

## Check List

| Items to be checked                         | Mention details here                                                            | Sale Agreement, booking form & plan tally?                          |
|---------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Project Name                                | MAYFLOWER GRANDE                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Vendor                                      | M/s. B&C Estates                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Flat no.                                    | B-704                                                                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Land area (sq. yds.)                        | 35.60                                                                           | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Built-up-area (sft)                         | 1150                                                                            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Car Parking No                              |                                                                                 | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| Type                                        | <input checked="" type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Buyers name, age, address, etc.             | Check with booking form.                                                        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Schedule of flat                            | Check with booking form.                                                        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Boundaries: North                           | Open to sky                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| South                                       | Open to sky                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| East                                        | Open to sky                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| West                                        | 6'-6" wide corridor                                                             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Total sale Consideration                    | 3442500/-                                                                       | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| PPT No.                                     | 132                                                                             | N A                                                                 |
| Discount (in Rs. per sft.)                  | 250/-                                                                           | N A                                                                 |
| On time payment discount ((in Rs. per sft.) | 50/-                                                                            |                                                                     |
| Total Discount (in Rs. per sft.)            | 300/-                                                                           |                                                                     |
| Sale Consideration Calculation              | Check booking form with price list                                              | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Sale Deed value                             | 3442500/-                                                                       | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Construction contract value                 |                                                                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Installments                                | Check with booking form.                                                        | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Date of completion                          | 30.03.2017                                                                      | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Remarks                                     |                                                                                 |                                                                     |
| ✓                                           |                                                                                 |                                                                     |
| Prepared by (vineela):                      | Checked by (G. B. Ram Babu):                                                    | Checked by (Accountant):                                            |
| Sign: <i>[Signature]</i>                    | Sign: <i>[Signature]</i>                                                        | Sign: <i>[Signature]</i>                                            |
| Date: 6/11/15                               | Date: 12/11/15                                                                  | Date: 12/11/15                                                      |
|                                             |                                                                                 | Approved by (MD):                                                   |
|                                             |                                                                                 | Sign: <i>[Signature]</i>                                            |
|                                             |                                                                                 | Date: 12/11/15                                                      |

| Stamp duty, registration charges, service tax & VAT calculator |                                                                        |                 |                 |                                                |  |
|----------------------------------------------------------------|------------------------------------------------------------------------|-----------------|-----------------|------------------------------------------------|--|
| Project: Mayflower Grande                                      |                                                                        |                 |                 |                                                |  |
| Date: 02.11.15                                                 |                                                                        |                 |                 |                                                |  |
| S No.                                                          | Registration type<br>Flat No.                                          | Amount<br>B-704 | Units           | Formula                                        |  |
|                                                                | 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                                               | 3,442,500       | 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                                                       | 3,442,500       | Rs.             | Percentage of F or K for semi finished. else E |  |
| N                                                              | Construction Contract Amount                                           | -               | Rs.             | E - L                                          |  |
| O                                                              | Reg. Charges                                                           | 211,050         | Rs.             | L X rate + N X rate + incidental charges       |  |
| P                                                              | Service tax                                                            | 120,488         | Rs.             | E @ rate or N @ rate                           |  |
| Q                                                              | VAT                                                                    | 43,031          | Rs.             | E X rate                                       |  |
| R                                                              | Total Taxes                                                            | 374,569         | 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. |                 |                 |                                                |  |