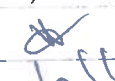
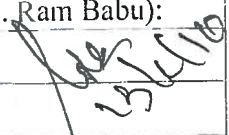


Check List

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-803	☒ 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	3998600	☒ Yes ☐ No
PPT No.	111	N A
Discount (in Rs. per sft.)	400/-	N A
On time payment discount ((in Rs. per sft.)		
Total Discount (in Rs. per sft.)	400/-	
Sale Consideration Calculation	Check booking form with price list	☐ Yes ☐ No
Sale Deed value	3998600	☐ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☐ Yes ☐ No
Date of completion	01.05.2016	☐ Yes ☐ No
Remarks		
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 16/2/16	Date: 15/2/16	Date: 15/2/16
Approved by (MD):		
Sign: 		
Date: 13 FEB 2016		



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

Flat No.	A-803
Name of Buyer	Mr. Syed Mehdi

A.	Total sale consideration.	39,98,600/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,39,940/-
E.	Add: VAT	49,983/-
F.	Add: Service Tax	1,40,377/- + 184/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	5,080/-
I.	Less: Amount paid	44,38,600/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	4,436/-
L.	Refund if any	
Remarks: Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected.		
Maintenance charges @ Rs.1,400/- pm to be collected for initial six months.		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	1,78,932/- 185103/- Not finalised
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	February 2016

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT Undertaking collected	--

Authorized by:

G. B. Ram Babu	Swathi	Samba Siva Rao/ Jaya Prakash	APPROVED BY 5 MAY 2016 MANAGING PARTNER MANAGING DIRECTOR
Date: 25/5/16	Date: 24/05/16	Date: 25/5/16	Date:

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

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date: 13-02-16				
S No.	Registration type	Amount	Units	Formula
	Flat No.	A-803		
	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	3,998,600	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	3,998,600	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	244,416	Rs.	L X rate + N X rate + incidental charges
P	Service tax	139,951	Rs.	E @ rate or N @ rate
Q	VAT	49,983	Rs.	E X rate
R	Total Taxes	434,350	Rs.	O + P + Q
P	Total Tax Percentage	10.86	%	R/E
Notes				
I	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.				

SALE DEED AUTHORIZATION FORM

Prpject	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. SYED MEHDI & OTHERS		
Flat / Bungalow No.	A-803	Area	1400
Land Area	46.23		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	39,98,600
B	Stamp duty & registration charges	2,44,416
C	Service Tax @ 3.625% on Sale Deed	1,44,949
D	VAT @ 1.25% on Sale Consideration	49,983
E	Total Taxes (B + C + D)	4,39,348
F	Interest agreed to be paid	-
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	44,37,948
I	Total Amount Paid	44,38,600
J	Balance Amount Payable (H-I)	(652)

K	Amout for Sale Deed	39,98,600
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	
O	Margin Monety (A-N)	

Housing Loan Details:

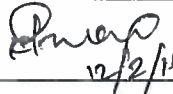
Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment			HL Cq. Amount

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount		Security cq.received
		-	✓	Not required
				Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount		Security cq.received
		-	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount	Cq. No.			Security cq.received
		-	✓	Not required
				Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	✓	Paid Through HL
		4,39,348		Security cq.received
				Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date		12/2/16	12/2/16

