

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-401	☒ 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):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>P. Ram</i>	Sign: <i>[Signature]</i>
Date: 27/10/16	Date: 29/10/16	Date: 29/10/16	Date: <i>[Signature]</i>

APPROVED BY
29 OCT 2016
SOHAM
MANAGING DIR.

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	D-401		
	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.

Interest calculation for delayed payments.

Project Name Mayflower Grande

Flat no. D-401

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	First installment	14	25,000	173	2,25,000
27-Aug-16	-25000	Booking amt Rcd	5	2,25,000	555	2,00,000
06-Sep-16	-200000	payment received	10	2,00,000	986	-
06-Sep-16	-200000	payment received	-	-	-	(2,00,000)
20-Dec-16	1062500	Third Installment	105	(2,00,000)	(10,356)	8,62,500
28-Feb-17	-1062500	payment received	70	8,62,500	29,774	(2,00,000)
17-Aug-17	937500	Fourth Installment	170	(2,00,000)	(16,767)	7,37,500
04-Sep-17	-200000	pmt rcd	18	7,37,500	6,547	5,37,500
18-Sep-17	-1420000	pmt rcd	14	5,37,500	3,711	(8,82,500)
09-Jan-18	200000	on completion am	113	(8,82,500)	(49,178)	(6,82,500)
21-Feb-18	425000	Fifth Installment	43	(6,82,500)	(14,473)	(2,57,500)

(257500)

Approx Interest Payable

(49,029)

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:

Date

Signature of M.D.

Date

APPROVED BY
14 JUN 2018
SOHAM MODI
MANAGING DIRECTOR

Sir

Pl. allow O.T.D Rs. 60000/-

21/6/18

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWR GRANDE		
Buyer Name	MR. PARAVASTU RAJAGOPAL		
Flat / Bungalow No.	G-201	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	25,92,500
H	Balance Amount Payable (F-G)	6,66,288

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

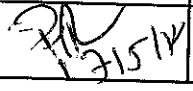
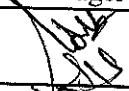
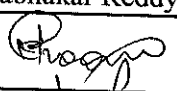
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	22,00,000	13,45,000	8,55,000
N	Own contribution (including taxes)	10,58,788	12,47,500	(1,88,712)

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
		(1,88,712)	☒ Not required
			☐ Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		8,55,000	☒ Not required
			☐ Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	17/5/18			

17/5/18