

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

|               |                                     |
|---------------|-------------------------------------|
| Flat No.      | A-907                               |
| Name of Buyer | Mr. Priyom Roy & Mrs. Ankita Biswas |

|    |                                                                           |                                                                         |
|----|---------------------------------------------------------------------------|-------------------------------------------------------------------------|
| A. | Total sale consideration.                                                 | Rs. 39,65,000/-                                                         |
| B. | Less: Discount for on time payments.                                      | Rs.nil                                                                  |
| C. | Less: Other discounts                                                     | Rs.nil                                                                  |
| D. | Add: Reg. Charges                                                         | Rs.2,37,900/- + 3,965/- (0.1% of mutation charges)                      |
| E. | Add: VAT                                                                  | Rs.49,563/-                                                             |
| F. | Add: Service Tax                                                          | Rs.NA + 229/-                                                           |
| G. | Add: Extra Specs Charges                                                  | Rs.nil                                                                  |
| H. | Add: Misc. Charges                                                        | Rs.5,080/-                                                              |
| I. | Less: Amount paid                                                         | Rs.42,13,000/-                                                          |
| J. | Balance amount Due                                                        | Rs.48,737/-                                                             |
| K. | Refund                                                                    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. |
| L. | Interest Payable                                                          | <input type="checkbox"/> Yes <input type="checkbox"/> No Rs.            |
| M. | Maintenance charges due from                                              | August 2016                                                             |
| N. | Buyer Info database balance                                               | Rs. 48,737                                                              |
| O. | Tally balance                                                             | Rs. 48,737                                                              |
| P. | Remarks:                                                                  |                                                                         |
|    | Corpus fund Rs.25,000/- to be collected                                   |                                                                         |
|    | Maintenance charges @ Rs.1150/- pm to be collected for initial six months | } 69,501/-                                                              |
|    | 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                               | No       |
| 4. | Buyer has signed Electricity Transfer form & Affidavit on stamp paper | No       |
| 5. | Corpus fund collected                                                 | No       |
| 6. | VAT / Service Tax charged on other amounts                            | Yes      |

Authorized by:

|                |                 |                |                   |
|----------------|-----------------|----------------|-------------------|
| G. B. Ram Babu | Accountant      | Samba Siva Rao | Managing Partner: |
| Date: 11/8/16  | Date: 11/8/2016 | Date:          | Soham Modi        |



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

## Check List

| Items to be checked                         | Mention details here                                                            | Sale Agreement, booking form & plan tally?                          |                          |
|---------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------|
| Project Name                                | MAYFLOWER GRANDE                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Vendor                                      | M/s. B&C Estates                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Flat no.                                    | A-907                                                                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Land area (sq. yds.)                        | 35.60                                                                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Built-up-area (sft)                         | 1150                                                                            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Car Parking No                              |                                                                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                          |
| Type                                        | <input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                          |
| Buyers name, age, address, etc.             | Check with booking form.                                                        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Schedule of flat                            | Check with booking form.                                                        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Boundaries: North                           | Open to Sky                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| South                                       | Open to Sky                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| East                                        | Open to Sky                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| West                                        | 6'-6" wide corridor                                                             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Total sale Consideration                    | 3965000                                                                         | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| PPT No.                                     | 139                                                                             | N A                                                                 |                          |
| Discount (in Rs. per sft.)                  | 250/-                                                                           | N A                                                                 |                          |
| On time payment discount ((in Rs. per sft.) |                                                                                 |                                                                     |                          |
| Total Discount (in Rs. per sft.)            | 250/-                                                                           |                                                                     |                          |
| Sale Consideration Calculation              | Check booking form with price list                                              | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Sale Deed value                             | 3965000                                                                         | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Construction contract value                 |                                                                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                          |
| Installments                                | Check with booking form.                                                        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Date of completion                          | 30.06.2016                                                                      | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Remarks                                     |                                                                                 |                                                                     |                          |
|                                             |                                                                                 |                                                                     |                          |
|                                             |                                                                                 |                                                                     |                          |
|                                             |                                                                                 |                                                                     |                          |
| Prepared by (Vineela):                      | Checked by (G. B. Ram Babu):                                                    | Checked by (Accountant):                                            | Approved by (MPT):       |
| Sign: <i>[Signature]</i>                    | Sign: <i>[Signature]</i>                                                        | Sign: <i>[Signature]</i>                                            | Sign: <i>[Signature]</i> |
| Date: 16/4/16                               | Date: 16/4/16                                                                   | Date: <i>[Signature]</i>                                            | Date: <i>[Signature]</i> |

**APPROVED BY**  
**18 APR 2016**  
**SOHAM MODI**  
**MANAGING DIRECTOR**

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 - 29/4/16.

## Stamp duty, registration charges, service tax &amp; VAT calculator

Project: Mayflower Grande

Date: 16.04.2016

| S No. | Registration type                               | Amount    | Units    | Formula                                        |
|-------|-------------------------------------------------|-----------|----------|------------------------------------------------|
|       | Flat No.                                        | A-907     |          |                                                |
|       | 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                        | 3,965,000 | 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                                | 3,965,000 | Rs.      | Percentage of E or K for semi finished, else E |
| N     | Construction Contract Amount                    | -         | Rs.      | E - L                                          |
| O     | Reg. Charges                                    | 242,400   | Rs.      | L X rate + N X rate + incidental charges       |
| P     | Service tax                                     | 138,775   | Rs.      | E @ rate or N @ rate                           |
| Q     | VAT                                             | 49,563    | Rs.      | E X rate                                       |
| R     | Total Taxes                                     | 430,738   | 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 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.