

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-901	☒ Yes ☐ No
Land area (sq. yds.)	1400	☒ Yes ☐ No
Built-up-area (sft)	43.34	☒ 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	41,08,000	☒ Yes ☐ No
PPT No.	141	N A
Discount (in Rs. per sft.)	821/-	N A
On time payment discount ((in Rs. per sft.)	75/-	
Total Discount (in Rs. per sft.)	962/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Decd value	41,08,000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	06.03.2017	☒ Yes ☐ No
Remarks		

Prepared by
(Pavan):

Sign:

Date:

Checked by

(G. B. Ram Babu):

Sign:

Date:

Checked by

(Accountant):

Sign:

Date:

Approved by (MD):

Sign:

Date:

APPROVED BY
10 JUL 2016
SOMAM M
MANAGING DIR

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	B-901		
	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	4,108,000	Rs.	
	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	4,108,000	Rs.	Percentage of E or K for semi finished. else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	250,980	Rs.	L X rate + N X rate + incidental charges
P	Service tax	143,780	Rs.	E @ rate or N @ rate
Q	VAT	51,350	Rs.	E X rate
R	Total Taxes	446,110	Rs.	O + P + Q
P	Total Tax Percentage	10.86	%	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 serv	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. CH. VIJAY KUMAR		
Flat / Bungalow No.	B-901	Area	43
Land Area	1400.00		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	41,08,000
B	Add : Stamp duty & registration charges and mutation exp	2,55,088
C	Add: Service Tax @4.5%	1,84,860
D	Add: VAT @1.25%	51,350
E	Total Taxes (B + C + D)	4,91,298
F	Total amount payable (A+E)	45,99,298
G	Total Amount Paid	43,49,298
H	Balance Amount Payable (F-G)	2,50,000

I	Sale Deed Value	41,08,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	32,80,000	31,00,000	1,80,000
L	Own contribution (including taxes)	13,19,298	12,49,298	70,000

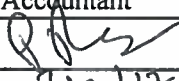
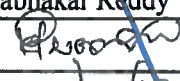
Security Cheque Details:

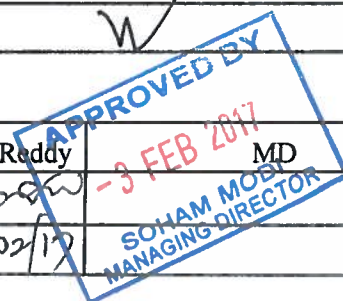
1st Installment of HL	Cq. No.	Amount		Security cq.received
		-	✓	Not required
				Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	✓	Security cq.received
		70,000		Not required (discount approved)
				Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		1,80,000	✓	Not required
				Collect cq.at the time of registration

Remarks:

70,000/- on time payment discount given (approved)
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	05/02/17		03/02/17	



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

Flat No.	B-901
Name of Buyer	Mr. Ch. Vijay Kumar

A.	Total sale consideration.	Rs. 41,08,000/-
B.	Less: Discount for on time payments.	Rs. 70,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,46,490/- + 4,108/- (GHMC charges)
E.	Add: VAT	Rs. 51,350/-
F.	Add: Service Tax	Rs. 1,84,523/- + 194/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 45,29,298/-
J.	Balance amount Due	Rs. 897/-
K.	Refund	☐ Yes ☐ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. <i>waived</i>
M.	Maintenance charges due from	May 2017
N.	Buyer Info database balance	Rs. 447/-
O.	Tally balance	Rs. 447/-
P.	Remarks:	
	Corpus fund Rs.25,000/- to be collected.	
	Maintenance charges @ Rs.1400/- pm to be collected for initial six months wef May 17 to Oct 17	
	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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner: Soham Modi
Date:	Date:	Date: 21/4/17	Date:



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-901
 Customer Name Mr. Ch Vijay Kumar
 Booked by Ashok Kumar
 Prepared by Pavan
 Date 20.1.2017
 Sign _____
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
03-May-16	25000	booking amount	-	-	-	25,000
06-May-16	-25000	booking amount	3	25,000	37	-
17-May-16	200000	1st installment	11	-	-	200,000
18-May-16	-200000	Payment recd	1	200,000	99	-
03-Jul-16	1891500	3rd installment	46	-	-	1,891,500
01-Jul-16	-83000	payment recived	(2)	1,891,500	(1,866)	1,808,500
22-Jul-16	-500000	Payment recd	21	1,808,500	18,729	1,308,500
25-Jul-16	-1308500	Payment received	3	1,308,500	1,936	-
01-Nov-16	895750	4th installment	99	-	-	895,750
14-Nov-16	-895750	payment recived	13	895,750	5,743	-
01-Jan-17	895750	5th installment	48	-	-	895,750
06-Jan-17	-895750	Payment received	5	895,750	2,209	-
20-Jan-17	-200000	amount payable	14	-	-	(200,000)
28-Feb-17	200000	on completion	39	(200,000)	(3,847)	-
	0			Approx Interest Payable	23,040	

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

☐ Charge Interest of Rs. _____ (or) ☒ Interest waived

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. 50/- p.pft.

Signature of Manager:

Date

Signature of M.D.:

Date



Min delay by 1st. 2nd & 3rd
 On time discount offered Rs. 105,000/-
 Pl. allow and waive off interest

20/1/17