

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-603	☐ 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	5212500	☐ 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	5212500	☐ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	31.11.2017	☐ 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:	Sign: <i>[Signature]</i>
Date: 9/01/2016	Date: 22/1/16	Date:	Date:

APPROVED BY
22 JAN 2016
SOHAM MOJI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-603		
	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.	
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	5,212,500	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	182,438	Rs.	E @ rate or N @ rate
Q	VAT	65,156	Rs.	E X rate
R	Total Taxes	564,844	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'

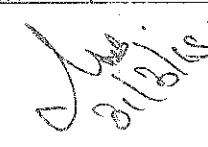
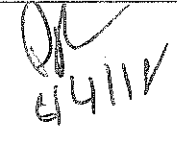
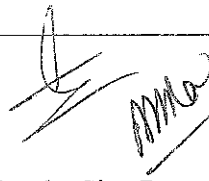
Flat No.	C-603
Name of Buyer	Mrs. Lakshmi Hariram

A.	Total sale consideration	Rs. 52,12,500/-
B.	Less: Discount for on time payments.	Rs. 1,21,875/-
C.	Less: Other discounts	Rs. 52,125/- (TDS)
D.	Add: Reg. Charges	Rs. 3,12,750/- +Rs.5,213/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA + 1,00,601/-
F.	Add: Service Tax	Rs. 1,88,377/-
G.	Add: Extra Specs Charges	Rs. 4437/- + 799/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 58,78,657/-
J.	Balance amount Due	Rs. —
K.	Refund	☒ Yes ☒ No Rs. 2,22,900/-
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. (222,900)
O.	Tally balance	Rs. (222,900)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges @ Rs.2,031/- 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 Partner: Soham Modi
Date:	Date:	Date: 9/4/18	Date:

APPROVED BY
10 APR 2018
SOHAM MODI
MANAGING DIRECTOR

- 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-603					
Customer Name	Mrs. Lakshmi Hariram					
Booked by	Gopi					
Prepared by	Pavan					
Date	19.01.2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
30-Nov-15	25000	Booking Amount	-	-	-	25,000
7-Dec-15	-25000	Payment received	7	25,000	86	-
15-Dec-15	200000	1st Installment - PD	8	-	-	200,000
16-Dec-15	-200000	Payment received	1	200,000	99	-
13-Jan-16	-114075	Payment recd	28	-	-	(114,075)
13-Jan-16	-693000	Payment recd	-	(114,075)	-	(807,075)
15-Jan-16	817500	2nd Installment	2	(807,075)	(796)	10,425
6-Oct-16	2085000	3rd Installment	265	10,425	1,362	2,095,425
1-Nov-16	-85000	payment recived	26	2,095,425	26,867	2,010,425
1-Nov-16	-1000000	payent recived	-	2,010,425	-	1,010,425
1-Nov-16	-1000000	payment recived	-	1,010,425	-	10,425
27-Dec-16	1251000	4th Installment	56	10,425	288	1,261,425
6-Feb-17	-238490	payment received	41	1,261,425	25,505	1,022,935
15-Feb-17	-1000000	payment rec (10.02)	9	1,022,935	4,540	22,935
22-Mar-17	-31275	TDS on receipt	35	22,935	396	(8,340)
7-Jul-17	-634000	pmt rcd	107	(8,340)	(440)	(642,340)
7-Jul-17	-6340	tds rcpt no3177	-	(642,340)	-	(648,680)
12-Oct-17	634000	5th Installment	97	(648,680)	(31,030)	(14,680)
10-Nov-17	-424182	pmt rcd	29	(14,680)	(210)	(438,862)
10-Nov-17	-250000	pmt rcd	-	(438,862)	-	(688,862)
30-Dec-17	200000	On Completion	50	(688,862)	(16,986)	(488,862)
	(488862)			Approx Interest Payable	9,682	

Note:

Column A, B & C: Enter Installments & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Columns D to G: Do not change.

Sort columns A, B & C in ascending order.

Calculate sum of Installments / Payments & Interest

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

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

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

Date: _____ Date: _____

APPROVED BY
29 JAN 2018
SOHAM MEHTA
MANAGING DIRECTOR

Dear,
- Pl. allow O/PD of Rs. 81250/-
- Pl. waive off the interest.

Ch. Solite

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. LAKSHMI HARIRAM AND HARIRAM KRISHNAN		
Flat / Bungalow No.	C-603	Area	1625
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	52,12,500
B	Add : Stamp duty & registration charges, Mutation exp	3,22,263
C	Add: Service Tax and VAT @ 5.75% on 43,86,840/-	2,52,243
D	Add: GST @ 12% on 8,25,660/-	99,079
E	Total Taxes (B + C + D)	6,73,585
F	Total amount payable (A+E)	58,86,085
G	Total Amount Paid	56,88,682
H	Balance Amount Payable (F-G)	1,97,403

K	Sale Deed Value	52,12,500
L	Construction Contact value	-

		Total amount	Amount Paid	Balance amount
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	58,86,085	56,88,682	1,97,403

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
		1,97,403	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	✓ Not required
			Collect cq.at the time of registration

Remarks:

1,21,875/- on time payment discount given:
30/- SFT GST Discount

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

