

Check List

| Items to be checked | Mention details here | Sale Agreement, booking form & plan tally? | |
|---|---|---|---------------------------------|
| Project Name | VOC | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Vendor | Sri Venkataramana Constructions & Others | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Plot no. | 288 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Land area (sq. yds.) | 200 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Built-up-area (sft) | 1940 | <input checked="" 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 / plot | Check with booking form. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Boundaries: North | 30' wide road | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| South | Villa no 287 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| East | Villa no 273 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| West | 30' wide road | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Total sale Consideration | 62,68,000 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| PPT No. | 112 | N A | |
| Discount (in Rs. per sft.) | 300/- Per sft | N A | |
| On time payment discount ((in Rs. per sft.) | - | | |
| Total Discount (in Rs. per sft.) | 300/- Per sft | | |
| Sale consideration calculation | Check booking form with price list | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Sale Deed value | 25,07,200 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Land Value | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Construction contract value | 37,60,800 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Agr. for Development charges 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 | 11.07.2016 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Remarks | | | |
| | | | |
| | | | |
| Prepared by (Pavan) | Checked by (G. B. Rambabu): | Checked by (Accountant): | Approved by (MD): |
| Sign: <i>Pavan</i> | Sign: <i>G. B. Rambabu</i> | Sign: <i>S. Nagesh</i> | Sign: <i>S. Nagesh</i> |
| Date: <i>18/8/15</i> | Date: <i>28/8/15</i> | Date: <i>28/8/15</i> | Date: <i>AUG 2015</i> |
| | | | SOHAM MODI MANAGING DIRECTOR |

| Stamp duty, registration charges, service tax & VAT calculator | | | | |
|--|--|-----------|-----------------|--|
| Project: Villa Orchids | | | | |
| Date: | | | | |
| S No. | Registration type | Amount | Units | Formula |
| | Villa No. | 288 | | |
| | Registration of construction contract required? | | No Yes / No | |
| | Service tax payable? | | Yes Yes / No | |
| A | Built-up-area | 1,940 | sft | |
| B | Land area | 200.00 | sq yds | |
| C | Total Sale Consideration | 6,268,000 | Rs. | |
| D | Registrars value of land | 800,000 | Rs. | B X Land Rate |
| E | Registrars Const. Value | 1,474,400 | Rs. | A X Const. rate |
| F | Registrars Total Value | 2,274,400 | Rs. | D + E |
| G | Sale Deed Amount | 6,268,000 | Rs. | Percentage of C or F for semi finished, else C |
| H | Construction Contract Amount | - | Rs. | C - G |
| I | Reg. Charges | 381,080 | Rs. | G X rate + H X rate + incidental charges |
| J | Service tax | 219,380 | Rs. | C @ rate |
| K | VAT | 78,350 | Rs. | C X rate |
| L | Total Taxes | 678,810 | Rs. | I + J + K |
| M | Total Tax Percentage | 10.83 | .% | L/C X 100 |
| Notes | | | | |
| 1 | Registrars rates and other values: | | | |
| | Land | 4,000 | Rs. per sq. yd. | |
| | Construction | 760 | 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 | 5,000 | Rs. | |
| | Reg. Charges - const. agr. | 1,000 | Rs. | |
| | Sale deed ratio | 100 | percent | |
| | Service tax | 3.50 | percent | under const. of complex services |
| | Service tax - Const complex servic | 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. | | | |


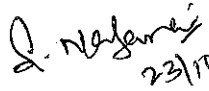


Authorization form for handing over the possession of Flat in 'Villa Orchids'

| | |
|---------------|----------------------|
| Flat No. | 288 |
| Name of Buyer | Mr. Arpirala Rambabu |

| | | |
|----|--|--|
| A. | Total sale consideration. | Rs. 62,68,000/- |
| B. | Less: Discount for on time payments. | Rs. Nil |
| C. | Less: Other discounts | NIL |
| D. | Add: Reg. Charges | Rs.3,76,180/- + 6,268/- (GHMC mutation charges) |
| E. | Add: VAT | Rs.78,350/- |
| F. | Add: Service Tax | Rs.2,82,060/- |
| G. | Add: Extra Specs Charges | Rs. Nil |
| H. | Add: Misc. Charges | Rs.5,300/- |
| I. | Less: Amount paid | Rs. 70,16,258/- |
| J. | Balance amount Due | Rs. |
| K. | Refund | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 100 |
| L. | Interest Payable | <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. |
| M. | Maintenance charges due from | |
| N. | Buyer Info database balance | Rs. - 100 |
| O. | Tally balance | Rs: |
| P. | Remarks: | |
| | Corpus Fund Rs.30,000/- to be collected | |
| | Maintainance charges @Rs.2500/- 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 JDI Soham M... MANAGING DIRECTOR |
| Date: | Date: | Date: | Date: |

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

