

## Check List

| Items to be checked                         | Mention details here                                                 | Sale Agreement, booking form & plan tally?               |                   |
|---------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------|-------------------|
| Project Name                                | MAYFLOWER GRANDE                                                     | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Vendor                                      | M/s. B&C Estates                                                     | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Flat no.                                    | B-502                                                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Land area (sq. yds.)                        | 35.60                                                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Built-up-area (sft)                         | 1150                                                                 | <input 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 type="checkbox"/> Deluxe | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Buyers name, age, address, etc.             | Check with booking form.                                             | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Schedule of flat                            | Check with booking form.                                             | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Boundaries: North                           | Open to sky                                                          | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| South                                       | Open to sky                                                          | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| East                                        | Open to sky                                                          | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| West                                        | 6'-6" wide corridor                                                  | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Total sale Consideration                    | 35,05,000/-                                                          | <input type="checkbox"/> Yes <input type="checkbox"/> 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                                   | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Sale Deed value                             | 35,05,000/-                                                          | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Construction contract value                 |                                                                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Installments                                | Check with booking form.                                             | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Date of completion                          | 12.01.2017                                                           | <input type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Remarks                                     |                                                                      |                                                          |                   |
|                                             |                                                                      |                                                          |                   |
|                                             |                                                                      |                                                          |                   |
| Prepared by<br>(Pavan):                     | Checked by<br>(G. B. Ram Babu):                                      | Checked by<br>(Accountant):                              | Approved by (MD): |
| Sign: <i>Pavan</i>                          | Sign:                                                                | Sign:                                                    | Sign:             |
| Date: <i>22/11/15</i>                       | Date:                                                                | Date:                                                    | Date:             |

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

Project: Mayflower Grande

Date:

| S No. | Registration type                               | Amount    | Units    | Formula                                        |
|-------|-------------------------------------------------|-----------|----------|------------------------------------------------|
|       | Flat No.                                        | B-502     |          |                                                |
|       | 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                        | 3,505,000 | 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                                | 3,505,000 | Rs.      | Percentage of E or K for semi finished, else E |
| N     | Construction Contract Amount                    | -         | Rs.      | E - L                                          |
| O     | Reg. Charges                                    | 214,800   | Rs.      | L X rate + N X rate + incidental charges       |
| P     | Service tax                                     | 122,675   | Rs.      | E @ rate or N @ rate                           |
| Q     | VAT                                             | 43,813    | Rs.      | E X rate                                       |
| R     | Total Taxes                                     | 381,288   | 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 servic | 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.

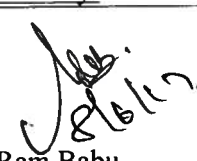
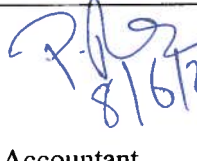
**Authorization form for handing over the possession of Flat in 'Mayflower Grande'**

|               |                    |
|---------------|--------------------|
| Flat No.      | B-502              |
| Name of Buyer | Mr. P. Kamal Kumar |

|    |                                                                                          |                                                                       |
|----|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| A. | Total sale consideration.                                                                | Rs. 35,05,000/-                                                       |
| B. | Less: Discount for on time payments.                                                     | Rs. 57,500/-                                                          |
| C. | Less: Other discounts                                                                    | Rs. Nil                                                               |
| D. | Add: Reg. Charges                                                                        | Rs. 2,10,300/- + 3,505/- ( GHMC charges)                              |
| E. | Add: VAT                                                                                 | Rs. 43,813/-                                                          |
| F. | Add: Service Tax                                                                         | Rs. 1,38,313/- + 194/-                                                |
| G. | Add: Extra Specs Charges                                                                 | Rs. -12,570/-                                                         |
| H. | Add: Misc. Charges                                                                       | Rs. 5,080/- + 25,000/- ( c fund) +6,950/- ( maint charges )           |
| I. | Less: Amount paid                                                                        | Rs. 39,01,208/-                                                       |
| J. | Balance amount Due                                                                       | Rs. Nil                                                               |
| K. | Refund                                                                                   | <input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 33,123/- |
| L. | Interest Payable                                                                         | <input type="checkbox"/> Yes <input type="checkbox"/> No Rs.          |
| M. | Maintenance charges due from                                                             | May 2017                                                              |
| N. | Buyer Info database balance                                                              | Rs. 33123                                                             |
| O. | Tally balance                                                                            | Rs. -33123                                                            |
| P. | Remarks:                                                                                 |                                                                       |
|    | Corpus fund Rs.25,000/- collected.                                                       |                                                                       |
|    | Maintenance charges @ Rs.1150/- pm collected for initial six months wef May 17 to Oct 17 |                                                                       |
|    | Membership fee of Rs.50/- collected                                                      |                                                                       |
|    | HC Incentives already paid                                                               |                                                                       |

|    | 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:

|                                                                                                                |                                                                                                            |                                                                                                                 |                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <br>G. B. Ram Babu<br>Date: | <br>Accountant<br>Date: | <br>Samba Siva Rao<br>Date: | <br>Managing Partner<br>Soham Modi<br>Date: |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|



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