

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-903	☒ 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 (as per declaration form)	53,75,000/-	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	53,75,000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	30.12.2016	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant): P. RASHTH	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>P. Rasth</i>	Sign: <i>[Signature]</i>
Date: 30/01/16	Date: 30/01/16	Date: 04/10/2016	Date: 04/10/2016

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	C-903		
	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	5,375,000	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	5,375,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	327,000	Rs.	L X rate + N X rate + incidental charges
P	Service tax	241,875	Rs.	E @ rate or N @ rate
Q	VAT	67,188	Rs.	E X rate
R	Total Taxes	636,063	Rs.	O + P + Q
P	Total Tax Percentage	11.83	%	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	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.

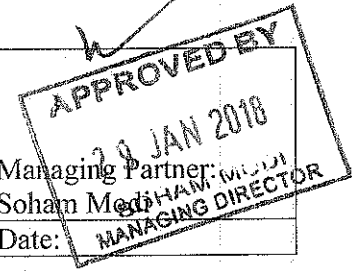
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-903
Name of Buyer	Mrs. Jyoti suraj Virani

A.	Total sale consideration.	Rs. 53,75,000/-
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. 3,22,250/- + Rs.5,375/- (GHMC mutation charges)
E.	Add: VAT	Rs. NA + 79,200/- (GST)
F.	Add: Service Tax	Rs. 2,10,638/-
G.	Add: Extra Specs Charges	Rs. (77,365) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- + 12,236/- (9c fund + maint charges)
I.	Less: Amount paid	Rs. 59,17,750/-
J.	Balance amount Due	Rs. <i>NIL</i>
K.	Refund	☒ Yes ☒ No Rs. 41,386/-
L.	Interest Payable	☒ Yes ☒ No Rs. <i>not finalized</i>
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. (44,336)
O.	Tally balance	Rs. (44,336)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges @ Rs.2031/-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	
Date:	Date:	Date: 29/1/18	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-903					
Customer Name	Mrs. Jyothi Suraj Virani					
Booked by	Gopi					
Prepared by	Pavan					
Date	26.12.2017					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
15-Dec-15	25000	Booked Amount	-	-	-	25,000
15-Dec-15	-25000	Payment recd	-	25,000	-	-
30-Dec-15	200000	1st Instalment	15	-	-	200,000
30-Dec-15	-200000	Payment recd	-	200,000	-	-
31-Jan-16	850000	2nd Instalment	32	-	-	850,000
31-Jan-16	-550000	payment recived	-	850,000	-	300,000
30-May-16	-250000	payment recived	120	300,000	17,753	50,000
29-Oct-16	-1000000	payment received	152	50,000	3,748	(950,000)
26-Jan-17	2150000	3rd Instalment	89	(950,000)	(41,696)	1,200,000
5-Apr-17	-1200000	pmt rcd	69	1,200,000	40,833	-
18-Apr-17	-425000	pmt rcd	13	-	-	(425,000)
23-May-17	1290000	4th Instalment	35	(425,000)	(7,336)	865,000
20-Jun-17	-1065000	pmt rcd	28	865,000	11,944	(200,000)
7-Jul-17	-500000	pmt rcd	17	(200,000)	(1,677)	(700,000)
21-Aug-17	660000	5th Instalment	45	(700,000)	(15,534)	(40,000)
30-Oct-17	200000	On Complition	70	(40,000)	(1,381)	160,000
26-Dec-17	-160000	amount payable	57	160,000	4,498	-
	0			Approx Interest Payable	11,153	

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 of Rs.

Signature of Manager: _____

Signature of M.D. SOHAM MOULI
MANAGING DIRECTOR

Date : _____

Date : _____

Sir,

Due to demeritisation customer has delayed only 2nd instalment - 10 million after 1st instalment and others O.P.D.

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWER GRANDE		
Buyer Name	MRS. JYOTI SURAJ VIRANI		
Flat / Bungalow No.	C-903	Area	1625.00
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	53,75,000
B	Add : Stamp duty & registration charges, Mutation exp	3,32,375
C	Add: Service Tax and VAT @ 4.5% on 47,15,000/-	2,12,175
D	Add: VAT @ 1.25% on 6,60,000/-	79,200
E	Total Taxes (B + C + D)	6,23,750
F	Total amount payable (A+E)	59,98,750
G	Total Amount Paid	55,18,153
H	Balance Amount Payable (F-G)	4,80,597

K	Sale Deed Value	53,75,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	37,00,000	32,65,000	4,35,000
N	Own contribution (including taxes)	22,98,750	22,53,153	45,597

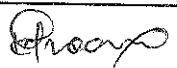
Security Cheque Details:

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
		45,597	☒ Not required
			☐ Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		4,35,000	☒ Not required
			☐ Collect cq.at the time of registration

Remarks:

70,000/- on time payment discount given:
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	26/12/17	26/12/17	26/12/17	

