

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-201	☒ 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 & Open to sky	☒ Yes ☐ No	
West	Open to sky	☒ Yes ☐ No	
Total sale Consideration	4560000	☒ Yes ☐ No	
PPT No.	135	N A	
Discount (in Rs. per sft.)	200/-	N A	
On time payment discount ((in Rs. per sft.)	50/-		
Total Discount (in Rs. per sft.)	250/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	4560000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	16.06.2017	☒ 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: 2/10/16	Date: 2/10/16	Date: 2/10/16	Date: 2/10/16

APPROVED BY
SOHAN MODI
MANAGING DIRECTOR
 2/10/16

Stamp duty, registration charges, service tax & VAT calculator					
Project: Mayflower Grande					
Date: 02.01.2016					
S No.	Registration type Flat No.	Amount C-201	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	4,560,000	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	4,560,000	Rs.	Percentage of E or K for semi finished, else E	
N	Construction Contract Amount	-	Rs.	E - L	
O	Reg. Charges	278,100	Rs.	L X rate + N X rate + incidental charges	
P	Service tax	159,600	Rs.	E @ rate or N @ rate	
Q	VAT	57,000	Rs.	E X rate	
R	Total Taxes	494,700	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 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.				

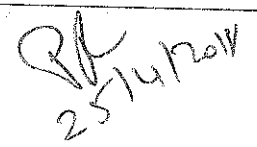
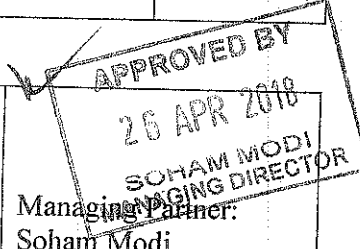
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-201
Name of Buyer	Mr. S. Srinivas

A.	Total sale consideration.	Rs. 45,60,000/-
B.	Less: Discount for on time payments.	Rs. 70,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,73,600/- + Rs.4,560/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 47,900/- + 87,360/-
F.	Add: Service Tax	Rs. 1,69,421/-
G.	Add: Extra Specs Charges	Rs. 3,400/- + 612/-
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 10,550/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 51,02,460/-
J.	Balance amount Due	Rs. 15,023/-
K.	Refund	☒ Yes ☒ No Rs. —
L.	Interest Payable	☒ Yes ☒ No Rs. —
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. 15,023/-
O.	Tally balance	Rs. 15,023/-
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	Accountant	Samba Siva Rao	Managing Director
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.

Interest calculation for delayed payments.

Project Name Mayflower Grande

Flat no. C-201

Customer Name Mr. S. Srinivas

Booked by Gopi

Prepared by Pavan

Date 17.04.2018

Sign

Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
17-Dec-15	25000	Booking amount	-	-	-	25,000
17-Dec-15	-25000	Booking amount r	-	25,000	-	-
30-Dec-15	-200000	Installment Receiv	13	-	-	(200,000)
02-Jan-16	200000	Ist Installment	3	(200,000)	(296)	-
02-Feb-16	700000	IInd Installment	31	-	-	700,000
10-Feb-16	-700000	Payment recd	8	700,000	2,762	-
04-Sep-16	1817500	IIIrd Installment	207	-	-	1,817,500
21-Sep-16	-1817000	payment received	17	1,817,500	15,237	500
19-Jan-17	1090500	IVth Installment	120	500	30	1,091,000
02-Feb-17	-1090000	payment received	14	1,091,000	7,532	1,000
16-Nov-17	-728000	pmt rcd	287	1,000	142	(727,000)
16-Nov-17	-542460	Pmt rcd	-	(727,000)	-	(1,269,460)
30-Nov-17	527000	Vth Installment	14	(1,269,460)	(8,764)	(742,460)
30-Nov-17	200000	VIth Installment o	-	(742,460)	-	(542,460)
06-Mar-18	87360	GST amount	96	(542,460)	(25,681)	(455,100)
06-Mar-18	162265	balance service ta	-	(455,100)	-	(292,835)
06-Mar-18	4560	GHMC mutation e	-	(292,835)	-	(288,275)
06-Mar-18	273600	Registratio charge	-	(288,275)	-	(14,675)
06-Mar-18	4300	mutation exp	-	(14,675)	-	(10,375)
25-Apr-18	7156	balance st amt	50	(10,375)	(256)	(3,219)
25-Apr-18	780	misc doc charges	-	(3,219)	-	(2,439)
25-Apr-18	4012	extra specs charge	-	(2,439)	-	1,573
25-Apr-18	35550	corpus fund 25000	-	1,573	-	37,123
25-Apr-18	-70000	ontime pmt discou	-	37,123	-	(32,877)
25-Apr-18	47900	vat amount	-	(32,877)	-	15,023

15023

Approx Interest Payable

(9,295)

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
26 APR 2018
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. SUSARALA SRINIVAS		
Flat / Bungalow No.	C-201	Area	1400.00
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	45,60,000
B	Add : Stamp duty & registration charges, Mutation exp	2,82,460
C	Add: Service Tax and VAT @ 5.75% on 38,32,000/-	2,20,340
D	Add: GST @ 12% on 7,28,000/-	87,360
E	Total Taxes (B + C + D)	5,90,160
F	Total amount payable (A+E)	51,50,160
G	Total Amount Paid	51,02,460
H	Balance Amount Payable (F-G)	47,700

K	Sale Deed Value	45,60,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq. ready
M	Housing Loan Sanctioned	29,00,000	29,00,000	-
N	Own contribution (including taxes)	22,50,160	22,02,460	47,700

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
		-	Not required
Own contribution	Cq. No.	Amount	Collect cq. at the time of registration
		47,700	Security cq. received
Balance HL Amount	Cq. No.	Amount	Not required
		-	Collect cq. at the time of registration

Remarks:

70,000/- on time payment discount given

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	17/11/17	17/11	17/11/2017	17/11/2017

