

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-601	☒ 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	4385000	☒ Yes ☐ No	
PPT No.	131	N A	
Discount (in Rs. per sft.)	175/-	N A	
On time payment discount ((in Rs. per sft.)	60/-		
Total Discount (in Rs. per sft.)	235/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	4385000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	20.12.2016	☒ Yes ☐ No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 21/8/15	Date: 27/8/15	Date: 27/8/15	Date: 26 AUG 2015

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-601		
	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	4,385,000	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	4,385,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	267,600	Rs.	L X rate + N X rate + incidental charges
P	Service tax	153,475	Rs.	E @ rate or N @ rate
Q	VAT	54,813	Rs.	E X rate
R	Total Taxes	475,888	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. SYLVENA DIKSHIT		
Flat / Bungalow No.	B-601	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	43,85,000
B	Add : Stamp duty & registration charges and mutation exp	2,72,985
C	Add: Service Tax @4.5%	1,97,325
D	Add: VAT @1.25%	54,813
E	Total Taxes (B + C + D)	5,25,123
F	Total amount payable (A+E)	49,10,123
G	Total Amount Paid	41,95,500
H	Balance Amount Payable (F-G)	7,14,623

I	Sale Deed Value	43,85,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	cheq ready
K	Housing Loan Sanctioned	39,00,000	32,08,000	6,92,000
L	Own contribution (including taxes)	10,10,123	9,87,500	22,623

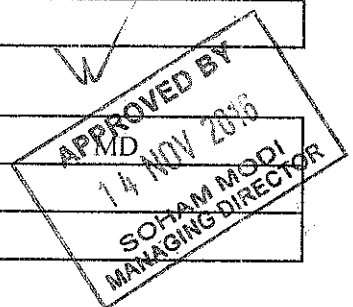
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount		Security cq.received
			✓	Not required
				Collect cq.at the time of registration
Own contribution	Cq. No.	Amount		Security cq.received
		22,623	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		6,92,000	✓	Not required
				Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>P. Kar</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	14/11/2016	14/11/16	14/11/16



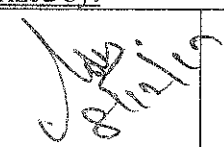
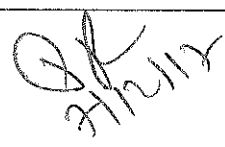
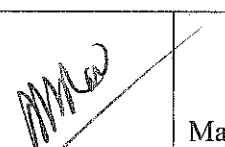
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

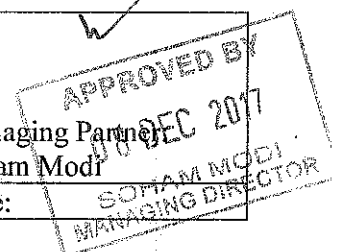
Flat No.	B-601
Name of Buyer	Mrs. Sylvena Dikshit

A.	Total sale consideration.	Rs. 43,85,000/-
B.	Less: Discount for on time payments.	Rs. 84,000/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,63,100/- +Rs.4,385/-(GHMC mutation charges)
E.	Add: VAT	Rs. 54,813/-
F.	Add: Service Tax	Rs. 1,75,650/-
G.	Add: Extra Specs Charges	Rs. 8,400/- + 1512/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5080/- + 25,000/- + 14,050/- (c fund + maint charges)
I.	Less: Amount paid	Rs. 48,87,500/-
J.	Balance amount Due	Rs. —
K.	Refund	☒ Yes ☐ No Rs. 34,510/-
L.	Interest Payable	☒ Yes ☐ No Rs.
M.	Maintenance charges due from	May 17
N.	Buyer Info database balance	Rs. 24510/-
O.	Tally balance	Rs. 24510/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges @ Rs.1750/- collected wef May 17 to Dec 17	14,050/-
	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 Siya Rao	Managing Partner Soham Modi
Date:	Date:	Date: 8/12/17	Date: 8/12/17



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