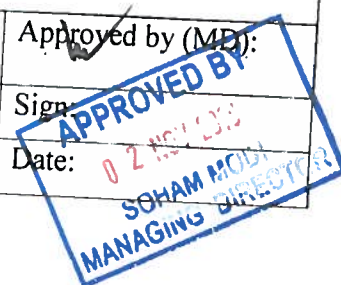


Check List

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-006	☒ Yes ☐ No
Land area (sq. yds.)	35.60	☒ Yes ☐ No
Built-up-area (sft)	1150	☒ 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	6'-6" wide corridor	☒ Yes ☐ No
South	Open to sky	☒ Yes ☐ No
East	Open to sky	☒ Yes ☐ No
West	Open to sky	☒ Yes ☐ No
Total sale Consideration (as per declaration form)	4080000/-	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	4080000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	30.10.2017	☒ Yes ☐ No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 05/11/16	Date: 11/11/16	Date: 11/11/16	Date: 02/11/16



Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	C-006		
	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	4,080,000	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	4,080,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	249,300	Rs.	L X rate + N X rate + incidental charges
P	Service tax	183,600	Rs.	E @ rate or N @ rate
Q	VAT	51,000	Rs.	E X rate
R	Total Taxes	483,900	Rs.	O + P + Q
P	Total Tax Percentage	11.86	%	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	0.50%	percent on agr. of const.
Incidental charges - sale deed	4,500	Rs.
Reg. Charges - const. agr.	-	Rs.
Undivided share of land	3.096	sq yds
Sale deed ratio	100	percent
Service tax	4.50	percent under const. of complex services
Service tax - Const complex servic	6.00	percnt 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.

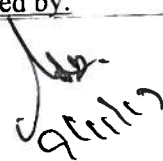
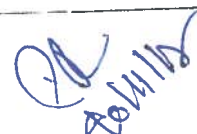
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-006		
Name of Buyer	Mr. B. Madhusudan Rao		

A.	Total sale consideration.	Rs. 40,80,000/-	
B.	Less: Discount for on time payments.	Rs. 57,500/-	
C.	Less: Other discounts	Rs. Nil	
D.	Add: Reg. Charges	Rs. 2,44,800/- + Rs. 4,080/- (GHMC mutation charges)	
E.	Add: VAT	Rs. NA + 24,000/- (GST)	
F.	Add: Service Tax	Rs. 1,74,600/-	
G.	Add: Extra Specs Charges	Rs. Nil	
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- + 8,678/- (c fund + maint charges)	
I.	Less: Amount paid	Rs. 44,98,000/-	
J.	Balance amount Due	Rs. 10,738/-	
K.	Refund	☒ Yes ☒ No	Rs. —
L.	Interest Payable	☒ Yes ☒ No	Rs. —
M.	Maintenance charges due from	November 17	
N.	Buyer Info database balance	Rs. 10,738/-	
O.	Tally balance	Rs. 10,738/-	
P.	Remarks:		
	Corpus Fund Rs.25,000/- collected		
	Maintainance charges @ Rs.1438/- collected for initial six months		
	Membership fee Rs.50/- 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	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu Date:	 Accountant Date:	 Samba Siva Rao Date: 11/11/17	 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.	C-006					
Customer Name	Mr. B. Madhusudan Rao					
Booked by	Pathak					
Prepared by	Pavan					
Date	09.11.2017					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
28-Oct-16	25000	booking amount	-	-	-	25,000
29-Oct-16	-25000	payment received	1	25,000	12	-
1-Nov-16	-200000	payment recived	3	-	-	(200,000)
11-Nov-16	200000	First installment	10	(200,000)	(986)	-
28-Nov-16	500000	Second installment	17	-	-	500,000
1-Dec-16	-500000	payments received	3	500,000	740	-
15-Dec-16	1677000	Third installment	14	-	-	1,677,000
15-Dec-16	839000	Fourth Installment	-	1,677,000	-	2,516,000
15-Dec-16	-1677000	payment rcd by rtgs	-	2,516,000	-	839,000
13-Jan-17	-839000	payment rcd	29	839,000	11,999	-
30-Jun-17	-639000	pmt rcd	168	-	-	(639,000)
14-Aug-17	639000	Fifth installment	45	(639,000)	(14,181)	-
24-Aug-17	-500000	pmt rcd	10	-	-	(500,000)
28-Oct-17	200000	On completion Amc	65	(500,000)	(16,027)	(300,000)
7-Nov-17	-118000	pmt rcd	10	(300,000)	(1,479)	(418,000)
	(418000)			Approx Interest Payable	(19,923)	
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. _____						
Signature of Manager:				Signature of M.D.:		
Date :				Date :		

