

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-705	☐ 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	6'-6" wide corridor	☐ Yes ☐ No
West	Open to sky	☐ Yes ☐ No
Total sale Consideration	52,93,750	☐ 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	52,93,750	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	13.06.2017	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>
Date: <i>29/12/15</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>
		APPROVED BY SOHAM MUDI MANAGING DIRECTOR Date: <i>29 JAN 2016</i>

ag copy sent to cust on 6/1/16

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	C-705		
	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	5,293,750	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	5,293,750	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	322,125	Rs.	L X rate + N X rate + incidental charges
P	Service tax	185,281	Rs.	E @ rate or N @ rate
Q	VAT	66,172	Rs.	E X rate
R	Total Taxes	573,578	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.

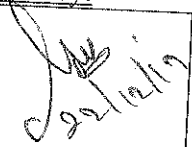
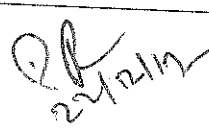
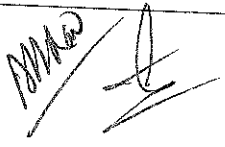
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-705
Name of Buyer	Mr. Ravi Kumar

A.	Total sale consideration.	Rs. 52,93,750/-	
B.	Less: Discount for on time payments.	Rs. 81,250/-	Subject to approval.
C.	Less: Other discounts	Rs. Nil	
D.	Add: Reg. Charges	Rs. 3,17,640/- + Rs.5,294/- (GHMC mutation charges)	
E.	Add: VAT	Rs. NA + 97,947/- (GST)	
F.	Add: Service Tax	Rs. 1,92,225/-	
G.	Add: Extra Specs Charges	Rs. 2,200/- + 396/-	Subject to approval.
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 12,238/- (maint charges + m fee)	
I.	Less: Amount paid	Rs. 59,22,950/-	
J.	Balance amount Due	Rs. Nil	
K.	Refund	☒ Yes ☒ No	Rs. 52,430/-
L.	Interest Payable	☒ Yes ☒ No	Rs.
M.	Maintenance charges due from	November 2017	
N.	Buyer Info database balance	Rs. (52,480)	
O.	Tally balance	Rs. (52,430)	
P.	Remarks:		
	Corpus Fund Rs.25,000/- collected		
	Maintenance charges @ Rs.2031/- collected for initial six months		
	Membership fee Rs.50/- to be 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
Date:	Date:	Date: 22/12/17	Date:

APPROVED BY
22 DEC 2017
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-705
 Customer Name Mr. M Ravi Kumar
 Booked by Gopi
 Prepared by Pavan
 Date 20.12.2017
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
14-Dec-15	25000	Booking amount	-	-	-	25,000
17-Dec-15	-25000	Booking amount recd	3	25,000	37	-
29-Dec-15	200000	Ist Installment	12	-	-	200,000
30-Dec-15	-200000	Installment Received	1	200,000	99	-
29-Jan-16	833750	IInd Installment	30	-	-	833,750
20-Feb-16	-833750	Payment recd	22	833,750	9,046	-
14-Nov-16	2117500	IIIrd Installment	268	-	-	2,117,500
24-Nov-16	-2117500	payment received	10	2,117,500	10,442	-
5-Apr-17	-31275	TDS	132	-	-	(31,275)
15-May-17	1270500	IVth Installment	40	(31,275)	(617)	1,239,225
22-May-17	-1270000	PMT RCD	7	1,239,225	4,278	(30,775)
9-Nov-17	-629200	pmt rcd	171	(30,775)	(2,595)	(659,975)
12-Nov-17	647000	Vth Installment	3	(659,975)	(976)	(12,975)
30-Nov-17	-847500	pmt rcd	18	(12,975)	(115)	(860,475)
30-Dec-17	200000	VIth Installment on	30	(860,475)	(12,730)	(660,475)
	(660475)			Approx Interest Payable	6,868	

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

☒ c Allow on-time payment discount

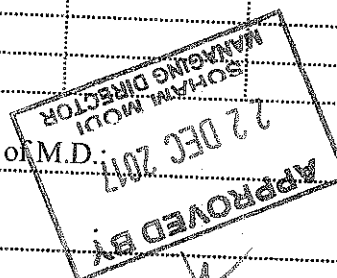
☐ (or) c Reduce on-time payment discount to Rs.

Signature of Manager:

Signature of M.D.

Date

Date



for
Please advise

for
21/12/17

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. MAVURAM RAVI KUMAR		
Flat / Bungalow No.	C-505	Area	1625
Land Area	50.31		
Car Parking No.		2 wheeler parking no	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	
B	Add : Stamp duty & registration charges, Mutation exp	52,93,750
C	Add: Service Tax and VAT @ 5.75% on 44,46,250/-	3,27,219
D	Add: GST @ 12% on 8,47,500/-	2,55,659
E	Total Taxes (B + C + D)	1,01,700
F	Total amount payable (A+E)	6,84,578
G	Total Amount Paid	59,78,328
H	Balance Amount Payable (F-G)	50,75,450
		9,02,878

K	Sale Deed Value	
L	Construction Contact value	52,93,750
		-

		Total amount	Amount Paid	Balance amount
M	Housing Loan Sanctioned	42,35,000	33,87,500	8,47,500
N	Own contribution (including taxes)	17,43,328	16,87,950	55,378

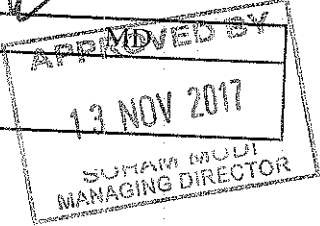
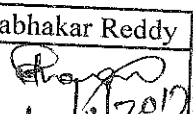
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
			Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		55,378	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		8,47,500	Collect cq.at the time of registration
			Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

81,250/- on time payment discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date	15/11/17	15/11/17	13/11/2017	