

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.	C602	☐ 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	6'-6" wide corridor & Open to Sky	☐ Yes ☐ No	
Total sale Consideration	3671750	☐ Yes ☐ No	
PPT No.	139	N A	
Discount (in Rs. per sft.)	150/- + 130/- + 25/-	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	305/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	3671750	☒ Yes ☐ No	
Construction contract value		☒ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	30.06.2017	☐ Yes ☐ No	
Remarks			
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 26/4/16	Date: 27/4/16	Date: 27/4/16	Date: 27/4/16

APPROVED BY

SOHAMS MUDI
MANAGING DIRECTOR

agreed and accepted on 26/4/16

Stamp duty, registration charges, service tax & VAT calculator				
Project:	Mayflower Grande			
Date:	25.04.2016			
S No.	Registration type Flat No.	Amount C-602	Units	Formula
	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	3,671,750	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	3,671,750	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	224,805	Rs.	L X rate + N X rate + incidental charges
P	Service tax	128,511	Rs.	E @ rate or N @ rate
Q	VAT	45,897	Rs.	E X rate
R	Total Taxes	399,213	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 serv	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'

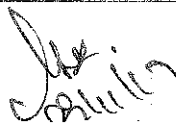
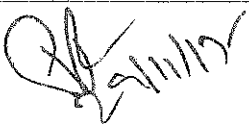
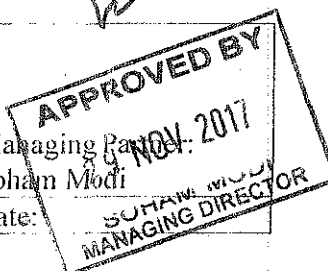
Flat No.	C-602
Name of Buyer	Mr. S. Sathyanarayanan

A.	Total sale consideration.	Rs. 36,71,750/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,20,320/- +Rs.3,672/- (GHMC mutation charges)
E.	Add: VAT	Rs. 45,897/-
F.	Add: Service Tax	Rs. 1,64,127/-
G.	Add: Extra Specs Charges	Rs. (19,808)/-
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- + 8,678/- (C fund + Maintanance charges + M Fee)
I.	Less: Amount paid	Rs. 44,98,862/-
J.	Balance amount Due	Rs.
K.	Refund	☒ Yes ☒ No Rs.(3,74,146)
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 17
N.	Buyer Info database balance	Rs. (3,74,146)
O.	Tally balance	Rs. (3,74,146)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintanance charges @ Rs.1438/- collected for initial six months.	
	Membership fee Rs.50/- collected	

Subject to approval

	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 Director Soham Modi
Date:	Date:	Date: 29/11/12	Date:

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESATES - MAYFLOWER GRANDE		
Buyer Name	MR. S. SATHYA NARAYANA		
Flat / Bungalow No.	C-602	Area	1150
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	36,71,750
B	Add : Stamp duty & registration charges and mutation exp	2,28,277
C	Add: Service Tax @4.5%	1,65,229
D	Add: VAT @1.25%	45,897
E	Total Taxes (B + C + D)	4,39,402
F	Total amount payable (A+E)	41,11,152
G	Total Amount Paid	30,84,270
H	Balance Amount Payable (F-G)	10,26,882

I	Sale Deed Value	36,71,750
J	Construction Contact value	-

	Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned		-
L	Own contribution (including taxes)		-

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
		10,26,882	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

10,26,882/- to be paid before registration through online payment from ICICI
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	22/6/17	22/6/17	22/06/17

