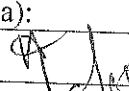
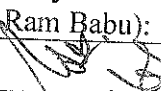
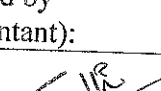
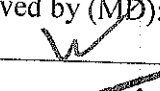


Check List

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-501	☒ 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	42,10,000/-	☒ Yes ☐ No
PPT No.	129	NA
Discount (in Rs. per sft.)	200/-	NA
On time payment discount ((in Rs. per sft.)	50/-	
Total Discount (in Rs. per sft.)	250/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	42,10,000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☐ Yes ☐ No
Date of completion	31.10.2016	☒ Yes ☐ No
Remarks		

Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 24/8/15	Date: 24/8/15	Date: 24/8/15	Date: 24/8/15

APPROVED BY
24 AUG 2015
SUNAM MODI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-501		
	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	4,210,000	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	4,210,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	257,100	Rs.	L X rate + N X rate + incidental charges
P	Service tax	147,350	Rs.	E @ rate or N @ rate
Q	VAT	52,625	Rs.	E X rate
R	Total Taxes	457,075	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 serv	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.			

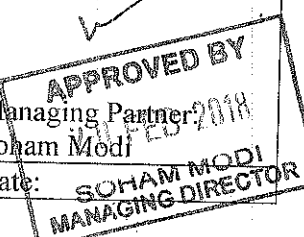
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	B-501
Name of Buyer	Mr. M. Ashok Kumar

A.	Total sale consideration.	Rs. 42,10,000/-	
B.	Less: Discount for on time payments.	Rs. 70,000/-	Subject to approval
C.	Less: Other discounts	Rs. Nil	
D.	Add: Reg. Charges	Rs. 2,52,600/- +Rs.4,210/-(GHMC mutation charges)	
E.	Add: VAT	Rs. NA	
F.	Add: Service Tax	Rs. 1,65,828/-	
G.	Add: Extra Specs Charges	Rs. (15,050)	Subject to approval
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 17,550/- (maint charges)	
I.	Less: Amount paid	Rs. 45,90,760/-	
J.	Balance amount Due	Rs. 4,458/-	✓
K.	Refund	☒ Yes ☒ No	Rs.
L.	Interest Payable	☒ Yes ☒ No	Rs. Not finalised
M.	Maintenance charges due from	May 2017	
N.	Buyer Info database balance	Rs. 4458 ✓	
O.	Tally balance	Rs. 4458 ✓	collected cash
P.	Remarks:		29/3/18
	Corpus Fund Rs.25,000/- collected		
	Maintainance charges @ Rs.1750/- to be collected wef May 17 to Feb 18 (Rs. 17,500/-)		
	Membership fee 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	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 Soham Modi
Date:	Date:	Date:	Date:

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

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. M. ASHOK KUMAR		
Flat / Bungalow No.	B-501	Area	1400.00
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	42,10,000
B	Add : Stamp duty & registration charges, Mutation exp	2,61,310
C	Add: Service Tax and VAT @ 4.5%	1,89,450
D	Add: VAT @ 1.25%	52,625
E	Total Taxes (B + C + D)	5,03,385
F	Total amount payable (A+E)	47,13,385
G	Total Amount Paid	45,90,760
H	Balance Amount Payable (F-G)	1,22,625

K	Sale Deed Value	42,10,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq. ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	47,13,385	45,90,760	1,22,625

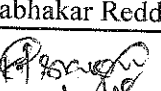
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
		-	Not required
Own contribution	Cq. No.	Amount	Collect cq. at the time of registration
		1,22,625	Security cq. received
Balance HL Amount	Cq. No.	Amount	Not required
		-	Collect cq. at the time of registration
			Security cq. received
			Not required
			Collect cq. at the time of registration

Remarks:

70,000/-one time payment discount given:
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	APPROVED BY MD 11 JAN 2018 SOHAM MODI MANAGING DIRECTOR
Sign				
Date	11/1/18	11/1/18	11/1/18	