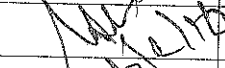
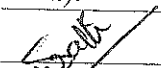
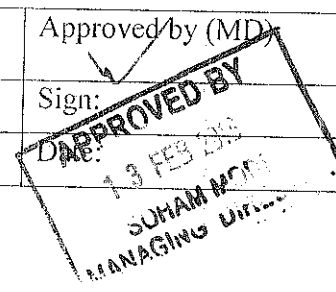


Check List

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-703	☒ Yes ☐ No
Land area (sq. yds.)	50.31	☒ Yes ☐ No
Built-up-area (sft)	1625	☒ 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.	135	N A
Discount (in Rs. per sft.)	250/-	N A
On time payment discount ((in Rs. per sft.)	50/-	
Total Discount (in Rs. per sft.)	300/-	
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	31.12.2016	☒ Yes ☐ No
Remarks		
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 13/2/16	Date: 13/2/16	Date: 13/2/16
		

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date: 13-02-16

S No.	Registration type Flat No.	Amount C-703	Units	Formula
	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-703
Name of Buyer	Mr. CVR Raghotham Kumar

A.	Total sale consideration.	Rs. 52,12,500/-
B.	Less: Discount for on time payments.	Rs. 81,250/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 3,12,780/- +Rs.5,213/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA + 97,828/-
F.	Add: Service Tax	Rs. 1,88,846/-
G.	Add: Extra Specs Charges	Rs. 837/- + 151/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 57,41,328/-
J.	Balance amount Due	Rs. 657/-
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs. <i>Not finalised</i>
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. <i>657/-</i>
O.	Tally balance	Rs. <i>657/-</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.2031/- to be 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:

<i>[Signature]</i> 20/1/18	<i>[Signature]</i> 30/1/18	<i>[Signature]</i> 30/1/18	<i>[Signature]</i> 30/1/18
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Partner: Soham Modi
Date:	Date:	Date:	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-703					
Customer Name	Mr. CVR Raghottam Kumar					
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
15-Dec-15	25000	Booking amount	-	-	-	25,000
26-Dec-15	-25000	Bookng amount rec	11	25,000	136	-
30-Dec-15	200000	1st Installment	4	-	-	200,000
30-Dec-15	-200000	Installment Receive	-	200,000	-	-
30-Jan-16	817500	11nd Installment	31	-	-	817,500
16-Feb-16	-807075	Payment recd	17	817,500	6,854	10,425
8-Nov-16	2085000	111rd Installment	266	10,425	1,368	2,095,425
18-Nov-16	-10425	tds amount receive	10	2,095,425	10,334	2,085,000
22-Nov-16	-2064150	payment recived	4	2,085,000	4,113	20,850
15-Feb-17	1251000	1Vth Installment	85	20,850	874	1,271,850
15-Mar-17	-538490	pmt rcd	28	1,271,850	17,562	733,360
15-Mar-17	-700000	pmt rcd	-	733,360	-	33,360
22-Mar-17	-20850	TDS amt on 3rd ins	7	33,360	115	12,510
5-Apr-17	-31275	TDS amt	14	12,510	86	(18,765)
4-Nov-17	-1344063	pmt rcd	213	(18,765)	(1,971)	(1,362,828)
30-Nov-17	634000	1Vth Installment	26	(1,362,828)	(17,474)	(728,828)
30-Dec-17	200000	1Vth Installment on	30	(728,828)	(10,783)	(528,828)
	(528828)		Approx Interest Payable		11,213	

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 _____

112,

- QIS customer.

- Pl. allow on-time payment discount

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. C V R RAGHOTHAM KUMAR & MRS. S. UMA		
Flat / Bungalow No.	C-103	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 43,97,265	2,52,843
D	Add: GST @ 12% on 8,15,235-	97,828
E	Total Taxes (B + C + D)	6,72,933
F	Total amount payable (A+E)	58,85,433
G	Total Amount Paid	57,41,328
H	Balance Amount Payable (F-G)	1,44,105

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)	58,85,433	57,41,328	1,44,105

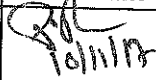
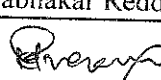
Security Cheque Details:

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
		1,44,105	☒ 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:

81,250/- on time payment discount given:
30/- SFT GST Discount

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	10/11/2017	10/11/2017	10/11/2017

