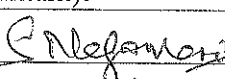


Check List

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.	C-005	☒ Yes ☐ No
Land area (sq. yds.)	1625	☒ Yes ☐ No
Built-up-area (sft)	50.31	☒ 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	6'-6" wide corridor	☐ Yes ☐ No
East	6'-6" wide corridor	☐ Yes ☐ No
West	Open to Sky	☐ Yes ☐ No
Total sale Consideration	5050000	☒ Yes ☐ No
PPT No.	134 per sft	N A
Discount (in Rs. per sft.)	200/- per sft	N A
On time payment discount ((in Rs. per sft.)	50/- per sft	
Total Discount (in Rs. per sft.)	250/- per sft	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	5050000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	31.07.2017	☒ Yes ☐ No
Remarks		

Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 11/1/2016	Date: 11/1/2016	Date: 5/2/16	Date: 5/2/16

APPROVED BY
5 FEB 2016
SUHAM MODI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project:	Mayflower Grande			
Date:	11.1.16			
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-005		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,625	sft	
B	Undivided share of land	50.31	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	5,050,000	Rs.	
F	Registrars value of undivided share of land	603,664	Rs.	B X Land Rate
G	Registrars Const. Value	2,437,500	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	2,487,500	Rs.	G + H + I
L	Sale Deed Amount	5,050,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	307,500	Rs.	L X rate + N X rate + incidental charges
P	Service tax	176,750	Rs.	E @ rate or N @ rate
Q	VAT	63,125	Rs.	E X rate
R	Total Taxes	547,375	Rs.	O + P + Q
P	Total Tax Percentage	10.84	%	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 ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. SANTHANAM SURESH BABU		
Flat / Bungalow No.	C-005	Area	1625.00
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	50,50,000
B	Add : Stamp duty & registration charges, Mutation exp	3,12,550
C	Add: Service Tax & VAT @ 4.5%	1,45,440
D	Add: GST @ 12%	2,18,160
E	Total Taxes (B + C + D)	6,76,150
F	Total amount payable (A+E)	57,26,150
G	Total Amount Paid	57,26,150
H	Balance Amount Payable (F-G)	-

K	Sale Deed Value	50,50,000
L	Construction Contact value	-

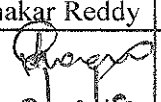
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	40,75,000	22,57,000	18,18,000
N	Own contribution (including taxes)	16,51,150	16,51,150	-

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
		18,18,000	☒ Not required
			☒ Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date			7/03/18	

