                                 | Area                 | 1625.00                |
| Land Area           | 50.31                                 |                      | Semi / Deluxe / Luxury |
| Car Parking No.     |                                       | 2 wheeler parking no |                        |

## Payment & Agreement Details:

|   |                                                       |           |
|---|-------------------------------------------------------|-----------|
| A | Total Sale Consideration                              | 53,22,000 |
| B | Add : Stamp duty & registration charges, Mutation exp | 4,800     |
| C | Add: Service Tax & VAT @ 4.5%                         | 12,938    |
| D | Add: GST @ 12%                                        | 6,11,490  |
| E | Total Taxes (B + C + D)                               | 6,29,228  |
| F | Total amount payable (A+E)                            | 59,51,228 |
| G | Total Amount Paid                                     | 47,09,078 |
| H | Balance Amount Payable (F-G)                          | 12,42,150 |

|   |                            |           |
|---|----------------------------|-----------|
| K | Sale Deed Value            | 53,22,000 |
| L | Construction Contact value | -         |

|   |                                    | Total amount | Amount Paid | Cheq.ready |
|---|------------------------------------|--------------|-------------|------------|
| M | Housing Loan Sanctioned            | 50,00,000    | 37,58,000   | 12,42,000  |
| N | Own contribution (including taxes) | 9,51,228     | 9,51,078    | 150        |

## Security Cheque Details:

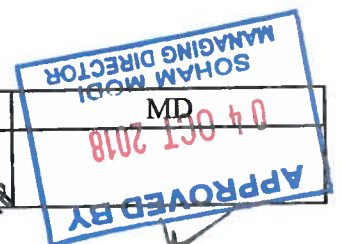
|                       | Cq. No. | Amount    | Security cq.received                   |
|-----------------------|---------|-----------|----------------------------------------|
|                       |         |           | Not required                           |
| 1st Installment of HL |         | -         | Collect cq.at the time of registration |
| Own contribution      | Cq. No. | Amount    | Security cq.received                   |
|                       |         |           | Not required                           |
|                       |         | 150       | Collect cq.at the time of registration |
| Balance HL Amount     | Cq. No. | Amount    | Security cq.received                   |
|                       |         |           | Not required                           |
|                       |         | 12,42,000 | Collect cq.at the time of registration |

Remarks:

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

Authorised by:

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



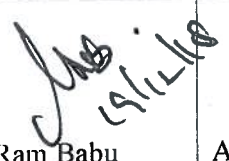
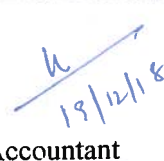
**Authorization form for handing over the possession of Flat in 'Mayflower Grande'**

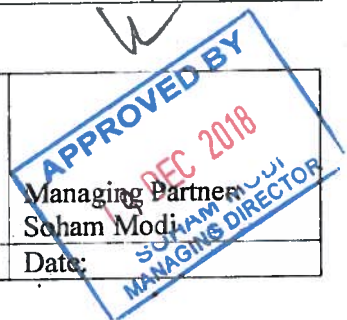
|               |                     |
|---------------|---------------------|
| Flat No.      | E-606               |
| Name of Buyer | Mr Seshu G Tirumala |

|    |                                                                         |                                                                                    |
|----|-------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| A. | Total sale consideration.                                               | Rs. 53,22,000/-                                                                    |
| B. | Less: Discount for on time payments.                                    | Rs. Not allowed                                                                    |
| C. | Less: Other discounts                                                   | Rs. 81,250/-                                                                       |
| D. | Add: Reg. Charges                                                       | Rs. Directly paid by the customer                                                  |
| E. | Add: VAT / GST                                                          | Rs. 2813/- + 6,11,640/-                                                            |
| F. | Add: Service Tax                                                        | Rs. 10,125/-                                                                       |
| G. | Add: Extra Specs Charges                                                | Rs. (58,595)                                                                       |
| H. | Add: Misc. Charges                                                      | Rs. 5,580/-                                                                        |
| I. | Less: Amount paid                                                       | Rs. 59,51,078/-                                                                    |
| J. | Balance amount Due                                                      | Rs: NIL                                                                            |
| K. | Refund                                                                  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 88,765/- ✓ |
| L. | Interest Payable                                                        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 50,000/-   |
| M. | Maintenance charges due from                                            | December 2018                                                                      |
| N. | Buyer Info database balance                                             | Rs. (88,765)                                                                       |
| O. | Tally balance                                                           | Rs. (88,765)                                                                       |
| P. | Remarks:                                                                |                                                                                    |
|    | Corpus Fund Rs.25,000/- to be collected                                 | vide receipt no. 3012/18/12/18. (000031)                                           |
|    | Maintenance charges @ Rs.2,031/- to be collected for initial six months | vide receipt no 3013/18/12/18 (000032)                                             |
|    | 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:

|                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |  |
| G. B. Ram Babu                                                                      | Accountant                                                                          | Samba Siva Rao                                                                       | Managing Partner<br>Saham Modi                                                        |
| Date: 19/12/18                                                                      | Date: 19/12/18                                                                      | Date: 19/12/18                                                                       | Date: 19/12/18                                                                        |



