

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MAYFLOWER GRANDE	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	M/s. B&C Estates	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	C-701	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	1400	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	43.34	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input checked="" type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	3990000	<input type="checkbox"/> Yes <input type="checkbox"/> 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	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	3990000	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	15.05.2017	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign:	Sign:
Date: 24/5/15	Date: 25/5/15	Date:	Date:

Stamp duty, registration charges, service tax & VAT calculator				
Project:		Mayflower Grande		
Date:		24.12.2015		
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-701		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,400	sft	
B	Undivided share of land	43.34	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,990,000	Rs.	
F	Registrars value of undivided share of land	520,080	Rs.	B X Land Rate
G	Registrars Const. Value	2,100,000	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	2,150,000	Rs.	G + H + I
L	Sale Deed Amount	3,990,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	243,900	Rs.	L X rate + N X rate + incidental charges
P	Service tax	139,650	Rs.	E @ rate or N @ rate
Q	VAT	49,875	Rs.	E X rate
R	Total Taxes	433,425	Rs.	O + P + Q
P	Total Tax Percentage	10.86	.%	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	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.			


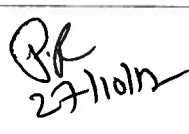

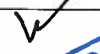
**Authorization form for handing over the possession of Flat in 'Mayflower Grande'**

Flat No.	C-701
Name of Buyer	Mr. Purushothama Reddy

A.	Total sale consideration.	Rs.29,90,000/-	✓
B.	Less: Discount for on time payments.	Rs. 70,000/-	✓
C.	Less: Other discounts	NIL	
D.	Add: Reg. Charges	Rs. 1,79,400/-+Rs.2,990/-(GHMC mutation charges)	
E.	Add: VAT	Rs. NA + 85,560/-(GST)	
F.	Add: Service Tax	Rs.98,715/-	
G.	Add: Extra Specs Charges	Rs. Nil	
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- ( c fund) + 10,550/- ( maint charges + m fee)	
I.	Less: Amount paid	Rs. 33,62,000/-	
J.	Balance amount Due	Rs. —	
K.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rs. 34,705/-
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rs.
M.	Maintenance charges due from	—?	
N.	Buyer Info database balance	Rs. (34,705)	
O.	Tally balance	Rs. (34,705)	
P.	Remarks:		
	Corpus Fund Rs.25,000/- collected		
	Maintainance charges @ Rs.1750/- 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: 29/10/17	Date:



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