

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-805	☒ 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	6'-6" wide corridor	☒ Yes ☐ No	
West	Open to sky	☒ Yes ☐ No	
Total sale Consideration	54,96,875	☒ Yes ☐ No	
PPT No.	138	N A	
Discount (in Rs. per sft.)	225/-	N A	
On time payment discount ((in Rs. per sft.)	50/-		
Total Discount (in Rs. per sft.)	275/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	54,96,875	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	15.08.2017	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MID):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 02/13/16	Date: 7/9/16	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

APPROVED BY
SOHAN M
MANAGING DIR.

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-805		
	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	5,496,875	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	5,496,875	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	334,313	Rs.	L X rate + N X rate + incidental charges
P	Service tax	192,391	Rs.	E @ rate or N @ rate
Q	VAT	68,711	Rs.	E X rate
R	Total Taxes	595,414	Rs.	O + P + Q
P	Total Tax Percentage	10.83	%	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'

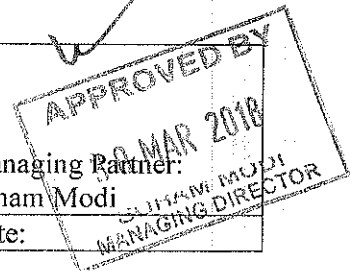
Flat No.	C-805
Name of Buyer	Mr. Ch. Ravikanth

A.	Total sale consideration.	Rs. 54,96,875/-
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. 3,29,920/- +Rs.5,500/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. NA + 1,05,540/-
F.	Add: Service Tax	Rs. 2,05,813/-
G.	Add: Extra Specs Charges	Rs. 4,500/- + 810/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 60,69,007/-
J.	Balance amount Due	Rs. 3,781/-
K.	Refund	☒ Yes ☒ No Rs. <i>—</i>
L.	Interest Payable	☒ Yes ☒ No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. 3781/-
O.	Tally balance	Rs. 3781/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.2,031/- to be collected for initial six months - 12236	
	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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner: Soham Modi
Date:	Date:	Date: 29/3/18	Date: 29/3/18



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-805					
Customer Name	Mr. Ravikanth					
Booked by	Gopi					
Prepared by	Pavan					
Date	15.02.16					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
15-Feb-16	25000	Booking amount	-	-	-	25,000
17-Feb-16	-25000	Payment recd	2	25,000	25	-
02-Mar-16	200000	1st Installment	14	-	-	200,000
02-Mar-16	-200000	Payment Received.	-	200,000	-	-
15-Jun-16	874375	11nd Installment	105	-	-	874,375
16-Jun-16	-874375	payment recd	1	874,375	431	-
27-Jan-17	2198750	111rd Installment	225	-	-	2,198,750
31-Jan-17	-2198750	payment received.	4	2,198,750	4,337	-
14-Apr-17	1319250	1Vth Installment	73	-	-	1,319,250
03-May-17	-1319250	pmt rcd	19	1,319,250	12,361	-
27-Oct-17	679500	Vth Installment	177	-	-	679,500
11-Nov-17	-607000	pmt rcd	15	679,500	5,026	72,500
18-Dec-17	-653132	pmt rcd	37	72,500	1,323	(580,632)
31-Dec-17	200000	Vith Installment on	13	(580,632)	(3,722)	(380,632)
11-Jan-18	-191500	pmt rcd	11	(380,632)	(2,065)	(572,132)
	(572132)			Approx Interest Payable	17,716	
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) ☒ 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
30 MAR 2018
SUDHAKAR MUDALI
MANAGING DIRECTOR

Sir.

Mind Delay, Please waive off Interest.

Allow on time payment discount to M. Suresh.

ms.
C 28/6/18

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFLOWER GRANDE		
Buyer Name	MR.CH. RAVI KANTH		
Flat / Bungalow No.	C-805	Area	1625.00
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	54,96,875
B	Add : Stamp duty & registration charges, Mutation exp	3,35,313
C	Add: Service Tax and VAT @ 4.5% on 46,17,375/-	2,07,781
D	Add: VAT @ 1.25% on 8,79,500/-	1,05,540
E	Total Taxes (B + C + D)	6,48,634
F	Total amount payable (A+E)	61,45,509
G	Total Amount Paid	58,77,507
H	Balance Amount Payable (F-G)	2,68,002

K	Sale Deed Value	54,96,875
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	41,25,000	39,33,500	1,91,500
N	Own contribution (including taxes)	20,20,509	19,44,007	76,502

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			☒ Not required
			☐ Collect cq.at the time of registration
			☐ Security cq.received
Own contribution			☒ Not required
		76,502	☐ Collect cq.at the time of registration
			☐ Security cq.received
Balance HL Amount			☒ Not required
		1,91,500	☐ Collect cq.at the time of registration
			☐ Security cq.received

Remarks:

81,250/- on time payment discount given:
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	20/12/17	20/12/17	20/12/17

