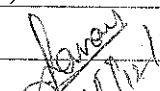
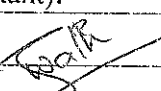


Check List

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-303	☒ Yes ☐ No	
Land area (sq. yds.)	50.31	☒ Yes ☐ No	
Built-up-area (sft)	1625	☒ 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	Open to Sky	☒ Yes ☐ No	
West	Open to Sky & 6'-6" wide corridor	☐ Yes ☐ No	
Total sale Consideration	52,12,500	☐ Yes ☐ No	
PPT No.	34	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	52,12,500	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	30.05.2017	☒ Yes ☐ No	
Remarks			
Prepared by (pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign:
Date: 16/12/15	Date: 16/12/15	Date: 16/12/15	Date:

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-303		
	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	5,212,500	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	5,212,500	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	317,250	Rs.	L X rate + N X rate + incidental charges
P	Service tax	182,438	Rs.	E @ rate or N @ rate
Q	VAT	65,156	Rs.	E X rate
R	Total Taxes	564,844	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 serv	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-303
Name of Buyer	Mrs. Vanaja Thyagaraj

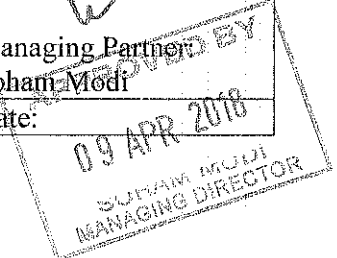
A.	Total sale consideration.	Rs. 52,12,500/-
B.	Less: Discount for on time payments.	
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 3,12,750/- +Rs.5,213/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA + 1,00,080/-
F.	Add: Service Tax	Rs. 1,87,911/-
G.	Add: Extra Specs Charges	Rs. 32,739/- + 5,893/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 1,50,000/- (extra car parking)
I.	Less: Amount paid	Rs. 58,32,076/-
J.	Balance amount Due	Rs. 1,80,120/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs. <i>Not finalised.</i>
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. <i>180,120/- BRC ESTAFFS</i>
O.	Tally balance	Rs. <i>180,120/-</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	<i>Mayflower Grande Owners Assn</i>
	Maintainance charges @ Rs.2,031/- to be collected for initial six months	<i>122361/-</i>
	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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner Soham Modi
Date: <i>28/3/18</i>	Date: <i>27/3/18</i>	Date: <i>23/03/18</i>	Date: <i>09 APR 2018</i>

- 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-303
Customer Name Mrs. S. Vanaja Thyagaraj
Booked by Gopi
Prepared by Pavan
Date 16.03.2018
Sign
Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
30-Nov-15	25000	Booking amount	-	-	-	25,000
02-Dec-15	-25000	Booking amount received	2	25,000	25	-
15-Dec-15	200000	1st Installment	13	-	-	200,000
17-Dec-15	-200000	Installment received	2	200,000	197	-
15-Jan-16	817500	2nd Installment	29	-	-	817,500
04-Feb-16	-817500	Installment Received	20	817,500	8,063	-
12-Jul-16	2085000	3rd Installment	159	-	-	2,085,000
19-Sep-16	-2900000	payment received	69	2,085,000	70,947	(815,000)
19-Dec-16	1251000	4th Installment	91	(815,000)	(36,575)	436,000
24-Jun-17	-436000	pmt rcd	187	436,000	40,208	-
14-Aug-17	634000	5th Installment	51	-	-	634,000
23-Aug-17	-250000	pmt rcd	9	634,000	2,814	384,000
30-Dec-17	200000	6th Installment on	129	384,000	24,429	584,000
08-Dec-17	-789576	pmt rcd	(22)	584,000	(6,336)	(205,576)
14-Dec-17	-414000	pmt rcd	6	(205,576)	(608)	(619,576)
	(619576)			Approx Interest Payable	103,163	

Note:

Column A, B & C: Enter Installments & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Columns D to G: Do not change.

Sort columns A, B & C in ascending order.

Calculate sum of Installments / Payments & Interest

☒ Charge Interest of Rs. 103,163 (or) ☒ Interest waived

☒ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. 103,163

Signature of Manager:

Date

Signature of M.D.:

Date

APPROVED BY
09 APR 2018
SOHAWI MODI
MANAGING DIRECTOR

APPROVED BY
06 MAR 2018
SOHAWI MODI
MANAGING DIRECTOR

File shifted to 1011. Request finally
M.D.A. not allowed. H. Srinivasulu Reddy

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. T. THYAGARAJ & SURULURI VANANJA THYAGARAJ		
Flat / Bungalow No.	C-303	Area	1625.00
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	52,12,500
B	Add : Stamp duty & registration charges, Mutation exp	3,18,250
C	Add: Service Tax and VAT @ 5.75% on 39,42,500/-	2,26,694
D	Add: GST @ 12% on 12,70,000/-	1,52,400
E	Total Taxes (B + C + D)	6,97,344
F	Total amount payable (A+E)	59,09,844
G	Total Amount Paid	54,18,075
H	Balance Amount Payable (F-G)	4,91,769

K	Sale Deed Value	52,12,500
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	40,00,000	35,86,000	4,14,000
N	Own contribution (including taxes)	19,09,844	18,32,075	77,769

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			✓ Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution		77,769	Not required
			✓ Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		4,14,000	Not required
			✓ Collect cq.at the time of registration
			Security cq.received

Remarks:

81,250/- on time payment discount given

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	9/12/17	9/12/17	9/12/17

