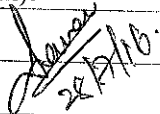
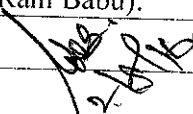
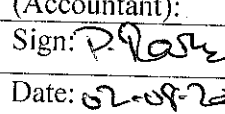


Check List

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-306	☒ 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	6'-6" wide corridor	☒ Yes ☐ No
South	6'-6" wide corridor	☒ Yes ☐ No
East	Open to sky	☒ Yes ☐ No
West	6'-6" wide corridor	☒ Yes ☐ No
Total sale Consideration (as per declaration form)	42,80,000	☒ Yes ☐ No
PPT No.	144	N A
Sale Deed value	42,80,000	☒ Yes ☐ No
Construction contract value	—	☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	28.01.2018	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 28/7/16	Date: 28/7/16	Date: 02-08-2016
Approved by (MD):		
Sign: 		

APPROVED BY
03 AUG 2016
SOHAM MOR
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	D-306		
	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	4,280,000	Rs.	
	Registrars value of undivided share of land			
F		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	4,280,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	261,300	Rs.	L X rate + N X rate + incidental charges
P	Service tax	192,600	Rs.	E @ rate or N @ rate
Q	VAT	53,500	Rs.	E X rate
R	Total Taxes	507,400	Rs.	O + P + Q
P	Total Tax Percentage	11.86	%	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	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.	D-306
Name of Buyer	Mr. Y Ramchandra Kishor

A.	Total sale consideration.	Rs. 30,80,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,84,800/- +Rs.3,080/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 17,531/- + 2,01,300/-
F.	Add: Service Tax	Rs. 63,113/- ✓
G.	Add: Extra Specs Charges	Rs. (6,102) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 9,050/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 35,36,793/-
J.	Balance amount Due	Rs. <i>NIL</i>
K.	Refund	☒ Yes ☒ No Rs. 13,940/-
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. <i>(13940)</i>
O.	Tally balance	Rs. <i>(13940)</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges @ Rs.1500/- 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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> APPROVED BY 15 APR 2018 Managing Director Sohan Modi MANAGING DIRECTOR
Date:	Date:	Date: <i>25/4/18</i>	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-306

Customer Name Mr. YR Kishore

Booked by Naveena

Prepared by Pavan

Date 14.04.2018

Sign

Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
17-Jul-16	25000	Booking amount	-	-	-	25,000
25-Jul-16	-25000	Booking amount R	8	25,000	99	-
27-Jul-16	-200000	payemnt recived	2	-	-	(200,000)
31-Jul-16	200000	1st Installment	4	(200,000)	(395)	-
17-Nov-16	1177500	3rd Installment	109	-	-	1,177,500
21-Nov-16	-300000	payment received	4	1,177,500	2,323	877,500
28-Nov-16	-877500	payment recived	7	877,500	3,029	-
17-Aug-17	839000	4th installment	262	-	-	839,000
14-Sep-17	-839000	pmt rcd	28	839,000	11,585	-
12-Feb-18	-783500	pmt rcd	151	-	-	(783,500)
13-Feb-18	-250000	pmt rcd	1	(783,500)	(386)	(1,033,500)
13-Feb-18	-61793	pmt rcd	-	(1,033,500)	-	(1,095,293)
21-Feb-18	638500	5th installment an	8	(1,095,293)	(4,321)	(456,793)
28-Feb-18	-200000	pmt rcd	7	(456,793)	(1,577)	(656,793)
30-Apr-18	200000	on Completion An	61	(656,793)	(19,758)	(456,793)
	(456793)			Approx Interest Payable	(9,401)	

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 R

Signature of Manager:

Date :

Signature of M.D.:

Date :

APPROVED BY
26 APR 2018
SOHAN MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWER GRANDE		
Buyer Name	MR. Y. RAMACHANDRA KISHOR		
Flat / Bungalow No.	D-306	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	30,80,000
B	Add : Stamp duty & registration charges, Mutation exp	1,92,380
C	Add: Service Tax @ 4.5% on 14,02,500/-	63,113
D	Add: VAT @ 1.25% on 16,77,500/-	2,01,300
E	Total Taxes (B + C + D)	4,56,793
F	Total amount payable (A+E)	35,36,793
G	Total Amount Paid	33,36,793
H	Balance Amount Payable (F-G)	2,00,000

K	Sale Deed Value	30,80,000
L	Construction Contact value	-

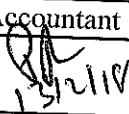
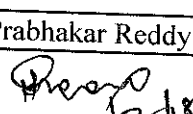
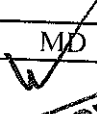
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	27,00,000	25,00,000	2,00,000
N	Own contribution (including taxes)	8,36,793	8,36,793	-

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
			✓ Security cq.received
Balance HL Amount	Cq. No.	Amount	Collect cq.at the time of registration
		2,00,000	✓ Security cq.received
			Not required
			✓ Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	15/2/18	15/2/18	15/2/18	

APPROVED BY
15 FEB 2018
SOHAM MODI
MANAGING DIRECTOR