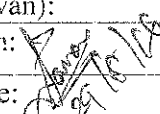
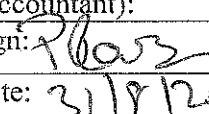
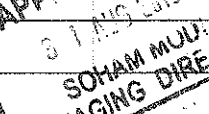


Check List

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-905	☒ 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 (as per declaration form)	5618750	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	5618750	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	28.01.2017	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (SOHAM MUJUMDAR):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 21/12/16	Date: 21/12/16	Date: 31/12/16	Date: 31/12/16

APPROVED BY
SOHAM MUJUMDAR
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-905		
	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	5,618,750	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	5,618,750	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	341,625	Rs.	L X rate + N X rate + incidental charges
P	Service tax	252,844	Rs.	E @ rate or N @ rate
Q	VAT	70,234	Rs.	E X rate
R	Total Taxes	664,703	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 serv	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.			

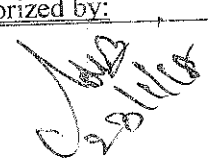
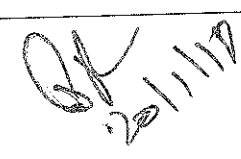
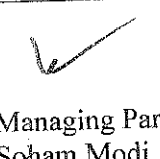
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	C-905
Name of Buyer	Mr. Suryanarayana Kanuri

A.	Total sale consideration.	Rs. 56,18,750/-
B.	Less: Discount for on time payments.	Rs. 81,250/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 3,37,140/- +Rs.5,619/- (GHMC mutation charges)
E.	Add: VAT	Rs. NA + 1,34,850/- (GST)
F.	Add: Service Tax	Rs. 2,02,275/-
G.	Add: Extra Specs Charges	Rs. (12118)
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 62,10,632/-
J.	Balance amount Due	Rs. Nil
K.	Refund	☒ Yes ☒ No Rs.286/-
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	November 2017
N.	Buyer Info database balance	Rs. (286)
O.	Tally balance	Rs. (286)
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.2031/- to be collected for initial six months	12,236
	Membership fee Rs.50/- to be collected	25,000
		37,236

	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: 20/1/18	Date: 20/1/18

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

APPROVED BY
20 JAN 2018
SOHAM MODI
MANAGING DIRECTOR

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	C-905					
Customer Name	Mr. Surya Narayana					
Booked by	Naveena					
Prepared by	Pavan					
Date	27.12.2017					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
20-Aug-16	25000	Booking amount	-	-	-	25,000
29-Aug-16	-25000	payment rcd toward	9	25,000	111	-
29-Aug-16	-200000	payment received	-	-	-	(200,000)
15-Sep-16	200000	First Installment Am	17	(200,000)	(1,677)	-
20-Sep-16	700000	Second Installment	5	-	-	700,000
21-Sep-16	-200000	Payment received	1	700,000	345	500,000
21-Sep-16	-300000	payment received	-	500,000	-	200,000
3-Oct-16	-200000	payment recived	12	200,000	1,184	-
27-Jan-17	2646000	Third Installment	116	-	-	2,646,000
2-Feb-17	-2646000	payment rcd	6	2,646,000	7,829	-
14-Apr-17	924000	Fourth Installment	71	-	-	924,000
22-Jun-17	-924000	pmt rcd	69	924,000	31,441	-
24-Jul-17	-285632	pmt rcd	32	-	-	(285,632)
31-Jul-17	-300000	pmt rcd	7	(285,632)	(986)	(585,632)
10-Aug-17	-1130000	pmt rcd	10	(585,632)	(2,888)	(1,715,632)
14-Aug-17	923750	Fifth Installment	4	(1,715,632)	(3,384)	(791,882)
21-Nov-17	200000	on completion amo	99	(791,882)	(38,661)	(591,882)
	(591882)			Approx Interest Payable	(6,686)	
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		
				APPROVED BY 20 JAN 2018 SUHAM MODI MANAGING DIRECTOR		

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. SURYANARAYANA KANURI		
Flat / Bungalow No.	C-905	Area	1625
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	56,18,750
B	Add : Stamp duty & registration charges and mutation exp	3,47,044
C	Add: Service Tax @4.5% on 44,95,000	2,02,275
D	Add: GST @ 11% on 11,23,750	1,23,613
E	Total Taxes (B + C + D)	6,72,931
F	Total amount payable (A+E)	62,91,681
G	Total Amount Paid	47,80,632
H	Balance Amount Payable (F-G)	15,11,049

I	Sale Deed Value	56,18,750
J	Construction Contact value	-

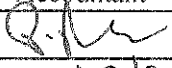
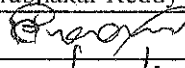
		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	49,00,000	37,70,000	11,30,000
L	Own contribution (including taxes)	13,91,681	10,10,632	3,81,049

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
		3,81,049	☒ Not required
			☐ Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		11,30,000	☒ Not required
			☐ Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	29/7/2017		29/07/17

