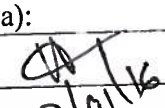
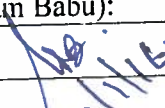
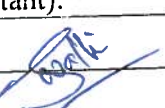
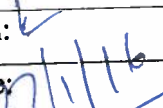


Check List

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-201	☒ 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	4280000	☒ 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	4280000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	30.06.2016	☒ Yes ☐ No	
Remarks			
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 27/01/16	Date: 27/1/16	Date: 	Date: 27/1/16

Stamp duty, registration charges, service tax & VAT calculator				
Project:	Mayflower Grande			
Date:	27.01.2016			
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-201		
	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	4,280,000	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	4,280,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	261,300	Rs.	L X rate + N X rate + incidental charges
P	Service tax	149,800	Rs.	E @ rate or N @ rate
Q	VAT	53,500	Rs.	E X rate
R	Total Taxes	464,600	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.			

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

Flat No.	B-201
Name of Buyer	Ms. Swathi Devadass

A.	Total sale consideration.	Rs. 42,80,000/-
B.	Less: Discount for on time payments.	Rs. Not allowed (Rs.75/- per sft)
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,56,810/- + 4,280/- (GHMC charges)
E.	Add: VAT	Rs. 53,500/- + 341/-
F.	Add: Service Tax	Rs. 1,67,162/- + 194/- + 307/-
G.	Add: Extra Specs Charges	Rs. 6,815/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 47,91,680/-
J.	Balance amount Due	Rs.
K.	Refund	☐ Yes ☐ No Rs. 17,191/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	<i>5/2017.</i>
N.	Buyer Info database balance	Rs. <i>47191</i>
O.	Tally balance	Rs. <i>17191</i>
P.	Remarks:	
	Corpus fund Rs.25,000/- to be collected.	<i>(25000/- - 17,191 = 7809/-) ; charges collected for 16259/- on 15/4/17.</i>
	Maintenance charges @ Rs. 1400 1400/- pm to be collected for initial six months <i>(8400)</i>	
	Membership fee of Rs.50/- to be collected	
	<i>Housing loan incentive already claimed. /</i>	

	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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siya Rao	<i>[Signature]</i> Managing Partner: Soham Modi
Date: <i>15/3/17</i>	Date: <i>17/3/17</i>	Date: <i>18/3/17</i>	Date: <i>18/3/17</i>



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