

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-402	☒ Yes ☐ No	
Land area (sq. yds.)	37.15	☒ Yes ☐ No	
Built-up-area (sft)	1200 + 150 = 1350	☒ 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 (as per declaration form)	41,60,000	☒ Yes ☐ No	
PPT No.	142	N A	
Sale Deed value	41,60,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	21.01.2018	☒ 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>W</i>
Date: 21/7/16	Date: 23/8/16	Date: 23/8/2016	Date: 24/8/2016

24 AUG 2016
SUDHANU MODI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	D-402		
	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	4,160,000	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	4,160,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	254,100	Rs.	L X rate + N X rate + incidental charges
P	Service tax	187,200	Rs.	E @ rate or N @ rate
Q	VAT	52,000	Rs.	E X rate
R	Total Taxes	493,300	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.			

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. B. PADMAVATHI		
Flat / Bungalow No.	D-402	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	41,60,000
B	Add : Stamp duty & registration charges, Mutation exp	2,58,260
C	Add: Service Tax & VAT @ 4.5%	1,16,640
D	Add: GST @ 12%	1,88,160
E	Total Taxes (B + C + D)	5,63,060
F	Total amount payable (A+E)	47,23,060
G	Total Amount Paid	41,60,000
H	Balance Amount Payable (F-G)	5,63,060

K	Sale Deed Value	41,60,000
L	Construction Contact value	-

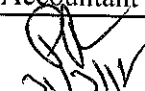
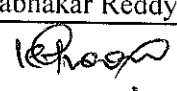
		Total amount	Amount Paid	Cheq. ready
M	Housing Loan Sanctioned	25,00,000	14,35,000	10,65,000
N	Own contribution (including taxes)	22,23,060	27,25,000	(5,01,940)

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
		(5,01,940)	Not required
			Collect cq. at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq. received
		10,65,000	Not required
			Collect cq. at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	21/3/18	21/3/18	20/03/18



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

Flat No.	D-402
Name of Buyer	Mrs. D Padmavathi

A.	Total sale consideration.	Rs. 41,60,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,49,600/- +Rs.4,160/-(GHMC mutation charges)
E.	Add: VAT / GST	Rs. 32,400/- + 1,88,160/- ✓
F.	Add: Service Tax	Rs. 1,16,640/- ✓
G.	Add: Extra Specs Charges	Rs. 7,005/- + 1,261/- <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. 52,25,000/-
J.	Balance amount Due	Rs. —
K.	Refund	☒ Yes ☒ No Rs. 4,86,644/-
L.	Interest Payable	☒ Yes ☒ No Rs. <i>Not finalise</i>
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. (486,644)
O.	Tally balance	Rs. (486,644)
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> Managing Partner Soham Modi
Date: 10/4/2018	Date: 24/4/18	Date: 26/4/18	Date: 28 APR 2018

APPROVED BY
Managing Partner
Soham Modi
28 APR 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.