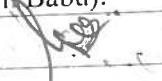
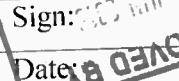


Check List

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-407	☒ 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	41,60,000	☒ Yes ☐ No
PPT No.	140	N A
Discount (in Rs. per sft.)	149/-	N A
On time payment discount ((in Rs. per sft.)	50/-	
Total Discount (in Rs. per sft.)	299/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	41,60,000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	29.10.2017	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 11/10/17	Date:	Date:
		Approved by (MD): Sign:  Date: 11/10/17

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	D-407		
	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	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 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 - MAYFLOWER GRANDE		
Buyer Name	MR. T. PAPA RAO		
Flat / Bungalow No.	D-407	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	4,800
C	Add: Service Tax & VAT @ 4.5%	1,46,223
D	Add: GST @ 12%	1,94,040
E	Total Taxes (B + C + D)	3,45,063
F	Total amount payable (A+E)	45,05,063
G	Total Amount Paid	42,62,765
H	Balance Amount Payable (F-G)	2,42,298

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	32,00,000	30,28,764	1,71,236
N	Own contribution (including taxes)	13,05,063	12,34,001	71,062

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
		71,062	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		1,71,236	Not required
			Collect cq.at the time of registration

Remarks:

60,000/- on time payment discount given:
--

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				



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

Flat No.	D-407
Name of Buyer	Mr. T Papa Rao

A.	Total sale consideration.	Rs. 41,60,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 31,788/- + 1,94,040/-
F.	Add: Service Tax	Rs. 1,14,435/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 44,33,999 /-
J.	Balance amount Due	Rs. 11,344/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. <i>not finalized</i>
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. <i>11,344</i>
O.	Tally balance	Rs. <i>11,344</i>
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:

<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:	Date:	Date:	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-407					
Customer Name	Mr Papa Rao					
Booked by	Ravi					
Prepared by	Pavan					
Date	31-10-2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
29-Apr-16	25000	booking amount	-	-	-	25,000
10-May-16	-25000	booking amount	11	25,000	136	-
13-May-16	200000	1st installment	3	-	-	2,00,000
18-May-16	-100000	Payment recd	5	2,00,000	493	1,00,000
18-May-16	-100000	Payment recd	-	1,00,000	-	-
13-Jun-16	700000	2nd installment	26	-	-	7,00,000
14-Jun-16	-700000	Payment recd	1	7,00,000	345	-
30-Dec-16	1618000	3rd installment	199	-	-	16,18,000
19-Jan-17	-1618000	payment rcd	20	16,18,000	15,958	-
06-Dec-17	900000	4th installment	321	-	-	9,00,000
20-Sep-17	-900000	pmt rcd	(77)	9,00,000	(34,175)	-
30-May-18	517000	5th installment	252	-	-	5,17,000
30-Jun-18	200000	on completion	31	5,17,000	7,904	7,17,000
03-Sep-18	-500000	pmt recd dt: 03.10.20	65	7,17,000	22,983	2,17,000
09-Oct-18	-319763	pmt recd	36	2,17,000	3,852	(1,02,763)
21-Oct-18	273999	GSt Amount	12	(1,02,763)	(608)	1,71,236
30-Oct-18	-171236	pmt recd	9	1,71,236	760	-
	0			Approx Interest Payable	17,648	

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

☐ Charge Interest of Rs. (or) ☒ Interest waived

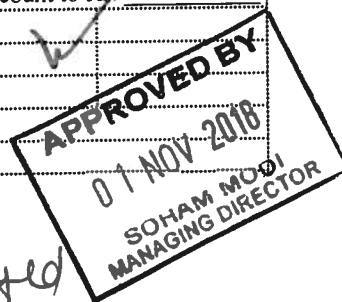
☒ Allow on-time payment discount (or) ☐ Reduce on-time payment discount to Rs.

Signature of Manager:

Date :

Signature of M.D.:

Date :



- lit.
- Only last instalment was delayed
 - GST paid after arranging
 - Pl. waive off interest and allow o/p's of Rs. 60000/-

31/10