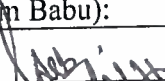


Check List

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.	B-005	☐ Yes ☐ No	
Land area (sq. yds.)	1400	☐ Yes ☐ No	
Built-up-area (sft)	43.34	☐ 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	4490000	☐ 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	4490000	☐ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	30.11.2016	☐ Yes ☐ No	
Remarks			
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 23/11/16	Date: 23/11/16	Date: 23/11/16	Date: 27/11/16

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date: 23.01.2016				
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-005		
	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	4,490,000	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	4,490,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	273,900	Rs.	L X rate + N X rate + incidental charges
P	Service tax	157,150	Rs.	E @ rate or N @ rate
Q	VAT	56,125	Rs.	E X rate
R	Total Taxes	487,175	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.			

SALE DEED AUTHORIZATION FORM

Project	M/s.B & C ESTATES -MAYFLOWER GRANDE		
Buyer Name	MRS. T. SHIRISHA NAIDU		
Flat / Bungalow No.	B-005	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	44,90,000
B	Add : Stamp duty & registration charges and Mutation exp	2,78,390
C	Add: Service Tax @4.5%	2,02,050
D	Add: VAT @1.25%	56,125
E	Total Taxes (B + C + D)	5,36,565
F	Total amount payable (A+E)	50,26,565
G	Total Amount Paid	14,61,565
H	Balance Amount Payable (F-G)	35,65,000

I	Sale Deed Value	44,90,000
J	Construction Contact value	-

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	35,65,000	35,65,000	-
L	Own contribution (including taxes)	14,61,565	14,61,565	-

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount		Security cq.received
		35,65,000	✓	Not required
				Collect cq.at the time of registration
Own contribution	Cq. No.	Amount		Security cq.received
		-	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		-	✓	Not required
				Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>P. Kar</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	30/8/2016	20/8/16	20/08/16	31 AUG 2016

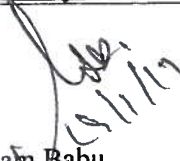
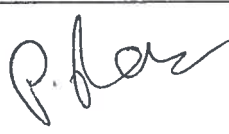
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	B-005
Name of Buyer	Mrs. T. Sirisha Naidu

A.	Total sale consideration.	Rs. 44,90,000/-
B.	Less: Discount for on time payments.	Rs. Not allowed
C.	Less: Other discounts	Rs. nil
D.	Add: Reg. Charges	Rs. 2,69,400/- + 4,490/- (0.1% mutation charges)
E.	Add: VAT	Rs. 56,125/-
F.	Add: Service Tax	Rs. 1,93,956/- + 194/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,880/-
I.	Less: Amount paid	Rs. 50,26,565/-
J.	Balance amount Due	Rs.
K.	Refund	☒ Yes ☐ No Rs. 6,520/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	February 2017
N.	Buyer Info database balance	Rs. -6520
O.	Tally balance	Rs. -6520
P.	Remarks:	✓
✓	Corpus fund Rs.25,000/- to be collected.	
✓	Maintenance charges @ Rs.1400/- pm to be collected wef Feb 17 to July 17	ok 81,501/- 6520
	Membership fee of Rs.50/- to be collected	1930
		2.

	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	Yes
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner
Date: 19/11/17	Date: 19/11/2017	Date: 20/11/17	Date: 20 JAN 2017



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