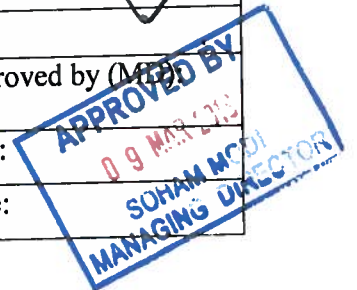


Check List

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-906	☒ 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	47,00,000	☒ Yes ☐ No	
PPT No.	138	N A	
Discount (in Rs. per sft.)	300/-	N A	
On time payment discount ((in Rs. per sft.)	50/-		
Total Discount (in Rs. per sft.)	350/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	47,00,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	26.05.2016	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (M)
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>26/2/16</i>	Date: <i>26/2/16</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>



Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	A-906		
	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	4,700,000	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 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.			

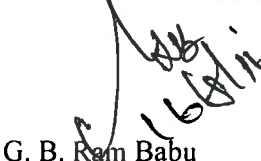
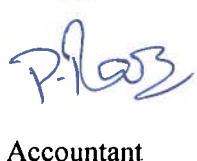
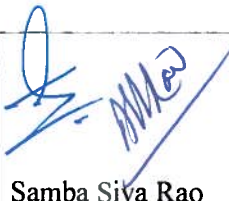
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-906
Name of Buyer	Mr. Prashant Jadon

A.	Total sale consideration.	Rs. 33,00,000/-
B.	Less: Discount for on time payments.	Rs. 70,000/-
C.	Less: Other discounts	Rs. nil
D.	Add: Reg. Charges	Rs. 1,98,000/-
E.	Add: VAT	Rs. 41,250/-
F.	Add: Service Tax	Rs. 1,46,897 + 251/-
G.	Add: Extra Specs Charges	Rs. nil
H.	Add: Misc. Charges	Rs. 5,580/- + 25,000/- (c fund) + 8,450/- (Maint charges + m fee)
I.	Less: Amount paid	Rs. 36,92,250/-
J.	Balance amount Due	Rs.
K.	Refund	☐ Yes ☐ No Rs. 36,822/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	August 2016
N.	Buyer Info database balance	Rs. 36,822/-
O.	Tally balance	Rs. 36,822/-
P.	Remarks:	
	Corpus fund Rs. 25,000/- collected	
	Maintenance charges @ Rs. 1400/- pm 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	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 Siya Rao	Managing Partner:
Date: 16/8/16	Date: 16/8/2016	Date: 16/8/16	Date:

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