

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-301	☒ Yes ☐ No
Land area (sq. yds.)	37.15	☒ Yes ☐ No
Built-up-area (sft)	1200	☒ 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	Open to sky	☒ Yes ☐ No
West	6'-6" wide corridor	☒ Yes ☐ No
Total sale Consideration (as per declaration form)	2850000/-	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	2850000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	26.04.2018	☒ 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>Ram</i>
Date: 25/10/16	Date: 26/10/16	Date: 26/10/2016
		Approved by (MD):
		Sign: <i>G. B. Ram Babu</i>
		Date: 26/10/2016

APPROVED BY
 26/10/2016
 G. B. RAM BABU
 MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	D-301		
	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	2,850,000	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	2,850,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	175,500	Rs.	L X rate + N X rate + incidental charges
P	Service tax	128,250	Rs.	E @ rate or N @ rate
Q	VAT	35,625	Rs.	E X rate
R	Total Taxes	339,375	Rs.	O + P + Q
P	Total Tax Percentage	11.91	%	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.

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWR GRANDE		
Buyer Name	MR. PARAVASTU RAJAGOPAL		
Flat / Bungalow No.	G-301	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	28,50,000
B	Add : Stamp duty & registration charges, Mutation exp	1,78,350
C	Add: Service Tax & VAT @ 4.5%	66,938
D	Add: GST @ 12%	1,63,500
E	Total Taxes (B + C + D)	4,08,788
F	Total amount payable (A+E)	32,58,788
G	Total Amount Paid	31,07,500
H	Balance Amount Payable (F-G)	1,51,288

K	Sale Deed Value	28,50,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	22,00,000	22,00,000	-
N	Own contribution (including taxes)	10,58,788	9,07,500	1,51,288

Security Cheque Details:

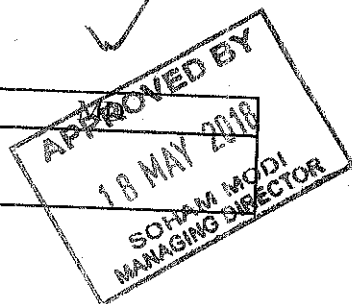
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	☒ Not required
Own contribution	Cq. No.	Amount	Security cq.received
		1,51,288	☒ Not required
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	☒ Not required

Remarks:

Amount receivable from Flat No. D-301 : Excess amount received from D-301:
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	17/5/18	15/5/18	17/5/18



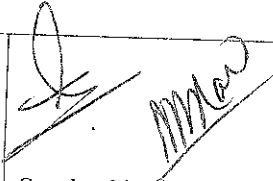
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	D-301
Name of Buyer	Mr. Rajagopal Paravstu

A.	Total sale consideration.	Rs. 28,50,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,71,000/- + Rs.2,850/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 18,594/- + 1,63,500/-
F.	Add: Service Tax	Rs. 66,938/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 9,050/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 34,47,500/-
J.	Balance amount Due	Rs. Nil
K.	Refund	☒ Yes ☐ No Rs. 1,95,488/-
L.	Interest Payable	☐ Yes ☐ No Rs. Not finalized
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. (195,488)
O.	Tally balance	Rs. (195,488)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintenance charges @ Rs.1500/- collected for initial six months	
	Membership fee Rs.50/- collected	
	An Amount of Rs. 1,45,000/- to be transferred to A. not belonging to the same unit owner.	

	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 Date:	 Accountant Date:	 Samba Siva Rao Date: 4/6/18	 Managing Partner: Soham Modi Date: 24 JUN 2018
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Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

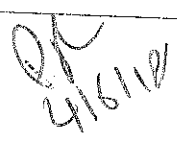
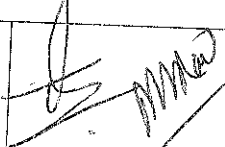
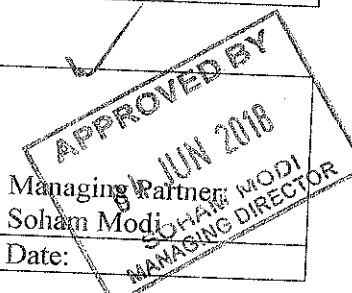
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	D-401
Name of Buyer	Mr. Rajagopal Paravstu

A.	Total sale consideration.	Rs. 28,50,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,71,000/- + Rs.2,850/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 18,594/- + 1,63,500/-
F.	Add: Service Tax	Rs. 66,938/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 9,050/- (maint charges+ m fee)
I.	Less: Amount paid	Rs. 31,07,500/-
J.	Balance amount Due	Rs. 1,44,512/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. 1,44,512/-
O.	Tally balance	Rs. 1,44,512/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges @ Rs.1500/- to be 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	Managing Partner Soham Modi
Date:	Date:	Date: 4/6/18	Date:

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

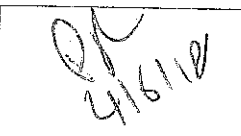
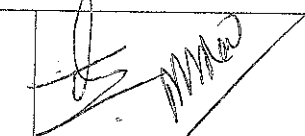
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

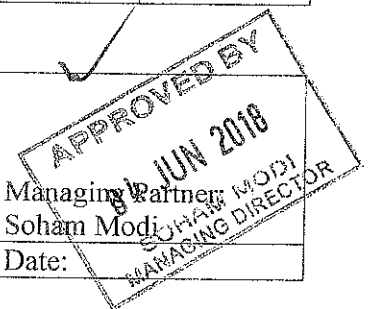
Flat No.	D-401
Name of Buyer	Mr. Rajagopal Paravstu

A.	Total sale consideration.	Rs. 28,50,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,71,000/- + Rs.2,850/-(GHMC mutation charges)
E.	Add: VAT / GST	Rs. 18,594/- + 1,63,500/-
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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 Soham Modi
Date:	Date:	Date: 4/6/18	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.	D-301					
Customer Name	Mr. Rajagopal Parvasthu					
Booked by	Ashok Kumar					
Prepared by	Pavan					
Date	28.05.2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
08-Aug-16	25000	Booking amount	-	-	-	25,000
22-Aug-16	200000	1st Installment	14	25,000	173	2,25,000
27-Aug-16	-25000	Booking amount r	5	2,25,000	555	2,00,000
20-Dec-16	1062500	3rd installment	115	2,00,000	11,342	12,62,500
07-Feb-17	-400000	pmt rcd	49	12,62,500	30,508	8,62,500
28-Feb-17	-1062500	being pmt rcd	21	8,62,500	8,932	(2,00,000)
04-Sep-17	-200000	pmt rcd	188	(2,00,000)	(18,542)	(4,00,000)
28-Feb-18	937500	4th installment	177	(4,00,000)	(34,915)	5,37,500
21-Mar-18	425000	5th installment	21	5,37,500	5,566	9,62,500
11-Apr-18	-50000	pmt recd	21	9,62,500	9,968	9,12,500
24-Apr-18	-855000	pmtrecd	13	9,12,500	5,850	57,500
24-Apr-18	-855000	pmt recd	-	57,500	-	(7,97,500)
30-May-18	200000	On completion	36	(7,97,500)	(14,158)	(5,97,500)
	(597500)			Approx Interest Payable	5,278	

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
04 JUN 2018
SOHAM MOJI
MANAGING DIRECTOR

Fig.

Pl. we are not to allow odd in 600000.

1/4/18