

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-301	☒ Yes ☐ No	
Land area (sq. yds.)	43.34	☒ Yes ☐ No	
Built-up-area (sft)	1400	☒ 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 (as per declaration form)	33,20,000	☒ Yes ☐ No	
PPT No.	134	N A	
Sale Deed value	33,20,000	☒ Yes ☐ No	
Construction contract value	—	☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	28.10.2017	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>P. Ram</i>	Sign: <i>[Signature]</i>
Date: <i>28/10/16</i>	Date: <i>10/8/16</i>	Date: <i>10/8/2016</i>	Date: <i>10/8/2016</i>

APPROVED BY
SOHAM MEHRA
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Fiat No.	C-301		
	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	3,320,000	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	3,320,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	203,700	Rs.	L X rate + N X rate + incidental charges
P	Service tax	149,400	Rs.	E @ rate or N @ rate
Q	VAT	41,500	Rs.	E X rate
R	Total Taxes	394,600	Rs.	O + P + Q
P	Total Tax Percentage	11.89	%	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.	0.50% upto a maximum of Rs. 20,000/-
Undivided share of land	3.096	sq yds	per 100 sft of SBUA
Sale deed ratio	100	percent	
Service tax	4.50	percent	under const. of complex services
Service tax - Const complex servic	6.00	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'

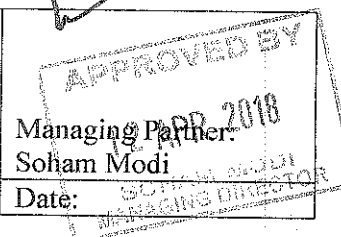
Flat No.	C-301
Name of Buyer	Mr. Sanjay Kumar

A.	Total sale consideration.	Rs. 33,20,000/-
B.	Less: Discount for on time payments.	Rs. Not allowed
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,99,200/- + Rs.3,320/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 32,763/- + 83,880/-
F.	Add: Service Tax	Rs. 1,09,852/-
G.	Add: Extra Specs Charges	Rs. 1,500/- + 270/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 36,54,244/-
J.	Balance amount Due	Rs. 1,01,621/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. 1,01,621/-
O.	Tally balance	Rs. 1,01,621/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.1750/-to be collected for initial six months — 10,550	
	Membership fee 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	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 Partner
Date: 11/11/16	Date: 11/11/16	Date: 11/11/16	Date: 11/11/16



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-301

Customer Name Mr. Sanjay Kumar

Booked by Ravi

Prepared by Pavan

Date 05.04.2018

Sign

Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Nov-15	25000	Booking amount	-	-	-	25,000
05-Dec-15	-25000	Booking amount r	5	25,000	62	-
15-Dec-15	200000	Ist Installment	10	-	-	200,000
30-Dec-15	-200000	Installment Receiv	15	200,000	1,479	-
15-Jan-16	700000	IIInd Installment	16	-	-	700,000
29-Jan-16	-500000	Payment received	14	700,000	4,833	200,000
29-Jan-16	-200000	Payment recd	-	200,000	-	-
12-Aug-16	647500	IIIrd Installment	196	-	-	647,500
20-Oct-16	-357500	payment recived	69	647,500	22,033	290,000
16-Nov-16	-1338500	payment received	27	290,000	3,861	(1,048,500)
19-Dec-16	1048500	IVth Installment	33	(1,048,500)	(17,063)	-
21-Aug-17	499000	Vth Installment	245	-	-	499,000
30-Nov-17	200000	VIth Installment o	101	499,000	24,854	699,000
11-Dec-17	-433244	pmt rcd	11	699,000	3,792	265,756
11-Dec-17	-400000	pmt rcd	-	265,756	-	(134,244)
29-Dec-17	-200000	pmt rcd	18	(134,244)	(1,192)	(334,244)
	(334244)			Approx Interest Payable	42,659	

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:

Date

Signature of M.D.

Date

APPROVED BY

06 APR 2018

MAHESH K. MODI

MAHESH K. MODI

MAHESH K. MODI

customer got a transfer and ar such delayed
 O.T.D. attend Rs. 200000/- Pl. advise

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWER GRANDE		
Buyer Name	MR. SANJAY KUMAR		
Flat / Bungalow No.	C-301	Area	1400.00
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	33,20,000
B	Add : Stamp duty & registration charges, Mutation exp	2,04,700
C	Add: Service Tax and VAT @ 5.75% on 26,21,000/-	1,90,900
D	Add: GST @ 12% on 6,99,000/-	83,880
E	Total Taxes (B + C + D)	4,79,480
F	Total amount payable (A+E)	37,99,480
G	Total Amount Paid	34,54,244
H	Balance Amount Payable (F-G)	3,45,236

K	Sale Deed Value	33,20,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq. ready
M	Housing Loan Sanctioned	26,00,000	24,00,000	2,00,000
N	Own contribution (including taxes)	11,99,480	10,54,244	1,45,236

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
		1,45,236	☒ 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
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	12/12/17	12/12/17	12/12/17

