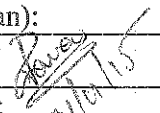
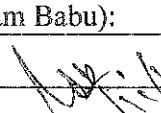
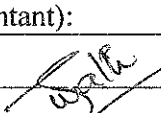
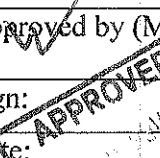


Sale Agreement Authorization Form-BNC

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-505	☐ 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	6'-6" wide corridor	☒ Yes ☐ No
West	Open to sky	☒ Yes ☐ No
Total sale Consideration	51,31,250	☒ 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.)	300/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	51,31,250	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	15.05.2017	☒ Yes ☐ No
Remarks		

Prepared by (pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 24/5/15	Date: 26/5/15	Date: 26/5/15	Date: 26/5/15

APPROVED BY
SUDHAN MUKH
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-505		
	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	5,131,250	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	5,131,250	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	312,375	Rs.	L X rate + N X rate + incidental charges
P	Service tax	179,594	Rs.	E @ rate or N @ rate
Q	VAT	64,141	Rs.	E X rate
R	Total Taxes	556,109	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 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'

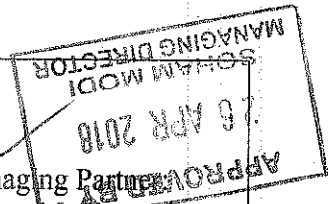
Flat No.	C-505
Name of Buyer	Mr. S Ramakrishna

A.	Total sale consideration.	Rs. 51,31,250/-
B.	Less: Discount for on time payments.	Rs. 81,250/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 3,07,920/- +Rs.5,132/-(GHMC mutation charges)
E.	Add: VAT / GST	Rs. 53,872/- + 98,580/-
F.	Add: Service Tax	Rs. 1,84,982/-
G.	Add: Extra Specs Charges	Rs. 5,900/- +1,062/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/-(c fund) + 12,236/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 57,41,237/-
J.	Balance amount Due	Rs. 8527/-
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>8527</i>
O.	Tally balance	Rs. <i>8527</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/-collected	
	Maintainance charges @ Rs.1500/- 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:	Date:	Date:	Date:



- 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-505					
Customer Name	Mr. S Ramakrishna					
Booked by	Gopi					
Prepared by	Pavan					
Date	20.04.2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
15-Nov-15	25000	Booking amount	-	-	-	25,000
19-Nov-15	-25000	Booking amount r	4	25,000	49	-
30-Nov-15	200000	Ist Installment	11	-	-	200,000
30-Nov-15	-200000	Payment received	-	200,000	-	-
05-Jan-16	-201250	payment recd	36	-	-	(201,250)
31-Jan-16	801250	IInd Installment	26	(201,250)	(2,580)	600,000
26-Mar-16	-600000	Payment recd	55	600,000	16,274	-
04-Oct-16	2052500	IIIRD Installment	192	-	-	2,052,500
14-Oct-16	-2052500	being amt rcd thro	10	2,052,500	10,122	-
19-Feb-17	1231500	IVth Installment	128	-	-	1,231,500
04-Mar-17	-500000	pmt rcd	13	1,231,500	7,895	731,500
07-Mar-17	-731500	pmt received	3	731,500	1,082	-
06-Nov-17	-821000	pmt rcd	244	-	-	(821,000)
06-Nov-17	-609987	pmt rcd	-	(821,000)	-	(1,430,987)
30-Nov-17	621000	Vth Installment	24	(1,430,987)	(16,937)	(809,987)
30-Nov-17	200000	VIth Installment o	-	(809,987)	-	(609,987)
	(609987)			Approx Interest Payable	15,905	

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.

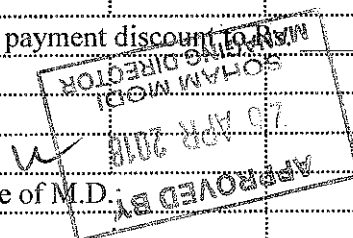
Calculate sum of Installments / Payments & Interest

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

☒ c Allow on-time payment discount (or) ☐ c Reduce on-time payment discount

Signature of Manager: _____ Date: _____

Signature of M.D. _____ Date: _____



dir.

- Existing customers GMA & MRA. The major are included and others SIPD. de. 8/5/18

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. SUSARLA RAMAKRISHNA		
Flat / Bungalow No.	C-505	Area	1625
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	51,31,250
B	Add : Stamp duty & registration charges, Mutation exp	3,17,306
C	Add: Service Tax and VAT @ 5.75% on 43,10,250/-	2,47,839
D	Add: GST @ 12% on 8,21,000/-	98,520
E	Total Taxes (B + C + D)	6,63,666
F	Total amount payable (A+E)	57,94,916
G	Total Amount Paid	57,41,237
H	Balance Amount Payable (F-G)	53,679

K	Sale Deed Value	51,31,250
L	Construction Contact value	-

		Total amount	Amount Paid	Balance amount
M	Housing Loan Sanctioned	41,00,000	41,00,000	-
N	Own contribution (including taxes)	16,94,916	16,41,237	53,679

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	✓ Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		53,679	✓ Not required
Balance HL Amount			Collect cq.at the time of registration
		-	✓ Security cq.received
			Collect cq.at the time of registration

Remarks:

82,500/- 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	10/11/17	10/11/17	10/11/2017

