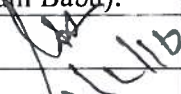
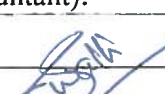
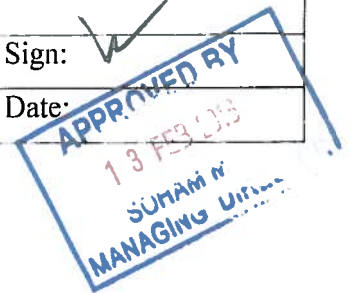


Check List

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-804	☐ 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):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 10/2/16	Date: 31/1/16	Date: 31/1/16	Date: 31/1/16



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-804		
	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				
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 serv	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

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. SYED MEHDI & OTHERS		
Flat / Bungalow No.	A-804	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	Amount for Sale Deed	39,98,600
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	
O	Margin Money (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

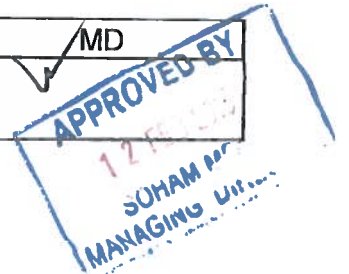
Security Cheque Details:

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	MD
Sign				
Date				



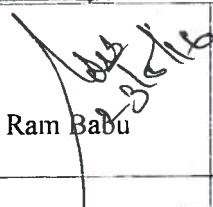
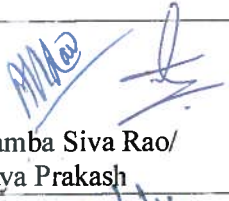
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-804
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/- <i>Not finalised</i>
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	 Managing Partner: Soham Modi
Date:	Date:	Date: 25/4/16	Date:

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-804
 Customer Name Mr. Syed Mehdi
 Booked by Soham Modi
 Prepared by Pavan
 Date 18.05.2016
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
01-May-14	25000	Booking Amount	-	-	-	25,000
01-May-14	-100000	Booking AMount	-	25,000	-	(75,000)
15-May-14	200000	1st Installment	14	(75,000)	(518)	125,000
15-Jun-14	700000	2nd Installment	31	125,000	1,911	825,000
05-Jul-14	-825000	Payment received	20	825,000	8,137	-
09-Apr-15	1536800	3rd Installment-slab	278	-	-	1,536,800
30-Jun-15	922080	4th Installment-BW &	82	1,536,800	62,146	2,458,880
16-Jul-15	-800000	Payment received	16	2,458,880	19,402	1,658,880
03-Aug-15	-736800	Payment received	18	1,658,880	14,725	922,080
13-Dec-15	414720	5th Installment	132	922,080	60,024	1,336,800
09-Feb-16	-1536800	Payment recd	58	1,336,800	38,236	(200,000)
11-Feb-16	-440000	Payment recd	2	(200,000)	(197)	(640,000)
30-Apr-16	200000	On Completion	79	(640,000)	(24,934)	(440,000)
	(440000)		Approx Interest Payable		178,932	

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. Nil

Signature of Manager:

Signature of M.D.:

Date

Date

APPROVED BY
 2016
 SOHAM MODI
 MANAGING DIRECTOR