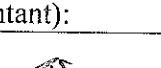


Check List

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-106	☒ Yes ☐ No	
Land area (sq. yds.)	1400	☒ Yes ☐ No	
Built-up-area (sft)	43.34	☒ 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	4420000	☒ Yes ☐ No	
PPT No.	133	N A	
Discount (in Rs. per sft.)	200/-	N A	
On time payment discount ((in Rs. per sft.)	50/-		
Total Discount (in Rs. per sft.)	250/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	4420000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	30.06.2016	☒ Yes ☐ No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 18/12/15	Date: 21/1/16	Date: 	Date: 5 JAN 2016

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date: 14.12.2015				
S No.	Registration type	Amount	Units	Formula
	Flat No.	A-106		
	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	154,700	Rs.	E @ rate or N @ rate
Q	VAT	55,250	Rs.	E X rate
R	Total Taxes	479,650	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 service	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.			

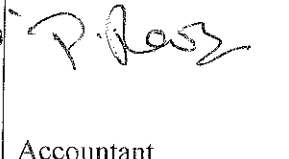
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-106
Name of Buyer	Mr. Haridas Rode

A.	Total sale consideration.	Rs. 44,20,000/-
B.	Less: Discount for on time payments.	Rs.70,000/-
C.	Less: Other discounts	Rs.nil
D.	Add: Reg. Charges	Rs.2,65,200/-
E.	Add: VAT	Rs.55,250/-
F.	Add: Service Tax	Rs.1,80,489/- + 229/-
G.	Add: Extra Specs Charges	Rs.nil
H.	Add: Misc. Charges	Rs.5,080/-
I.	Less: Amount paid	Rs. 48,67,220/-
J.	Balance amount Due	Rs.
K.	Refund	☒ Yes ☐ No Rs.10,972/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	August 2016
N.	Buyer Info database balance	Rs. - 10,972
O.	Tally balance	Rs. - 10,972
P.	Remarks:	
	Corpus fund Rs.25,000/- to be collected	- 16030/-
	Maintenance charges @ Rs.1400/- pm to be collected for initial six months	8450/-
	Membership fee of 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	Yes
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	Yes
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner:
Date: 23/8/16	Date: 23/8/2016	Date: 22/8/16	Date: 24 AUG 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-106
 Customer Name Mr. Haridas Rode
 Booked by Ravi
 Prepared by Pavan
 Date 16.08.2016
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
30-Oct-15	25000	Booking amount	-	-	-	25,000
15-Nov-15	200000	Ist Installment	16	25,000	197	225,000
19-Nov-15	-25000	Booking amount recd	4	225,000	444	200,000
30-Nov-15	-200000	Installment Received	11	200,000	1,085	-
15-Dec-15	700000	IInd Installment	15	-	-	700,000
17-Dec-15	-700000	Payment recd	2	700,000	690	-
09-Mar-16	-700000	pAYMENT RECD	83	-	-	(700,000)
05-May-16	-42220	Payment recd	57	(700,000)	(19,677)	(742,220)
18-Apr-16	3295000	IIIrd Instalment	(17)	(742,220)	6,222	2,552,780
19-May-16	-3200000	Payment recd	31	2,552,780	39,026	(647,220)
15-Jun-16	200000	IVth Instalment on co	27	(647,220)	(8,618)	(447,220)
	(447220)			Approx Interest Payable	19,370	

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A, B & C in accending 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:

Date :

Signature of M.D.:

Date

24 AUG 2016

MANAGING DIRECTOR

Sir,

Re: Head delay (Mortgaged flat)

Pl. allow on-time payment Rs. 700000. To Mr. Haridas Rode

16/8/16