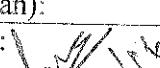
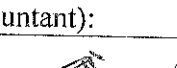
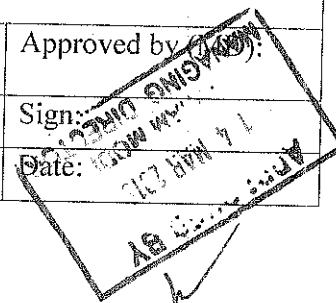


Check List

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-307	☒ Yes ☐ No	
Land area (sq. yds.)	34.98	☒ Yes ☐ No	
Built-up-area (sft)	1130	☒ 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	Open to sky	☒ Yes ☐ No	
West	6'-6" wide corridor	☒ Yes ☐ No	
Total sale Consideration	37,90,000	☒ Yes ☐ No	
PPT No.	138	N A	
Discount (in Rs. per sft.)	150/-	N A	
On time payment discount ((in Rs. per sft.)	50/-		
Total Discount (in Rs. per sft.)	200/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	37,90,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	28.08.2017	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by:
Sign: 	Sign: 	Sign: 	Sign: 
Date: 9/8/16	Date: 14/8/16	Date: 	Date: 



Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-307		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,130	sft	
B	Undivided share of land	34.98	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,790,000	Rs.	
F	Registrars value of undivided share of land	419,779	Rs.	B X Land Rate
G	Registrars Const. Value	1,695,000	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	1,745,000	Rs.	G + H + I
L	Sale Deed Amount	3,790,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	231,900	Rs.	L X rate + N X rate + incidental charges
P	Service tax	132,650	Rs.	E @ rate or N @ rate
Q	VAT	47,375	Rs.	E X rate
R	Total Taxes	411,925	Rs.	O + P + Q
P	Total Tax Percentage	10.87	%	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'

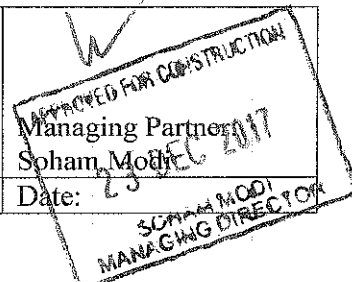
Flat No.	C-307
Name of Buyer	Mr. M. Ravi Kumar

A.	Total sale consideration.	Rs.37,90,000/- ✓
B.	Less: Discount for on time payments.	Rs. 28,250/- ✓
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.2,27,410/-+Rs.3,790/-(GHMC mutation charges)
E.	Add: VAT	Rs. 47,735/-
F.	Add: Service Tax	Rs.1,68,581/-
G.	Add: Extra Specs Charges	Rs. (760) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs.5,080/-
I.	Less: Amount paid	Rs.41,87,615/-
J.	Balance amount Due	Rs. 25,971/- ✓ <i>Cheque received</i>
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. —
O.	Tally balance	Rs. —
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected ✓	
	Maintainance charges @ Rs. 1413/- to be collected for initial six months	
	Membership fee Rs.50/- to be collected	
	<i>collection occurred with extra spec. charges. hence new Authorization form.</i>	

	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:	Date:	Date: 23/12/17	Date: 23 DEC 2017



- 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-307					
Customer Name	Mr. Ravi Kumar					
Booked by	Rani					
Prepared by	Pavan					
Date	20.09.2017					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
29-Feb-16	25000	Booking Amount	-	-	-	25,000
29-Feb-16	-25000	Payment recd	-	25,000	-	-
10-Mar-16	-200000	Payment recd	10	-	-	(200,000)
15-Mar-16	200000	1st Installment	5	(200,000)	(493)	-
15-Apr-16	533000	2nd Installment	31	-	-	533,000
16-Jun-16	-533000	Payment recd	62	533,000	16,297	-
16-Jul-16	1516000	3rd Installment	30	-	-	1,516,000
23-Aug-16	-1516000	payment recived	38	1,516,000	28,409	-
19-Dec-16	909600	4th Installment	118	-	-	909,600
28-Apr-17	-485615	pmt rcd	130	909,600	58,314	423,985
28-Apr-17	-428000	pmt rcd	-	423,985	-	(4,015)
08-May-17	-1000000	pmt rcd	10	(4,015)	(20)	(1,004,015)
21-Aug-17	406400	5th Installment	105	(1,004,015)	(51,989)	(597,615)
30-Sep-17	200000	On Completion	40	(597,615)	(11,789)	(397,615)
20-Sep-17	397615	amount refundable	(10)	(397,615)	1,961	-
	0			Approx Interest Payable	38,730	
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. 25/- per sq. ft.						
Signature of Manager:				Signature of M.D.:		
Date :				Date		
				APPROVED BY 09 OCT 2017 SUDHANU MODI MANAGING DIRECTOR		

In
 - customer waived loan only till 20/09/17. Balance of loan
 -

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. M. RVI KUMAR		
Flat / Bungalow No.	C-307	Area	1130
Land Area	34.98		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	37,90,000
B	Add : Stamp duty & registration charges and mutation exp	2,35,690
C	Add: Service Tax @4.5%	1,70,550
D	Add: VAT @1.25%	47,375
E	Total Taxes (B + C + D)	4,53,615
F	Total amount payable (A+E)	42,43,615
G	Total Amount Paid	31,87,615
	Balance Amount Payable (F-G)	10,56,000

I	Sale Deed Value	37,90,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	10,00,000	-	10,00,000
L	Own contribution (including taxes)	32,43,615	31,87,615	56,000

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
		56,000	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		10,00,000	Not required
			Collect cq.at the time of registration

Remarks:

56,500/- on time payment discount given

Authorised by:

Name	Accountant	CR Manager -	Prabhakar Reddy	MD
Sign				
Date	25/4/17	25/4/17	28/04/17	28/04/17

