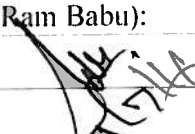
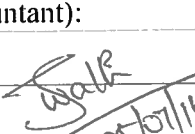
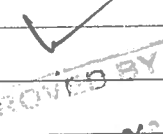
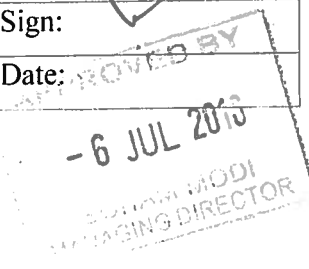


Check List

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-403	☒ Yes ☐ No	
Land area (sq. yds.)	1625	☒ Yes ☐ No	
Built-up-area (sft)	50.31	☒ 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.	134	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	05.10.2017	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 5/7/16	Date: 5/7/16	Date: 05/07/16	Date: 

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type Flat No.	Amount C-403	Units	Formula
	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.	
	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	234,563	Rs.	E @ rate or N @ rate
Q	VAT	65,156	Rs.	E X rate
R	Total Taxes	616,969	Rs.	O + P + Q
P	Total Tax Percentage	11.84	%	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	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 service	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.

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR.S. B. S. HEMADRI		
Flat / Bungalow No.	C-403	Area	1625
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	52,12,500
B	Add : Stamp duty & registration charges and mutation exp	3,22,263
C	Add: Service Tax @ 4.5% on 4142500/-	1,86,413
D	Add: GST @ 12% on 1070000/-	1,28,400
E	Total Taxes (B + C + D)	6,37,075
F	Total amount payable (A+E)	58,49,575
G	Total Amount Paid	44,20,307
H	Balance Amount Payable (F-G)	14,29,268

I	Sale Deed Value	52,12,500
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	45,00,000	31,00,000	14,00,000
L	Own contribution (including taxes)	13,49,575	13,20,307	29,268

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
		29,268	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		14,00,000	✓	Not required
				Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
	<i>P. R.</i> 18/8/2017	<i>[Signature]</i> 18/8/17	<i>[Signature]</i> 18/8/17

APPROVED BY
18 AUG 2017
SOHAM MULLI
MANAGING DIRECTOR

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

Flat No.	C-403		
Name of Buyer	Mrs. Sarita Maheswaran		

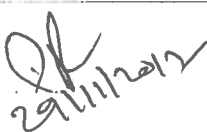
A.	Total sale consideration.	Rs.52,12,500/-	
B.	Less: Discount for on time payments.	Rs. Not allowed(Rs.50/- per sft)	
C.	Less: Other discounts	NIL	
D.	Add: Reg. Charges	Rs. 3,12,780/-+Rs.5,213/-(GHMC mutation charges)	
E.	Add: VAT	Rs. NA + 1,00,080/-(GST)	
F.	Add: Service Tax	Rs.1,87,911/-	
G.	Add: Extra Specs Charges	Rs. 32,739/- + 5,893/-	
H.	Add: Misc. Charges	Rs.5,080/-	
I.	Less: Amount paid	Rs. 58,05,557/-	
J.	Balance amount Due	Rs. 56,639/-	
K.	Refund	☒ Yes ☒ No	Rs.
L.	Interest Payable	☒ Yes ☒ No	Rs.
M.	Maintenance charges due from	November 2017	
N.	Buyer Info database balance	Rs. 56,639/-	
O.	Tally balance	Rs. 56,639/-	
P.	Remarks:		
	Corpus Fund Rs.25,000/- to be collected		
	Maintainance charges @ Rs. 2031/- to be collected for initial six months		
	Membership fee Rs.50/- to be collected		

Subject to approval.

collected on 11/12/17 from m. ramch

	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: 30/11/17	Date:

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR
 30 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-403
 Customer Name Maheshwaran
 Booked by Gopi
 Prepared by vneela
 Date 24.10.17
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Nov-15	25000	Booking amount	-	-	-	25,000
30-Nov-15	-25000	Booking amount received r.c, dtd	-	25,000	-	-
15-Dec-15	200000	1st Installment	15	-	-	200,000
17-Dec-15	-200000	Installment received	2	200,000	197	-
15-Jan-16	817500	IIrd Installment	29	-	-	817,500
26-Feb-16	-817500	Payment Received.	42	817,500	16,932	-
17-Aug-16	2085000	IIIrd Installment	173	-	-	2,085,000
24-Aug-16	-170000	payment received online NEFT	7	2,085,000	7,198	1,915,000
12-Sep-16	-1500000	payment received	19	1,915,000	17,943	415,000
26-Dec-16	1251000	IVth Installment	105	415,000	21,489	1,666,000
17-Feb-17	-1251000	payment rcd	53	1,666,000	43,544	415,000
04-May-17	-415000	pmt rcd	76	415,000	15,554	-
21-Aug-17	634000	Vth Installment	109	-	-	634,000
12-Aug-17	-593057	pmt rcd	(9)	634,000	(2,814)	40,943
30-Oct-17	200000	VIth Installment on completion	79	40,943	1,595	240,943
11-Sep-17	-834000	pmt rcd	(49)	240,943	(5,822)	(593,057)
24-Oct-17	593057	amt refundable	43	(593,057)	(12,576)	-

0

Approx Interest Payal 103,241

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

☐ Charge Interest of Rs. (or) ☒ Interest waived

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. 100

Signature of Manager:

Signature of M.D.

Date

Date

APPROVED BY
 28 OCT 2017
 SOHAM MODI
 MANAGING DIRECTOR

115. customer Nal. (3 members & beauty purchased 3 Mats) of PD-81000. Pl. advise. 10/10/17