

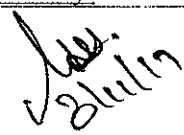
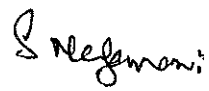


**Authorization form for handing over the possession of Flat in 'Villa Orchids'**

Flat No.	216
Name of Buyer	Mrs. Harshitha Gupta

A.	Total sale consideration.	Rs. 54,94,000/-
B.	Less: Discount for on time payments.	Rs. 45,500/-
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.3,29,740/- + 5,494/-(GHMC mutation charges)
E.	Add: VAT	Rs.68,675/-
F.	Add: Service Tax	Rs.2,47,230/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs.5,300/-
I.	Less: Amount paid	Rs. 60,97,939/-
J.	Balance amount Due	Rs. 7,000/-
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
M.	Maintenance charges due from	-9.
N.	Buyer Info database balance	Rs. 7000   -
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
Date: 2/11/17	Date: 2/11/17	Date: 2/11/17	Date: 04 NOV 2017

**APPROVED BY**  
**04 NOV 2017**  
**SUTAM W. S.**  
**MANAGING DIRECTOR**

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

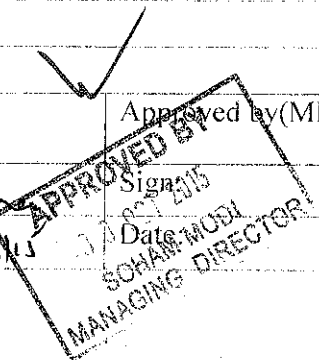
Interest calculation for delayed payments.						
Project Name	Villa Orchids					
Flat no.	216					
Customer Name	Mrs. Harshita Gupta					
Booked by	Suresh					
Prepared by	Pavan					
Date	02.11.2017					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
29 Aug-15	25000	Booking amount	-	-	-	25,000
3-Sep-15	-25000	payment recd	5	25,000	62	-
14-Sep-15	-10000	payment recd	11	-	-	(10,000)
14 Sep-15	-190000	payment recd	-	(10,000)	-	(200,000)
15-Sep-15	200000	1st installment	1	(200,000)	(99)	-
12 Oct-15	825000	2nd installment	27	-	-	825,000
28-Oct-15	-100000	payment recd	16	825,000	6,510	725,000
28-Oct-15	-550000	payment recd	-	725,000	-	175,000
16-Nov-15	-90000	chq recd	19	175,000	1,640	85,000
27-Nov-15	-35000	payment chq recd	11	85,000	461	50,000
4-Dec-15	-1323000	chq recd	7	50,000	173	(1,273,000)
6-Apr-16	849000	with in 7 dyas of completing B	124	(1,273,000)	(77,845)	(424,000)
29-Apr-16	1273000	with in 7 days of completing p	23	(424,000)	(4,809)	849,000
29-Apr-16	1273000	with in 7 days of compeltng B	-	849,000	-	2,122,000
10-Nov-16	-2971000	payment recd	195	2,122,000	204,061	(849,000)
13-Jun-17	-200000	payment recd	215	(849,000)	(90,017)	(1,049,000)
3-Jul-17	-603939	payment recd	20	(1,049,000)	(10,346)	(1,652,939)
25 Aug-17	849000	on completion of flooring	53	(1,652,939)	(43,203)	(803,939)
30-Oct-17	200000	on completion	66	(803,939)	(26,167)	(603,939)
	(603939)			Approx Interest Payable	(39,580)	
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 type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input checked="" type="checkbox"/> Allow on-time payment discount _____ (or) <input type="checkbox"/> Reduce on-time payment discount to Rs. _____						
Signature of Manager:			Signature of M.D.:			
Date			Date			

  
**APPROVED BY**  
**04 NOV 2017**  
 SURESH M. J. J.  
**MANAGING DIRECTOR**

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.	216	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	147	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1820	<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	Plot no.215	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Plot no.217	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	Plot no.229	<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	54,94,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPI No.	113	N A
Discount (in Rs. per sft.)	300/- Per sft	N A
On time payment discount ((in Rs. per sft.)	25/- Per sft	
Total Discount (in Rs. per sft.)	325/- Per sft	
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Safe Deed value	21,97,600	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	32,96,400	<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	31.08.2016	<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>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 11/9/15	Date: 30/10/15	Date: 30/10/15	Date: 30/10/15


  
**APPROVED BY**  
 SOHAM MOBI  
 MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Villa Orchids				
Date:				
S No.	Registration type	Amount	Units	Formula
	Villa No.	216		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,820	sft	
B	Land area	147.00	sq yds	
C	Total Sale Consideration	5,494,000	Rs.	
D	Registrars value of land	588,000	Rs.	B X Land Rate
E	Registrars Const. Value	1,383,200	Rs.	A X Const. rate
F	Registrars Total Value	1,971,200	Rs.	D + E
G	Sale Deed Amount	5,494,000	Rs.	Percentage of C or F for semi finished, else C
H	Construction Contract Amount	-	Rs.	C - G
I	Reg. Charges	334,640	Rs.	G X rate + H X rate + incidental charges
J	Service tax	192,290	Rs.	C @ rate
K	VAT	68,675	Rs.	C X rate
L	Total Taxes	595,605	Rs.	I + J + K
M	Total Tax Percentage	10.84	%	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.				