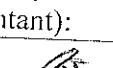
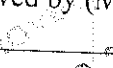


Check List

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-103	☒ 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	4700000	☒ Yes ☐ No
PPT No.		N A
Discount (in Rs. per sft.)		N A
On time payment discount ((in Rs. per sft.)		
Total Discount (in Rs. per sft.)		
Sale Consideration Calculation	Check booking form with price list	☐ Yes ☐ No
Sale Deed value	4700000	☐ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☐ Yes ☐ No
Date of completion	30.04.2016	☐ Yes ☐ No
Remarks		
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 27/3/16	Date: 27/4/16	Date: 
		Approved by (MD):
		Sign: 
		Date: 09 APR 2016

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date: 30.03.2016

S No.	Registration type	Amount	Units	Formula
	Flat No.	A-103		
	Registration of construction contract required?		Not 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	4,700,000	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	4,700,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	286,500	Rs.	L X rate + N X rate + incidental charges
P	Service tax	164,500	Rs.	E @ rate or N @ rate
Q	VAT	58,750	Rs.	E X rate
R	Total Taxes	509,750	Rs.	O + P + Q
P	Total Tax Percentage	10.85	%	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	3.50	percent	under const. of complex services
Service tax - Const complex serviq	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.

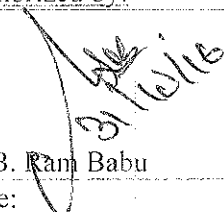
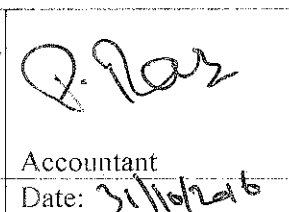
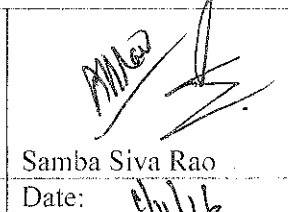
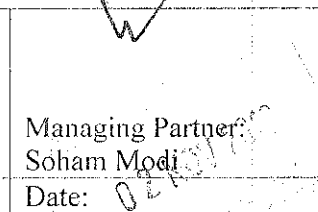
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-103
Name of Buyer	Mr. Parimal Kumar

A.	Total sale consideration.	Rs. 47,00,000/-
B.	Less: Discount for on time payments.	Rs. 35,000/-
C.	Less: Other discounts	Rs. nil
D.	Add: Reg. Charges	Rs. 2,82,000/-
E.	Add: VAT	Rs. 58,750/- + 392/-
F.	Add: Service Tax	Rs. 2,03,275/- + 353/- + 194/-
G.	Add: Extra Specs Charges	Rs. 7,840/-
H.	Add: Misc. Charges	Rs. 4,600/- + 25,000/- (c fund) + 8,450/- 9 maint charges + m fee)
I.	Less: Amount paid	Rs. 52,56,750/-
J.	Balance amount Due	Rs. (896)
K.	Refund	☐ Yes ☐ No Rs. 896/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	July 2016
N.	Buyer Info database balance	Rs. -896
O.	Tally balance	Rs. -896
P.	Remarks:	
	Corpus fund Rs.25,000/- collected	
	Maintenance charges @ Rs.1400/- collected for initial six months	
	Membership fee of Rs.50/- collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	Yes
3.	6 PDC for Maintenance Charges collected	Yes
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: 31/10/2016	Date: 31/10/2016	Date: 31/10/2016	Date: 02/11/2016

- 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. A-103
 Customer Name Mr. Parimal Kumar
 Booked by Gopi
 Prepared by vneela
 Date 27.06.16
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
31-Jan-16	25000	Booking Amount	-	-	-	25,000
15-Feb-16	200000	1st Installment	15	25,000	185	225,000
18-Feb-16	-25000	Payment recd	3	225,000	333	200,000
18-Feb-16	-200000	Payment recd	-	200,000	-	-
15-Mar-16	715000	2nd Installment	26	-	-	715,000
26-Mar-16	-565000	Payment recd	11	715,000	3,879	150,000
26-Mar-16	-150000	Payment recd	-	150,000	-	-
15-Apr-16	1410000	3rd Installment	20	-	-	1,410,000
30-Apr-16	2150000	4th Installment	15	1,410,000	10,430	3,560,000
15-May-16	200000	On Completion	15	3,560,000	26,334	3,760,000
20-May-16	34075	ST for Jan to Mar 2016	5	3,760,000	9,271	3,794,075
01-Jun-16	-151000	Payment recd	12	3,794,075	22,453	3,643,075
06-Jun-16	-56750	Payment recd	5	3,643,075	8,983	3,586,325
06-Jun-16	-500000	Payment recd	-	3,586,325	-	3,086,325
11-Jun-16	-3609000	Payment recd	5	3,086,325	7,610	(522,675)
14-Jun-16	282000	Reg exp	3	(522,675)	(773)	(240,675)
06-Jul-16	58750	Vat Expenses	22	(240,675)	(2,611)	(181,925)
09-Jul-16	4300	Stamp duty charges	3	(181,925)	(269)	(177,625)
27-Oct-16	177625	amt refundable	110	(177,625)	(9,636)	-
	0			Approx Interest Payable	76,189	

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

☐ Charge Interest of Rs. _____ (or) ☒ Interest waived☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. _____

Signature of Manager:

Signature of M.D.:

Date

Date

APPROVED BY
 27 OCT 2016
 SOHAM
 MANAGING DIRECTOR

APPROVED BY
 31 OCT 2016
 SOHAM
 MANAGING DIRECTOR

Sir,

- Mortgage released on 18/3/2016.

- customer has newly joined a job and not having having from 16 and got delayed.

- Not on time discount M. 20000; Please give

27/10/16