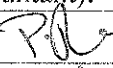
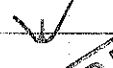


Check List

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-606	☒ Yes ☐ No	
Land area (sq. yds.)	35.60	☒ Yes ☐ No	
Built-up-area (sft)	1150	☒ 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 (as per declaration form)	4022000	☐ Yes ☐ No	
PPT No.		N A	
Sale Deed value	4022000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	13.02.2018	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 14/2/17	Date: 10/3/17	Date: 10/3/17	Date:

APPROVED BY
11 MAR 2017
SOHAM MODI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date: _____				
S No.	Registration type Flat No.	Amount C-606	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	4,022,000	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	4,022,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	245,820	Rs.	L X rate + N X rate + incidental charges
P	Service tax	180,990	Rs.	E @ rate or N @ rate
Q	VAT	50,275	Rs.	E X rate
R	Total Taxes	477,085	Rs.	O + P + Q
P	Total Tax Percentage	11.86	%	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.			

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

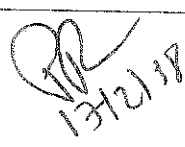
Flat No.	C-606
Name of Buyer	Mr. D. Bharathi

A.	Total sale consideration.	Rs. 40,22,000/-
B.	Less: Discount for on time payments.	Rs. 57,500/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,41,320/- +Rs.4,022/- (GHMC mutation charges)
E.	Add: VAT	Rs. NA + 1,32,960/-
F.	Add: Service Tax	Rs. 1,31,130/-
G.	Add: Extra Specs Charges	Rs. 7,340/- + 1,321/-
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- + 8,678/- (c fund + maint charges)
I.	Less: Amount paid	Rs. 45,72,375/-
J.	Balance amount Due	Rs. NIL
K.	Refund	☒ Yes ☐ No Rs. 51,024/
L.	Interest Payable	☒ Yes ☐ No Rs.
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. (51024)
O.	Tally balance	Rs. (51024)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance 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 Partner
Date:	Date:	Date:	Date:

APPROVED BY
19 FEB 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-606					
Customer Name	Mrs. D. Bharathi					
Booked by	Rani					
Prepared by	Pavan					
Date	22.01.2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
29-Apr-16	25000	Booking Amount	-	-	-	25,000
12-May-16	-200000	payment received	13	25,000	160	(175,000)
14-May-16	200000	1st Installment rece	2	(175,000)	(173)	25,000
29-May-16	500000	2nd Installment	15	25,000	185	525,000
24-Jun-16	-1326000	payment received	26	525,000	6,732	(801,000)
04-Jul-16	-700000	payment received	10	(801,000)	(3,950)	(1,501,000)
11-Aug-16	-663000	payment amount	38	(1,501,000)	(28,128)	(2,164,000)
06-Oct-16	1548000	3rd Installment	56	(2,164,000)	(59,762)	(616,000)
31-Jan-17	-25000	Booking amount(dt	117	(616,000)	(35,542)	(641,000)
15-Feb-17	929000	4th installment	15	(641,000)	(4,742)	288,000
21-Nov-17	-158375	pmt rcd	279	288,000	39,626	129,625
30-Nov-17	620000	5th installment	9	129,625	575	749,625
30-Nov-17	200000	6th insatlment	-	749,625	-	949,625
15-Dec-17	-1500000	pmt rcd	15	949,625	7,025	(550,375)
	(550375)			Approx Interest Payable	(77,995)	
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						
☒ 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

19 FEB 2018

SOHAM MOHI

MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. D. BHARATHI & D. NARESH VARMA		
Flat / Bungalow No.	C-606	Area	1150.00
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	40,22,000
B	Add : Stamp duty & registration charges, Mutation exp	2,49,842
C	Add: Service Tax and VAT @ 5.75% on 29,14,000/-	1,67,555
D	Add: GST @ 12% on 11,08,000/-	1,32,960
E	Total Taxes (B + C + D)	5,50,357
F	Total amount payable (A+E)	45,72,357
G	Total Amount Paid	30,72,375
H	Balance Amount Payable (F-G)	14,99,982

K	Sale Deed Value	40,22,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	15,00,000	-	15,00,000
N	Own contribution (including taxes)	30,72,357	30,72,375	(18)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution			Collect cq.at the time of registration
	Cq. No.	Amount	Security cq.received
		(18)	Not required
Balance HL Amount			Collect cq.at the time of registration
	Cq. No.	Amount	Security cq.received
		15,00,000	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	22/11/17	22/11/17	22/11/2017

