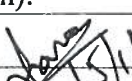
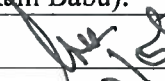
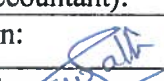


Check List

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.	D-204	☐ Yes ☐ No	
Land area (sq. yds.)	1200	☐ Yes ☐ No	
Built-up-area (sft)	37.15	☐ 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	Open to Sky	☒ Yes ☐ No	
East	6'-6" wide corridor	☒ Yes ☐ No	
West	Open to Sky	☒ Yes ☐ No	
Total sale Consideration	40,10,000	☒ Yes ☐ No	
PPT No.	140	N A	
Discount (in Rs. per sft.)	275/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	275/-		
Sale Consideration Calculation	Check booking form with price list	☐ Yes ☐ No	
Sale Deed value	40,10,000	☐ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	08.10.2017	☐ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign:
Date: 21/5/16	Date: 17/5/16	Date: 	Date:

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date: 13-02-16				
S No.	Registration type	Amount	Units	Formula
	Flat No.	D-204		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,200	sft	
B	Undivided share of land	37.15	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	4,010,000	Rs.	
F	Registrars value of undivided share of land	445,783	Rs.	B X Land Rate
G	Registrars Const. Value	1,800,000	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	1,850,000	Rs.	G + H + I
L	Sale Deed Amount	4,010,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	245,100	Rs.	L X rate + N X rate + incidental charges
P	Service tax	140,350	Rs.	E @ rate or N @ rate
Q	VAT	50,125	Rs.	E X rate
R	Total Taxes	435,575	Rs.	O + P + Q
P	Total Tax Percentage	10.86	.%	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.			

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWER GRANDE		
Buyer Name	MR. K. ARVIND & OTHERS		
Flat / Bungalow No.	D-204	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	40,10,000
B	Add : Stamp duty & registration charges, Mutation exp	8,510
C	Add: Service Tax & VAT @ 4.5%	47,553
D	Add: GST @ 12%	3,81,960
E	Total Taxes (B + C + D)	4,38,023
F	Total amount payable (A+E)	44,48,023
G	Total Amount Paid	15,27,000
H	Balance Amount Payable (F-G)	29,21,023

K	Sale Deed Value	40,10,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	26,50,000	-	26,50,000
N	Own contribution (including taxes)	17,98,023	15,27,000	2,71,023

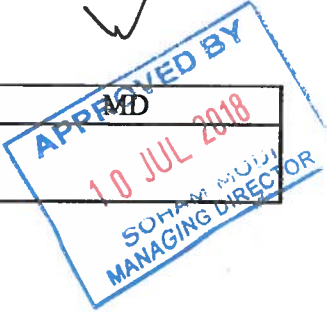
Security Cheque Details:

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
		2,71,023	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		26,50,000	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date				



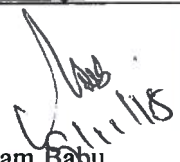
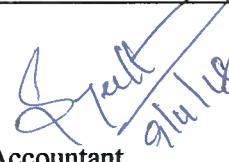
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	D-204
Name of Buyer	Mr K Aravind

A.	Total sale consideration.	Rs. 40,10,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer + 4,010/-
E.	Add: VAT / GST	Rs. 10,338/- + 3,81,960/-
F.	Add: Service Tax	Rs. 37,215/-
G.	Add: Extra Specs Charges	Rs. 1,200/- + 216/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 45,94,593/-
J.	Balance amount Due	Rs. 5,426/-
K.	Refund	☐ Yes ☐ No Rs.
L.	Interest Payable	☒ Yes ☐ No Rs. 1,50,000/-
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. 5426/-
O.	Tally balance	Rs. 5426/-
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	
	Maintenance charges @ Rs.1500/- to be collected wef May 18 to Dec 18	
	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 Siya Rao	 Managing Partner: Soham Modi
Date:	Date:	Date:	Date: 19 NOV 2018

APPROVED BY
19 NOV 2018
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.

(CR)

Interest calculation for delayed payments.

Project Name: Mayflower Grande
 Flat no.: D-204
 Customer Name: Mr K Aravind
 Booked by: Ravi
 Prepared by: Pavan
 Date: 22-10-2018
 Sign: _____
 Interest rate: 18% p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
08-Apr-16	25000	Booking Amount	-	-	-	25,000
15-Apr-16	-25000	Booking Amount	7	25,000	86	-
23-Apr-16	200000	1st Installment	8	-	-	2,00,000
23-May-16	602000	2nd Installment	30	2,00,000	2,959	8,02,000
01-Jun-16	-200000	amount recived	9	8,02,000	3,560	6,02,000
26-Sep-16	-200000	payment recived	117	6,02,000	34,735	4,02,000
30-Sep-16	-402000	payment recived	4	4,02,000	793	-
19-Oct-16	1591500	3rd Installment	19	-	-	15,91,500
27-Dec-17	436600	5th Installment	434	15,91,500	3,40,625	20,28,100
29-Jan-18	954900	4th Installment	33	20,28,100	33,005	29,83,000
20-Apr-18	-250000	pmt recd	81	29,83,000	1,19,157	27,33,000
20-Apr-18	-450000	pmt recd	-	27,33,000	-	22,83,000
30-May-18	200000	On Completion	40	22,83,000	45,035	24,83,000
23-Jul-18	167000	GST Amount	54	24,83,000	66,123	26,50,000
24-Jul-18	-2650000	pmt recd dt: 24.07.20	1	26,50,000	1,307	-
	0			Approx Interest Payable	6,47,383	

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

☒ Charge Interest of Rs. 3,00,000 (or) ☐ Interest waived

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. _____

Signature of Manager: _____ Signature of M.D.: _____
 Date: _____ Date: _____

APPROVED BY
 24 OCT 2018
 SOHAM MODI
 MANAGING DIRECTOR

APPROVED BY
 24 OCT 2018
 SOHAM MODI
 MANAGING DIRECTOR

Sir.
 - customer friend to Mr. Nandeeswar,
 requesting to waive off interest.
 - NO-OTPD offered.

for
 22/10/18