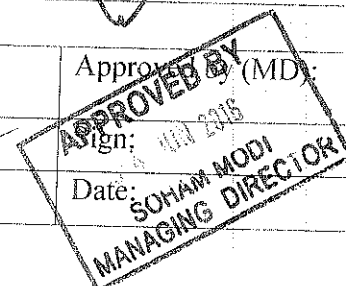


Check List

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-506	☒ Yes ☐ No
Land area (sq. yds.)	1150	☒ Yes ☐ No
Built-up-area (sft)	35.60	☒ 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	Open to Sky	☒ Yes ☐ No
Total sale Consideration	3792500	☒ Yes ☐ No
PPT No.		N A
Discount (in Rs. per sft.)		N A
On time payment discount ((in Rs. per sft.)		
Total Discount (in Rs. per sft.)		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	3792500	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	28.02.2017	☒ Yes ☐ No
Remarks		

Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 24/5/16	Date: 24/6/16	Date: <i>[Signature]</i>	Date: 24/6/16



16 PD = 16 x 100 = 1600 = 1600 / 100 = 16

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date: 24.05.2016

S No.	Registration type	Amount	Units	Formula
	Flat No.	C-506		
	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	3,792,500	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	3,792,500	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	232,050	Rs.	L X rate + N X rate + incidental charges
P	Service tax	132,738	Rs.	E @ rate or N @ rate
Q	VAT	47,406	Rs.	E X rate
R	Total Taxes	412,194	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 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.

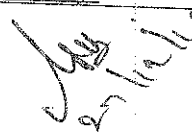
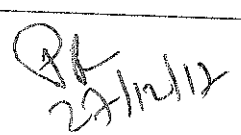
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

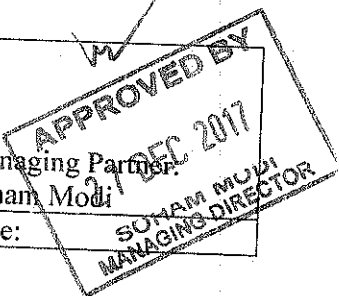
Flat No.	C-506
Name of Buyer	Mrs. Bhavana Jakhar

A.	Total sale consideration.	Rs. 37,92,500/-
B.	Less: Discount for on time payments.	Rs. Not allowed
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,27,580/- +Rs.3,793/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA+ 72,816/-
F.	Add: Service Tax	Rs. 1,41,388/-
G.	Add: Extra Specs Charges	Rs. (3052) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5080/-
I.	Less: Amount paid	Rs. 41,81,845/-
J.	Balance amount Due	Rs. 58,260/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 17
N.	Buyer Info database balance	Rs. 58,260/-
O.	Tally balance	Rs. 58,260/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.1438/-to be collected for initial six months.	
	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:

			
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Partner
Date:	Date:	Date: 27/12/17	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-406

Customer Name Mr. Amol Kumar

Booked by Gopi

Prepared by Pavan

Date 16.10.17

Sign

Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
18-Feb-16	-25000	Payment recd	-	-	-	-
28-Feb-16	25000	Booking Amount	10	(25,000)	(123)	(25,000)
15-Mar-16	200000	1st Installment	16	-	-	-
21-Mar-16	-200000	Payment recd	6	200,000	592	200,000
15-Apr-16	533500	2nd Installment	25	-	-	-
27-Jun-16	-633500	Payment recd	73	533,500	19,206	533,500
16-Aug-16	1517000	3rd Installment	50	(100,000)	(2,466)	(100,000)
26-Sep-16	-300000	payment recived	41	1,417,000	28,651	1,417,000
03-Oct-16	-300000	payment recived	7	1,117,000	3,856	1,117,000
07-Oct-16	-350000	payment recived	4	817,000	1,612	817,000
15-Oct-16	-467000	payment recived	8	467,000	1,842	467,000
19-Dec-16	910200	4th Installment	65	-	-	-
13-Jan-17	-455100	Payment received	25	910,200	11,222	910,200
13-Jan-17	-455100	Payment Received	-	455,100	-	455,100
21-Aug-17	406800	5th Installment	220	-	-	-
12-Sep-17	-80000	pmt rcd	22	406,800	4,414	406,800
18-Sep-17	-88000	pmt rcd	6	326,800	967	326,800
18-Sep-17	-89000	pmt rcd	-	238,800	-	238,800
18-Sep-17	-88000	pmt rcd	-	149,800	-	149,800
19-Sep-17	-93000	pmt rcd	1	61,800	30	61,800
22-Sep-17	-98000	pmt rcd	3	(31,200)	(46)	(31,200)
26-Sep-17	-89000	pmt rcd	4	(129,200)	(255)	(129,200)
26-Sep-17	-89000	pmt rcd	-	(218,200)	-	(218,200)
27-Sep-17	-93000	pmt rcd	1	(307,200)	(151)	(307,200)
12-Oct-17	-55000	pmt rcd	15	(400,200)	(2,960)	(400,200)
12-Oct-17	-40145	pmt rcd	-	(455,200)	-	(455,200)
16-Oct-17	295345		4	(495,345)	(977)	(495,345)
30-Oct-17	200000	On Completion	14	(200,000)	(1,381)	(200,000)
	0					
		Approx Interest Payable			64,031	

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.

Signature of Manager:

Signature of M.D.:

Date

Date

13 NOV 2017

SUDHANU MODI
MANAGING DIRECTOR

Mr. Humbar Investor "BIS" certificate, offered Rs. 52500/-
 Mr. Sol. Per lot

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. BHAVANAA JAKHAR		
Flat / Bungalow No.	C-506	Area	1150
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	37,92,500
C	Add: Service Tax and VAT @ 5.75 on 33,17,500/-	2,35,643
D	Add: GST @ 12% on 8,48,500/-	1,83,178
E	Total Taxes (B + C + D)	72,816
F	Total amount payable (A+E)	4,91,636
G	Total Amount Paid	42,84,136
H	Balance Amount Payable (F-G)	41,81,845
		1,02,291

K	Sale Deed Value	
L	Construction Contact value	37,92,500
		-

		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	42,84,136	41,81,845	1,02,291

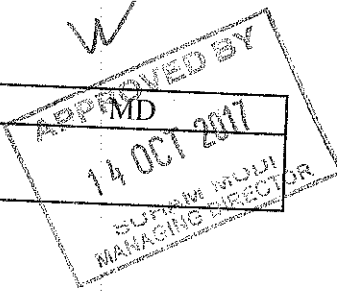
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		1,02,291	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		-	Collect cq.at the time of registration
			Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

30/- per sft on GST @ equals to 34,500/-
50/- per sft on time payment discount given: 56,500/-

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date			13/10/2017	