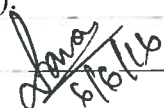
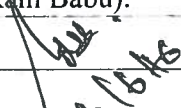
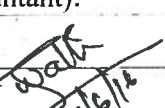


Check List

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-903	☐ 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	44,00,000	☐ Yes ☐ No
PPT No.	142	N A
Discount (in Rs. per sft.)	614/-	N A
On time payment discount ((in Rs. per sft.)	50/-	
Total Discount (in Rs. per sft.)	664/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	44,00,000	☒ 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):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 6/6/16	Date: 16/6/16	Date: 17/6/16	Date: 17 JUN 2016



Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type Flat No.	Amount B-903	Units	Formula
	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	4,400,000	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	4,400,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	268,500	Rs.	L X rate + N X rate + incidental charges
P	Service tax	154,000	Rs.	E @ rate or N @ rate
Q	VAT	55,000	Rs.	E X rate
R	Total Taxes	477,500	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 servic	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	MR. SANDEEP MADDELA		
Flat / Bungalow No.	B-903	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	44,00,000
B	Add : Stamp duty & registration charges and mutation exp	2,69,500
C	Add: Service Tax @4.5%	1,98,000
D	Add: VAT @1.25%	55,000
E	Total Taxes (B + C + D)	5,22,500
F	Total amount payable (A+E)	49,22,500
G	Total Amount Paid	46,55,900
H	Balance Amount Payable (F-G)	2,66,600

I	Sale Deed Value	44,00,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	34,56,000	32,56,000	2,00,000
L	Own contribution (including taxes)	14,66,500	13,99,900	66,600

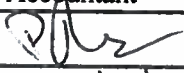
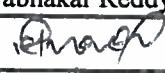
Security Cheque Details:

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
		66,600	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		2,00,000	Not required
			Collect cq.at the time of registration

Remarks:

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

Name	Accountant	CR Manager	Prabhakar Reddy	APPROVED BY - 1 MAR 2017 MD SOHAM MODI MANAGING DIRECTOR
Sign				
Date	28/2/17	28/2/17	28/2/17	

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

Flat No.	B-903
Name of Buyer	Mr. Sandeep Maddela

A.	Total sale consideration.	Rs. 44,00,000/-
B.	Less: Discount for on time payments.	Rs. 70,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,64,010/- + 4,400/- (GHMC charges)
E.	Add: VAT	Rs. 55,000/- + 1,217/-
F.	Add: Service Tax	Rs. 1,98,000/- + 194/- + 1,096/-
G.	Add: Extra Specs Charges	Rs. 24,346/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 48,55,900/-
J.	Balance amount Due	Rs. 27,443/-
K.	Refund	☐ Yes ☐ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	May 2017
N.	Buyer Info database balance	Rs. <i>27,443/-</i>
O.	Tally balance	Rs. <i>27,443/-</i>
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	
	<i>HL In entire already approved</i>	

	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: Sohan Modi
Date:	Date:	Date:	Date:

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