

Sale Agreement Authorization Form-BNC

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.  | F-201  | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |  |
| Land area (sq. yds.)  | 37.15  | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |  |
| Built-up-area (sft)   | 1200   | <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  | 6'-6'' wide corridor   | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |  |
| West  | Open to sky  | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |  |
| Total sale Consideration (as per declaration form)          | 44,05,000/-  | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |  |
| PPT No.   |  | N A  |  |  |
| Sale Deed value   | 44,05,000/-  | <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  | 10.03.2019   | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |  |
| Remarks   |  |  |  |  |
|   |  |  |  |  |
|   |  |  |  |  |
| Prepared by (Pavan):<br>Sign: <i>Pavan</i><br>Date: 11/9/17 | Checked by (G. B. Ram Babu):<br>Sign: <i>G. B. Ram Babu</i><br>Date: 20                    | Checked by (Accountant):<br>Sign: <i>[Signature]</i><br>Date: 2/10/17          | Approved by (MD):<br>Sign: <i>[Signature]</i><br>Date: | AOS signed by Gaurgang Mody:<br>Sign:<br>Date: |

**APPROVED BY**  
09 OCT 2017  
SUHAM MODI  
MANAGING DIRECTOR

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 - MAYLFOWER GRANDE |                      |                        |
| Buyer Name          | MR. K. K. CHAITANYA KUMAR REDDY       |                      |                        |
| Flat / Bungalow No. | F-201                                 | Area                 | 1200.00                |
| Land Area           | 37.15                                 |                      | Semi / Deluxe / Luxury |
| Car Parking No.     |                                       | 2 wheeler parking no |                        |

**Payment & Agreement Details:**

|   |   |           |
|---|---|-----------|
| A | Total Sale Consideration                              | 44,05,000 |
| B | Add : Stamp duty & registration charges, Mutation exp | 8,905     |
| C | Add: Service Tax & VAT @ 4.5%                         | -         |
| D | Add: GST @ 12%  | 5,28,600  |
| E | Total Taxes (B + C + D)                               | 5,37,505  |
| F | Total amount payable (A+E)                            | 49,42,505 |
| G | Total Amount Paid                                     | 45,54,505 |
| H | Balance Amount Payable (F-G)                          | 3,88,000  |

|   |                            |           |
|---|----------------------------|-----------|
| K | Sale Deed Value            | 44,05,000 |
| L | Construction Contact value | -         |

|   |                                    | Total amount | Amount Paid | Cheq.ready |
|---|------------------------------------|--------------|-------------|------------|
| M | Housing Loan Sanctioned            | 35,20,000    | 31,32,000   | 3,88,000   |
| N | Own contribution (including taxes) | 14,22,505    | 14,22,505   | -          |

**Security Cheque Details:**

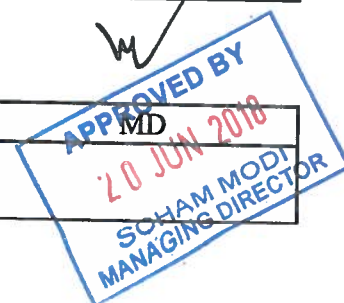
|                       | Cq. No. | Amount   | Security cq.received                   |
|-----------------------|---------|----------|--|
| 1st Installment of HL |         | -        | Not required                           |
|                       |         |          | Collect cq.at the time of registration |
|                       |         |          |  |
| Own contribution      |         | -        | Security cq.received                   |
|                       |         |          | Not required                           |
|                       |         |          | Collect cq.at the time of registration |
| Balance HL Amount     |         | 3,88,000 | Security cq.received                   |
|                       |         |          | Not required                           |
|                       |         |          | 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 | 19/6/18            |                    | 19/6/18            |




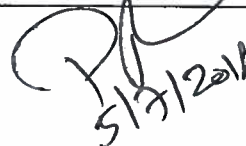


**Authorization form for handing over the possession of Flat in 'Mayflower Grande'**

|               |                               |
|---------------|-------------------------------|
| Flat No.      | F-201                         |
| Name of Buyer | Mr. KK Chaintanya Kumar Reddy |

|    |  |   |
|----|--|---|
| A. | Total sale consideration.  | Rs. 44,05,000/-   |
| B. | Less: Discount for on time payments.                                   | Rs. Nil   |
| C. | Less: Other discounts  | Rs. Nil   |
| D. | Add: Reg. Charges  | Rs. Directly paid by customer/- +Rs.4,405/-<br>(GHMC mutation charges)  |
| E. | Add: VAT / GST   | Rs. 5,28,600/-  |
| F. | Add: Service Tax   | Rs. NA  |
| G. | Add: Extra Specs Charges   | Rs. 7,125/- + 1283/- <i>Subject to approval</i>                         |
| H. | Add: Misc. Charges   | Rs. 5,080/-   |
| I. | Less: Amount paid  | Rs. 49,02,505/-   |
| J. | Balance amount Due   | Rs. 48,988/-  |
| K. | Refund   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. |
| L. | Interest Payable   | <input type="checkbox"/> Yes <input type="checkbox"/> No Rs.            |
| M. | Maintenance charges due from   | September 2018  |
| N. | Buyer Info database balance  | Rs. 48,988  |
| O. | Tally balance  | Rs. 48,988  |
| P. | Remarks:   |   |
|    | Corpus Fund Rs.25,000/- to be collected                                |   |
|    | Maintenance charges @ Rs.1500/- to be collected for initial six months |   |
|    | Membership fee Rs.50/- to be collected                                 |   |

|    | Check List  | Yes / No |
|----|---|----------|
| 1. | Buyer has signed the Association Membership Form & Undertaking        | No       |
| 2. | No Due Certificate signed   | No       |
| 3. | 6 PDC for Maintenance Charges collected                               | No       |
| 4. | Buyer has signed Electricity Transfer form & Affidavit on stamp paper | No       |
| 5. | Corpus fund collected   | No       |
| 6. | VAT / Service Tax charged on other amounts                            | Yes      |

Authorized by:

|   |   |  |   |
|---|---|--|---|
|  |  |  |  |
| G. B. Ram Babu  | Accountant  | Samba Siva Rao   | Managing Partner:<br>Soham Modi   |
| Date:   | Date:   | Date:  | Date: <b>15 JUNE 2018</b>   |
|   |   |  | <b>SOHAM MODI</b><br>MANAGING DIRECTOR  |

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

