

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-204	☒ Yes ☐ No	
Land area (sq. yds.)	35.60	☒ Yes ☐ No	
Built-up-area (sft)	1150	☒ 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	Open to sky	☒ Yes ☐ No	
West	6'-6" wide corridor	☒ Yes ☐ No	
Total sale Consideration	3476250	☒ Yes ☐ No	
PPT No.	131	N A	
Discount (in Rs. per sft.)	225/-	N A	
On time payment discount ((in Rs. per sft.)	50/-		
Total Discount (in Rs. per sft.)	275/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	3476250	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	05.11.2016	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 13/8/15	Date: 22/8/15	Date: 21/8/15	Date: 21/8/15

APPROVED BY
SOHAM MOBI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-204		
	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	3,476,250	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	3,476,250	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	213,075	Rs.	L X rate + N X rate + incidental charges
P	Service tax	121,669	Rs.	E @ rate or N @ rate
Q	VAT	43,453	Rs.	E X rate
R	Total Taxes	378,197	Rs.	O + P + Q
P	Total Tax Percentage	10.88	%	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.			

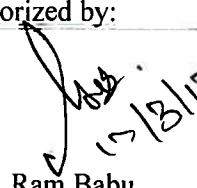
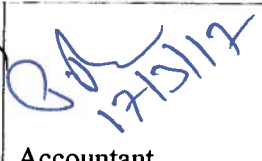
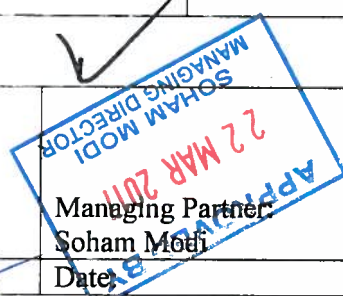
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	B-204
Name of Buyer	Mr. Alok Kanti Samaddar

A.	Total sale consideration.	Rs. 34,76,250/-
B.	Less: Discount for on time payments.	Rs. 57,500/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,08,630/- + 3,476/- (GHMC charges)
E.	Add: VAT	Rs. 43,453/- + 60/-
F.	Add: Service Tax	Rs. 1,28,203/- + 194/- + 54/-
G.	Add: Extra Specs Charges	Rs. 1,200/-
H.	Add: Misc. Charges	Rs.5,080/- + 25,000/- (c fund)
I.	Less: Amount paid	Rs. 38,35,185/-
J.	Balance amount Due	Rs.
K.	Refund	☐ Yes ☐ No Rs. 1,085/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	
N.	Buyer Info database balance	Rs. (1085)
O.	Tally balance	Rs. (1085)
P.	Remarks:	
	Corpus fund Rs.25,000/- collected.	
	Maintenance charges @ Rs.1150/- pm to be collected for initial six months	collected
	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	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 Siva Rao	 Managing Partner Soham Modi
Date: 15/3/17	Date: 17/3/17	Date: 18/3/17	Date: 22 MAR 2017

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