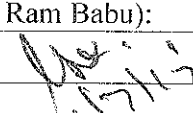
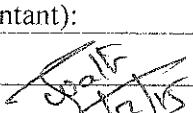


Sale Agreement Authorization Form-BNC

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MAYFLOWER GRANDE	☒ Yes ☐ No	
Vendor	M/s. B&C Estates	☒ Yes ☐ No	
Flat no.	A-006	☒ Yes ☐ No	
Land area (sq. yds.)	43.34	☒ Yes ☐ No	
Built-up-area (sft)	1400	☒ Yes ☐ No	
Car Parking No		☐ Yes ☐ No	
Type	☐ Semi-deluxe ☐ Deluxe	☒ Yes ☐ No	
Buyers name, age, address, etc.	Check with booking form.	☒ Yes ☐ No	
Schedule of flat	Check with booking form.	☒ Yes ☐ No	
Boundaries: North	Open to sky	☒ Yes ☐ No	
South	Open to sky	☒ Yes ☐ No	
East	6'-6" wide corridor	☒ Yes ☐ No	
West	Open to sky	☒ Yes ☐ No	
Total sale Consideration	44,20,000	☒ Yes ☐ No	
PPT No.	129	N A	
Discount (in Rs. per sft.)	150/-	N A	
On time payment discount ((in Rs. per sft.)	100/-		
Total Discount (in Rs. per sft.)	250/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	44,20,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	10.12.2015	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign:
Date: 17/11/15	Date: 17/11/15	Date: 17/11/15	Date:

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	A-006		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,400	sft	
B	Undivided share of land	43.34	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	4,420,000	Rs.	
F	Registrars value of undivided share of land	520,080	Rs.	B X Land Rate
G	Registrars Const. Value	2,100,000	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	2,150,000	Rs.	G + H + I
L	Sale Deed Amount	4,420,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	269,700	Rs.	L X rate + N X rate + incidental charges
P	Service tax	136,578	Rs.	E @ rate or N @ rate
Q	VAT	55,250	Rs.	E X rate
R	Total Taxes	461,528	Rs.	O + P + Q
P	Total Tax Percentage	10.44	%	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	1.00	percent	on agr. of const.
	Incidental charges - sale deed	4,500	Rs.	
	Reg. Charges - const. agr.	1,000	Rs.	
	Undivided share of land	3.096	sq yds	per 100 sft of SBUA
	Sale deed ratio	100	percent	
	Service tax	3.09	percent	under const. of complex services
	Service tax - Const complex serv	4.944	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. UTPAL BHADRA & OTHERS		
Flat / Bungalow No.	A-006	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	44,20,000
B	Add : Stamp duty & registration charges	2,69,500
C	Add: Service Tax @4.5%	1,98,900
D	Add: VAT @1.25%	55,250
E	Total Taxes (B + C + D)	5,23,650
F	Total amount payable (A+E)	49,43,650
G	Total Amount Paid	44,73,445
H	Balance Amount Payable (F-G)	4,70,205

I	Sale Deed Value	44,20,000
J	Construction Contract value	-

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	30,00,000	27,00,000	3,00,000
L	Own contribution (including taxes)	19,43,650	17,73,445	1,70,205

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		27,00,000	✓ Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		1,70,205	✓ Not required & dis cont.
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		3,00,000	Not required
			✓ Collect cq.at the time of registration

Remarks:

Mutation exp @ 0.1% of Sale Deed Value: Rs 2570/- Payoder in favour of Commissioner, GHMC
100/- per sft on time payment discount given @ 1,40,000/-

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	P. Ram		
Date	11/8/2016	11/8/16	11/08/16

APPROVED BY
12 AUG 2016
SOHAM MEHTA
MANAGING DIR.