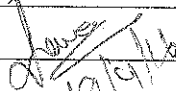
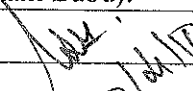


Check List

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-605	☐ 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	30,50,000	☐ 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	30,50,000	☐ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	30.10.2016	☐ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign:	Sign:
Date: 19/9/16	Date: 20/10/16	Date:	Date:

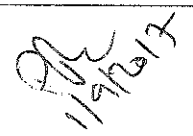
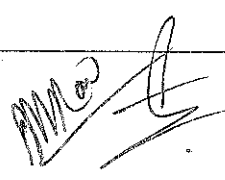
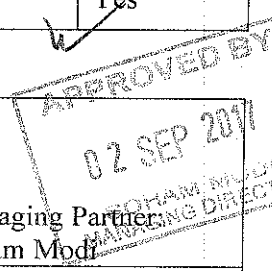
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	B-605
Name of Buyer	Mr. Gunjan chawla

A.	Total sale consideration.	Rs.30,50,000/-
B.	Less: Discount for on time payments.	Rs. 52,500 ✓
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.1,83,000/-+Rs.3,050/-(GHMC mutation charges)
E.	Add: VAT	Rs.38,125/-
F.	Add: Service Tax	Rs.1,28,875/-+Rs.194/- ✓
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs.5,080/-
I.	Less: Amount paid	Rs.33,63,425/-
J.	Balance amount Due	Rs.
K.	Refund	☒ Yes ☐ No Rs. 7,601/-
L.	Interest Payable	☒ Yes ☐ No Rs.
M.	Maintenance charges due from	May 2017
N.	Buyer Info database balance	Rs. (7601)
O.	Tally balance	Rs. (7601)
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @Rs.1750/- to be collected for initial six months	
	Membership fee 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	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
Date: 31/8/17	Date: 1/9/2017	Date: 2/9/17	Date: 02 SEP 2017

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

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-605		
	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	3,050,000	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	3,050,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	187,500	Rs.	L X rate + N X rate + incidental charges
P	Service tax	106,750	Rs.	E @ rate or N @ rate
Q	VAT	38,125	Rs.	E X rate
R	Total Taxes	332,375	Rs.	O + P + Q
P	Total Tax Percentage	10.90	%	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 ESATES - MAYFLOWER GRANDE		
Buyer Name	MR. GUNJAN CHAWLA		
Flat / Bungalow No.	B-605	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	30,50,000
B	Add : Stamp duty & registration charges and mutation exp	1,90,350
C	Add: Service Tax @4.5%	1,37,250
D	Add: VAT @1.25%	38,125
E	Total Taxes (B + C + D)	3,65,725
F	Total amount payable (A+E)	34,15,725
G	Total Amount Paid	33,63,425
H	Balance Amount Payable (F-G)	52,300

I	Sale Deed Value	30,50,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned			-
L	Own contribution (including taxes)			-

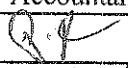
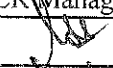
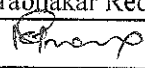
Security Cheque Details:

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
		52,300	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration

Remarks:

52,300/- on time payment discount given

Authorised by:

Name	Accountant	CRM Manager	Prabhakar Reddy
Sign			
Date	22.6.17	22/6/17	22/06/17

