

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-402	☒ 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	6'-6" wide corridor & Open to Sky	☒ Yes ☐ No	
Total sale Consideration (as per declaration form)	3929000	☒ Yes ☐ No	
PPT No.	280	N/A	
Sale Deed value	3929000	☒ Yes ☐ No	
Construction contract value	—	☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	08.02.2018	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 11/03/17	Date: 13/3/17	Date: 13/03/17	Date: 13/03/17

APPROVED BY
13 MAR 2017
SOHAM MOBI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-402		
	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	3,929,000	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	3,929,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	240,240	Rs.	L X rate + N X rate + incidental charges
P	Service tax	137,515	Rs.	E @ rate or N @ rate
Q	VAT	49,113	Rs.	E X rate
R	Total Taxes	426,868	Rs.	O + P + Q
P	Total Tax Percentage	10.86	%	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	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 servid	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.			

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWER GRANDE		
Buyer Name	MR. MADUR SANTOSH		
Flat / Bungalow No.	C-402	Area	1150.00
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	
B	Add : Stamp duty & registration charges, Mutation exp	39,29,000
C	Add: Service Tax and VAT @ 4.5% on 30,58,000/-	2,41,240
D	Add: VAT @ 1.25% on 8,71,000/-	1,37,610
E	Total Taxes (B + C + D)	1,04,520
F	Total amount payable (A+E)	4,83,370
G	Total Amount Paid	44,12,370
H	Balance Amount Payable (F-G)	42,25,000
		1,87,370

K	Sale Deed Value	
L	Construction Contact value	39,29,000
		-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	30,80,000	28,80,000	2,00,000
N	Own contribution (including taxes)	13,32,370	13,45,000	(12,630)

Security Cheque Details:

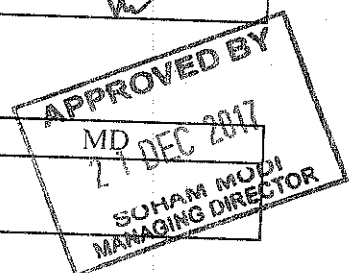
1st Installment of HL	Cq. No.	Amount	Security cq.received
			☒ Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		(12,630)	☒ Security cq.received
Balance HL Amount	Cq. No.	Amount	Collect cq.at the time of registration
		2,00,000	☒ Security cq.received
			☒ Not required
			Collect cq.at the time of registration

Remarks:

57,500/- on time payment discount given:
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	20/12/17	20/12/17	20/12/17



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

Flat No.	C-402
Name of Buyer	Mr. M. Santosh

A.	Total sale consideration.	Rs. 39,29,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,35,840/- +Rs.3,929/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA + 1,04,520/- (GST)
F.	Add: Service Tax	Rs. 1,37,610/-
G.	Add: Extra Specs Charges	Rs. 3,960/- + 713/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 8,678/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 44,25,000/-
J.	Balance amount Due	Rs. 29,330/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. 29330 ✓
O.	Tally balance	Rs. 29330 ✓
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 Partner: Soham Modi
Date: 27/1/18	Date: 27/1/18	Date: 30/1/18	Date: 30/1/18

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-402					
Customer Name	Mr. M. Santhosh					
Booked by	Naveena					
Prepared by	Pavan					
Date	13.01.2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
31-Dec-16	25000	Booking Amount	-	-	-	25,000
31-Dec-16	-25000	payment received	-	25,000	-	-
15-Jan-17	200000	First Installment	15	-	-	200,000
27-Jan-17	-200000	payment received	12	200,000	1,184	-
31-Jan-17	500000	Second Installment	4	-	-	500,000
13-Feb-17	-345000	payment rcd	13	500,000	3,205	155,000
11-Mar-17	-100000	pmt rcd	26	155,000	1,987	55,000
31-Mar-17	1462000	Third installment	20	55,000	542	1,517,000
26-May-17	-2388000	pmt rcd	56	1,517,000	41,894	(871,000)
30-Jun-17	871000	Fourth Installment	35	(871,000)	(15,034)	-
30-Sep-17	671000	Fifth Installment	92	-	-	671,000
11-Dec-17	-100000	pmt rcd	72	671,000	23,825	571,000
12-Dec-17	-50000	pmt rcd	1	571,000	282	521,000
12-Dec-17	-100000	pmt rcd	-	521,000	-	421,000
12-Dec-17	-100000	pmt rcd	-	421,000	-	321,000
12-Dec-17	-100000	pmt rcd	-	321,000	-	221,000
15-Dec-17	-50000	pmt rcd	3	221,000	327	171,000
15-Dec-17	-100000	pmt rcd	-	171,000	-	71,000
19-Dec-17	-75000	pmt rcd	4	71,000	140	(4,000)
19-Dec-17	-200000	pmt rcd	-	(4,000)	-	(204,000)
20-Dec-17	-492000	pmt rcd	1	(204,000)	(101)	(696,000)
31-Jan-18	200000	On completion amo	42	(696,000)	(14,416)	(496,000)
	(496000)			Approx Interest Payable	43,837	

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) ☒ Interest waived

c Allow on-time payment discount ☒ (or) ☒ Reduce on-time payment discount to Rs.

Signature of Manager: _____ Signature of M.D.: _____

Date : _____ Date : _____

APPROVED BY
25 JAN 2018
SUNAM MULLI
MANAGING DIRECTOR