

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-805	☒ 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	34,75,000/-	☒ Yes ☐ No	
PPT No.	129	N A	
Discount (in Rs. per sft.)	875/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	875/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	34,75,000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	24.12.2016	☐ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>S. K. R.</i>	Sign: <i>SOHAM MODI</i>
Date: 6/8/15	Date: 15/8/15	Date: 17/8/15	Date: 17/8/15

APPROVED BY
17 AUG 2015
SOHAM 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-805		
	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	3,475,000	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	3,475,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	213,000	Rs.	L X rate + N X rate + incidental charges
P	Service tax	121,625	Rs.	E @ rate or N @ rate
Q	VAT	43,438	Rs.	E X rate
R	Total Taxes	378,063	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.			

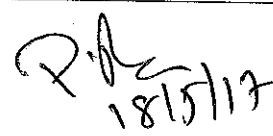
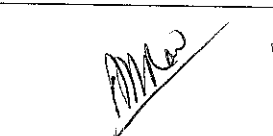
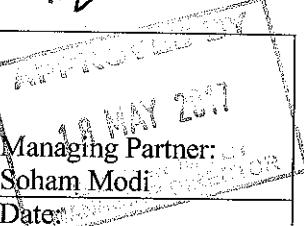
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	B-805
Name of Buyer	Ms.Monica Bhandula

A.	Total sale consideration.	Rs. 28,75,000/-
B.	Less: Discount for on time payments.	Rs. nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,72,510/- + 2875/-(mutation charges)
E.	Add: VAT	Rs. 35,938/-
F.	Add: Service Tax	Rs. 1,25,588/- + 194/-
G.	Add: Extra Specs Charges	Rs. nil
H.	Add: Misc. Charges	Rs.4300/- +Rs.780/-
I.	Less: Amount paid	Rs. 3220188/-
J.	Balance amount Due	-Rs.3003
K.	Refund	☐ Yes ☐ No Rs. 3003/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	June 2017
N.	Buyer Info database balance	Rs. (300) } refund cheque.
O.	Tally balance	Rs. (300) } ① - 28-5-17
P.	Remarks:	
	Corpus fund Rs.25,000/- to be collected.	MAY FLOWER GRANDE OWNERS ASSN ②
	Maintenance charges @ Rs. 1400/- pm to be collected for initial six months wef June 17 to nov' 17 Rs. 10550/- MFG.O.A ③	
	Membership fee of 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	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:

 G. B. Ram Babu Date:	 Accountant Date:	 Samba Siva Rao Date: 18/5/17	 Managing Partner: Soham Modi Date:
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Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	B-805					
Customer Name	Mrs. Monica					
Booked by	gopi					
Prepared by	vneela					
Date	18.05.17					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
25-Jun-15	25000	Booking amount	-	-	-	25,000
25-Jun-15	-25000	Booking amount received	-	25,000	-	-
09-Jul-15	200000	Ist installment	14	-	-	200,000
06-Aug-15	-200000	payment recd	28	200,000	2,762	-
30-Apr-16	700000	IInd Installment -slab dtd	268	-	-	700,000
24-May-16	-1025000	Payment recd	24	700,000	8,285	(325,000)
26-Aug-16	975000	IIIrd installment	94	(325,000)	(15,066)	650,000
25-Nov-16	388000	IVth installment	91	650,000	29,170	1,038,000
19-Dec-16	387000	Vth installment	24	1,038,000	12,285	1,425,000
30-Jan-17	-700000	payment received	42	1,425,000	29,515	725,000
07-Mar-17	-925000	pmt rcd	36	725,000	12,871	(200,000)
31-Mar-17	-345188	Payment Rcd	24	(200,000)	(2,367)	(545,188)
30-May-17	200000	on completion	60	(545,188)	(16,132)	(345,188)
18-May-17	172510	registration exp	(12)	(345,188)	2,043	(172,678)
18-May-17	4300	Mutation exp	-	(172,678)	-	(168,378)
18-May-17	35938	vat payable	-	(168,378)	-	(132,440)
18-May-17	132440	amount refundable	-	(132,440)	-	-
	0			Approx Interest Payable	63,366	

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A , B & C in accending order.

Calculate sum of Installments / Payments & Interest

c Charge Interest of Rs. ☒ (or) c Interest waived

c Allow on-time payment discount ☒ (or) c Reduce on-time payment discount to Rs.

Signature of Manager: _____ Signature of M.D.: _____

Date : _____ Date _____

APPROVED BY
18 MAY 2017
SUDHAKAR
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESATES - MAYFLOWER GRANDE		
Buyer Name	MS.MONIKA BANDULA		
Flat / Bungalow No.	B-805	Area	1400
Land Area	42.34		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	28,75,000
B	Add : Stamp duty & registration charges and mutation exp	1,79,875
C	Add: Service Tax @4.5%	1,29,375
D	Add: VAT @1.25%	35,938
E	Total Taxes (B + C + D)	3,45,188
F	Total amount payable (A+E)	32,20,188
G	Total Amount Paid	32,20,188
H	Balance Amount Payable (F-G)	-

I	Sale Deed Value	28,75,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned			-
L	Own contribution (including taxes)	32,20,188	32,20,188	-

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
		-	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:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	12/14/17	12/14/16	12/14/17	12/14/17

