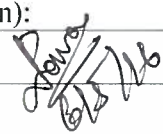
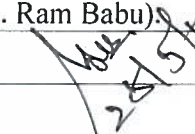
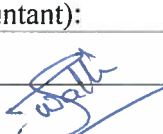
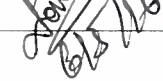


Check List

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-304	☒ 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	38 10,000	☒ Yes ☐ No	
PPT No.	140	N A	
Discount (in Rs. per sft.)	150/- + 125/-	N A	
On time payment discount ((in Rs. per sft.))	50/-		
Total Discount (in Rs. per sft.)			
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	38 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: 	Date: 	Date: 	Date: 



Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type Flat No.	Amount D-304	Units	Formula
	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. G. S. VITTAL PRASAD		
Flat / Bungalow No.	D-304	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	33,10,000
B	Add : Stamp duty & registration charges, Mutation exp	7,810
C	Add: Service Tax & VAT @ 4.5%	75,038
D	Add: GST @ 12%	1,97,100
E	Total Taxes (B + C + D)	2,79,948
F	Total amount payable (A+E)	35,89,948
G	Total Amount Paid	34,50,792
H	Balance Amount Payable (F-G)	1,39,156

K	Sale Deed Value	33,10,000
L	Construction Contact value	-

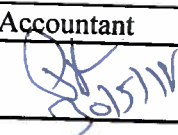
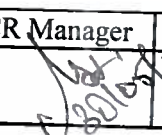
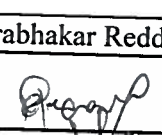
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	20,06,991	19,06,991	1,00,000
N	Own contribution (including taxes)	15,82,957	15,43,801	39,156

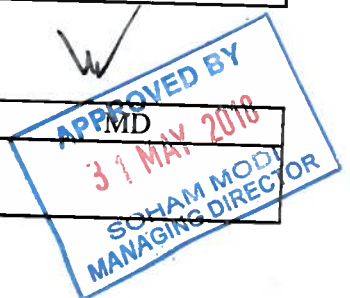
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		39,156	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		1,00,000	Collect cq.at the time of registration
			Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	30/5/18	30/5/18	30/5/18



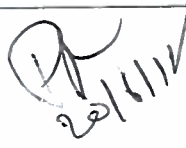
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

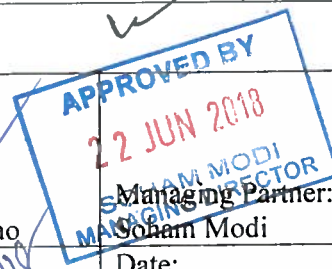
Flat No.	D-304
Name of Buyer	Mr. GS Vittal

A.	Total sale consideration.	Rs. 33,10,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer +Rs. 3310/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 20,844/- + 1,97,100/-
F.	Add: Service Tax	Rs. 75,038/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 35,50,792/-
J.	Balance amount Due	Rs. 580/- ✓
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. 580 ✓
O.	Tally balance	Rs. 580 ✓
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1500/- to be collected for initial six months	
	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:
Date: 22/6/18	Date: 22/6/18	Date: 22/6/18	Date: 22/6/18



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. D-304
Customer Name Mr. GS Vittal Prasad
Booked by Musthaq
Prepared by Pavan
Date 20.06.2018
Sign

Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
08-Apr-16	25000	booking amount	-	-	-	25,000
08-Apr-16	-25000	booking amount	-	25,000	-	-
23-Apr-16	200000	1st installment	15	-	-	2,00,000
05-May-16	-200000	Payment recd	12	2,00,000	1,184	-
20-Dec-16	1442500	3rd installment	229	-	-	14,42,500
28-Dec-16	-642500	payment received	8	14,42,500	5,691	8,00,000
28-Dec-16	-800000	payment received	-	8,00,000	-	-
17-Aug-17	865500	4rth installment	232	-	-	8,65,500
14-Sep-17	-865500	pmt rcd	28	8,65,500	11,951	-
12-Mar-18	-249000	pmt rcd	179	-	-	(2,49,000)
12-Mar-18	-186509	payment rcd	-	(2,49,000)	-	(4,35,509)
04-Apr-18	-100000	pmt rcd	23	(4,35,509)	(4,940)	(5,35,509)
04-Apr-18	-241491	pmt rcd	-	(5,35,509)	-	(7,77,000)
21-Apr-18	577000	5th installment	17	(7,77,000)	(6,514)	(2,00,000)
26-May-18	-140792	pmt recd	35	(2,00,000)	(3,452)	(3,40,792)
31-May-18	200000	on completion	5	(3,40,792)	(840)	(1,40,792)
12-Jun-18	-100000	pmt recd	12	(1,40,792)	(833)	(2,40,792)
20-Jun-18	240792	GST amount	8	(2,40,792)	(950)	-

0 Approx Interest Payable 1,296

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:

Date

Signature of M.D.:

Date

APPROVED BY
22 JUN 2018
SOHAM MODI
MANAGING DIRECTOR

Sir,

Please allow O.T.P.D. in 60000/-

20/6/18