

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-107	☐ Yes ☐ No
Land area (sq. yds.)	1150	☐ Yes ☐ No
Built-up-area (sft)	35.60	☐ 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	Open to sky	☐ Yes ☐ No
West	6'-6" wide corridor	☐ Yes ☐ No
Total sale Consideration	3677500	☐ 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	3677500	☐ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☐ Yes ☐ No
Date of completion	30.11.2017	☐ Yes ☐ No
Remarks		
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 9/11/16	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR
Date: 1 JAN 2016

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	A-107		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,150	sft	
B	Undivided share of land	35.60	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,677,500	Rs.	
F	Registrars value of undivided share of land	427,209	Rs.	B X Land Rate
G	Registrars Const. Value	1,725,000	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	1,775,000	Rs.	G + H + I
L	Sale Deed Amount	3,677,500	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	225,150	Rs.	L X rate + N X rate + incidental charges
P	Service tax	128,713	Rs.	E @ rate or N @ rate
Q	VAT	45,969	Rs.	E X rate
R	Total Taxes	399,831	Rs.	O + P + Q
P	Total Tax Percentage	10.87	.%	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.			

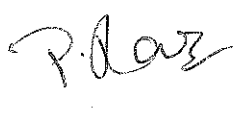
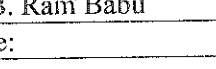
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-107
Name of Buyer	Ms Sasmita Sutar

A.	Total sale consideration.	Rs. 36,77,500/-
B.	Less: Discount for on time payments.	Rs. not allowed
C.	Less: Other discounts	Rs. nil
D.	Add: Reg. Charges	Rs. 2,20,680/- + 3678/- (0.5% of mutation charges)
E.	Add: VAT	Rs. 45,969/-
F.	Add: Service Tax	Rs. 1,63,519/- + 229/-
G.	Add: Extra Specs Charges	Rs. nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 42,17,800/-
J.	Balance amount Due	Rs. (1,01,145/-) <i>before Interest</i>
K.	Refund	☐ Yes ☐ No Rs. 1145/-
L.	Interest Payable	☐ Yes ☐ No Rs. 1,00,000/-
M.	Maintenance charges due from	June 2016
N.	Buyer Info database balance	Rs. 1145/-
O.	Tally balance	Rs. 1145
P.	Remarks:	
	Corpus fund Rs. 25,000/- to be collected	
	Maintenance charges @ Rs. 1150/- pm to be collected for initial six months	
	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: 	Date: 8/9/2016	Date: 8/9/16	Date: 8/9/16

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

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MS. SASMITA SUTAR		
Flat / Bungalow No.	A-107	Area	1150
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	36,77,500
B	Add : Stamp duty & registration charges	2,24,950
C	Add: Service Tax	1,65,488
D	Add: VAT	45,969
E	Total Taxes (B + C + D)	4,36,406
F	Total amount payable (A+E)	41,13,906
G	Total Amount Paid	16,17,800
H	Balance Amount Payable (F-G)	24,96,106

I	Sale Deed Value	36,77,500
J	Construction Contact value	-

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	25,00,000	25,00,000	-
L	Own contribution (including taxes)	16,13,906	16,17,800	(3,894)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received	
1st Installment of HL		25,00,000		Not required
			✓	Collect cq.at the time of registration
Own contribution				Security cq.received
		(3,894)	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount				Security cq.received
		-	✓	Not required
				Collect cq.at the time of registration

Remarks:

Registration, VAT and ST an amount of Rs.4,40,300/- dated 10.08.2016
Registration Planned on 12.08.2016

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>P. Ravi</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	03/8/2016	03/8/16	03/08/16

