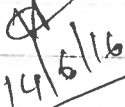
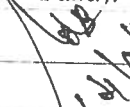
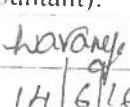
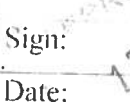


Check List

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-404	☒ 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	4160000	☒ Yes ☐ No
PPT No.		N A
Discount (in Rs. per sft.)	142	N A
On time payment discount ((in Rs. per sft.)	149/-	
Total Discount (in Rs. per sft.)	25/-	
Sale Consideration Calculation	174/-	
Sale Deed value	Check booking form with price list	☒ Yes ☐ No
Construction contract value	4160000	☒ Yes ☐ No
Installments		☐ Yes ☐ No
Date of completion	Check with booking form.	☒ Yes ☐ No
Remarks	31.12.2017	☒ Yes ☐ No

Prepared by (vincela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MID):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 14/6/16	Date: 14/6/16	Date: 14/6/16	Date: 15 JUN 2016

15 JUN 2016
SUTAM MODI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date: 13.05.2016

S No.	Registration type Flat No.	Amount D-404	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	4,160,000	Rs.	
	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	145,600	Rs.	E @ rate or N @ rate
Q	VAT	52,000	Rs.	E X rate
R	Total Taxes	451,700	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 servie	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 - MAYLFLOWER GRANDE		
Buyer Name	MRS. AASHA LATHA CHIKKALA & OTHERS		
Flat / Bungalow No.	D-404	Area	1200.00
Land Area	37.15		
Car Parking No.		2 wheeler parking no	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	
B	Add : Stamp duty & registration charges, Mutation exp	31,60,000
C	Add: Service Tax & VAT @ 4.5%	7,660
D	Add: GST @ 12%	29,000
E	Total Taxes (B + C + D)	2,05,204
F	Total amount payable (A+E)	2,41,864
G	Total Amount Paid	34,01,864
H	Balance Amount Payable (F-G)	33,69,942
		31,922

K	Sale Deed Value	
L	Construction Contact value	31,60,000
		-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	34,01,864	33,69,942	31,922

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
		31,922	☒	Security cq.received
Balance HL Amount	Cq. No.	Amount		Not required
		-	☒	Collect cq.at the time of registration
			☒	Security cq.received
			☒	Not required
			☒	Collect cq.at the time of registration

Remarks:

30,000/- on time paymnet discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

12/06/18

14/6/18

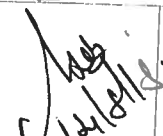
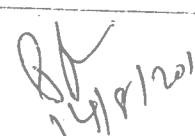
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	D-404
Name of Buyer	Mrs. Aasha Latha Chikkala

A.	Total sale consideration.	Rs. 31,60,000/-
B.	Less: Discount for on time payments.	Rs. 30,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer/- +Rs.3,160/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 23,112/- + 1,00,807/-
F.	Add: Service Tax	Rs. 1,04,397/-
G.	Add: Extra Specs Charges	Rs. 8,500/- + 1530/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 33,69,942/-
J.	Balance amount Due	Rs. 6,644/- 6,637
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. not finalized
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. 6637
O.	Tally balance	Rs. 6637
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 Date: 12/8/18	 Accountant Date: 14/8/2018	 Samba Siva Rao Date: 14/8/18	 Managing Partner: Soham MODI Date: 16 AUG 2018 MANAGING DIRECTOR
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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.

Interest calculation for delayed payments.

Project Name Mayflower Grande
 Flat no D-104
 Customer Name Mrs. Asha Latha Chikkala
 Booked by Naveena
 Prepared by Pavan
 Date 13.08.2018
 Sign
 Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
06 Jun 16	25000	booking amount	-	-	-	25,000
13 Jun 16	25000	booking amount recd	7	25,000	86	-
16 Jun 16	200000	payment recd	3	-	-	(2,00,000)
26 Jun 16	200000	1st installment	10	(2,00,000)	(986)	-
20 Dec 16	1455000	3rd installment	177	-	-	14,55,000
02 Feb 17	1454942	payment received	44	14,55,000	31,572	58
30 Jun 17	640000	pmt recd	148	58	4	(6,39,942)
17 Aug 17	640000	4th installment	48	(6,39,942)	(15,148)	58
30 Apr 18	640000	5th installment	256	58	7	6,40,058
11 May 18	1050000	pmt recd	11	6,40,058	3,472	(4,09,942)
30 May 18	200000	on completion	19	(4,09,942)	(3,841)	(2,09,942)
10 Aug 18	209942	GST amount	72	(2,09,942)	(7,454)	-
	0			Approx Interest Payable	7,711	

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts

Columns D to G: Do not change.

Sort columns A, B & C in accending order.

Calculate sum of Installments / Payments & Interest

e Charge Interest of Rs.

(or) e Interest Signature of M.D.

Date

e Allow on-time payment discount

(or) Reduce on-time payment discount to Rs.

Signature of Manager:

Date

APPROVED BY

16.AUG 2018

SOHAM MOULI
MANAGING DIRECTOR

Sir,

Only minor delay. Please waive off interest
 and allow of Rs 30000.

[Signature]
 13/8/18