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-606                                                                                                                              |                  |                    |                         |             |          |             |
| Customer Name Mr Seshu G tirumala                                                                                                           |                  |                    |                         |             |          |             |
| Booked by Naveena                                                                                                                           |                  |                    |                         |             |          |             |
| Prepared by Pavan                                                                                                                           |                  |                    |                         |             |          |             |
| Date 31-10-2018                                                                                                                             |                  |                    |                         |             |          |             |
| Sign                                                                                                                                        |                  |                    |                         |             |          |             |
| Interest rate 18% p.a.                                                                                                                      |                  |                    |                         |             |          |             |
| Date                                                                                                                                        | Instal / Payment | Remarks            | Days                    | Principal   | Interest | Balance     |
| 25-Sep-16                                                                                                                                   | 25000            | booking amount     | -                       | -           | -        | 25,000      |
| 29-Sep-16                                                                                                                                   | -25000           | payment recived    | 4                       | 25,000      | 49       | -           |
| 10-Oct-16                                                                                                                                   | 200000           | 1st installment    | 11                      | -           | -        | 2,00,000    |
| 17-Oct-16                                                                                                                                   | -200000          | Being payment recd | 7                       | 2,00,000    | 690      | -           |
| 25-Oct-16                                                                                                                                   | 200000           | 2nd installment    | 8                       | -           | -        | 2,00,000    |
| 23-Oct-17                                                                                                                                   | -200000          | pmt rcd            | 363                     | 2,00,000    | 35,803   | -           |
| 27-Nov-17                                                                                                                                   | 2348500          | 3rd installment    | 35                      | -           | -        | 23,48,500   |
| 20-Jan-18                                                                                                                                   | -2348500         | pmt rcd            | 54                      | 23,48,500   | 62,541   | -           |
| 27-Feb-18                                                                                                                                   | 1409100          | 4th installment    | 38                      | -           | -        | 14,09,100   |
| 04-Apr-18                                                                                                                                   | -1409100         | pmt rcd            | 36                      | 14,09,100   | 25,016   | -           |
| 28-Sep-18                                                                                                                                   | -526478          | pmt recd           | 177                     | -           | -        | (5,26,478)  |
| 21-Oct-18                                                                                                                                   | 629078           | GST amount         | 23                      | (5,26,478)  | (5,972)  | 1,02,600    |
| 22-Oct-18                                                                                                                                   | -1242000         | pmt rcd            | 1                       | 1,02,600    | 51       | (11,39,400) |
| 30-Nov-18                                                                                                                                   | 939400           | 5th installment    | 39                      | (11,39,400) | (21,914) | (2,00,000)  |
| 31-Dec-18                                                                                                                                   | 200000           | on completion      | 31                      | (2,00,000)  | (3,058)  | -           |
| 0                                                                                                                                           |                  |                    | Approx Interest Payable |             | 93,207   |             |
| Note:                                                                                                                                       |                  |                    |                         |             |          |             |
| Column A, B & C: Enter Installments & payments received                                                                                     |                  |                    |                         |             |          |             |
| Column B: Enter receivables as positive amounts & payments received as negative amounts.                                                    |                  |                    |                         |             |          |             |
| Columns D to G: Do not change.                                                                                                              |                  |                    |                         |             |          |             |
| Sort columns A, B & C in ascending order.                                                                                                   |                  |                    |                         |             |          |             |
| Calculate sum of Installments / Payments & Interest                                                                                         |                  |                    |                         |             |          |             |
| <input checked="" type="checkbox"/> Charge Interest of Rs. 50,000/- (or) <input type="checkbox"/> Interest waived                           |                  |                    |                         |             |          |             |
| <input type="checkbox"/> Allow on-time payment discount (or) <input checked="" type="checkbox"/> Reduce on-time payment discount to Rs. 1/- |                  |                    |                         |             |          |             |
| Signature of Manager:                                                                                                                       |                  |                    |                         |             |          |             |
| Date:                                                                                                                                       |                  |                    |                         |             |          |             |
| Signature of M.D.:                                                                                                                          |                  |                    |                         |             |          |             |
| Date:                                                                                                                                       |                  |                    |                         |             |          |             |



Sir,

customer delayed in submitting housing loan documents to ICICI.

on time discount Rs. 81,250/- was offered

- Please advise

31/10/18