

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-503	☒ 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	Open to sky	☒ Yes ☐ No				
West	6'-6" wide corridor	☒ Yes ☐ No				
Total sale Consideration	43,39,000	☒ Yes ☐ No				
PPT No.	142	NA				
Discount (in Rs. per sft.)	149/-	NA				
On time payment discount ((in Rs. per sft.)						
Total Discount (in Rs. per sft.)						
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No				
Sale Deed value	43,39,000	☒ Yes ☐ No				
Construction contract value		☐ Yes ☐ No				
Installments	Check with booking form.	☒ Yes ☐ No				
Date of completion	08.01.2018	☒ Yes ☐ No				
Remarks						
<table border="1"> <tr> <td>Prepared by (Pavan): Sign: <i>Pavan</i> Date: <i>21/2/16</i></td> <td>Checked by (G. B. Ram Babu): Sign: <i>G. B. Ram Babu</i> Date: <i>21/2/16</i></td> <td>Checked by (Accountant): Sign: <i>S. B. K.</i> Date: <i>21/2/16</i></td> <td>Approved by (MD): Sign: <i>S. B. K.</i> Date: <i>21/2/16</i> APPROVED BY SUHAM M. C. MANAGING DIRECTOR</td> </tr> </table>			Prepared by (Pavan): Sign: <i>Pavan</i> Date: <i>21/2/16</i>	Checked by (G. B. Ram Babu): Sign: <i>G. B. Ram Babu</i> Date: <i>21/2/16</i>	Checked by (Accountant): Sign: <i>S. B. K.</i> Date: <i>21/2/16</i>	Approved by (MD): Sign: <i>S. B. K.</i> Date: <i>21/2/16</i> APPROVED BY SUHAM M. C. MANAGING DIRECTOR
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Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	D-503		
	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	4,339,000	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	4,339,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	264,840	Rs.	L X rate + N X rate + incidental charges
P	Service tax	195,255	Rs.	E @ rate or N @ rate
Q	VAT	54,238	Rs.	E X rate
R	Total Taxes	514,333	Rs.	O + P + Q
P	Total Tax Percentage	11.85	%	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 servie	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.

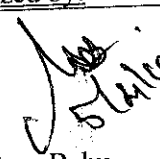
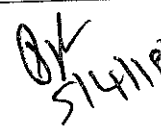
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	D-503
Name of Buyer	Mrs. D. Surekha

A.	Total sale consideration.	Rs. 43,39,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. 1,79,000/-
D.	Add: Reg. Charges	Rs. 2,60,340/- + Rs. 4,339/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 11,563/- + 4,09,680/- ✓
F.	Add: Service Tax	Rs. 41,625/- ✓
G.	less: Extra Specs Charges refundable	Rs. 4218/-
H.	Add: Misc. Charges	Rs. 5,080/- + 25000/- + 9050/- (c.f + maint.chgs)
I.	Less: Amount paid	Rs. 50,59,845/-
J.	Balance amount Due	Rs. 1,37,386 /-
K.	Refund	☒ Yes ☒ No Rs. 77,386/-
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. 77,386/-
O.	Tally balance	Rs. 77,386/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges @ Rs.1500/- collected for initial six months	
	Membership fee Rs.50/- collected	
	Rs. 60,000/- debited & invd charge to AAH.	

	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	 Accountant	 Samba Siva Rao	 Soham Modi
Date:	Date:	Date: 6/4/18	Date: 6/4/18



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-503					
Customer Name	Mrs. Surekha					
Booked by	Naveena					
Prepared by	Pavan					
Date	04.04.2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Jun-16	25000	Booking amount	-	-	-	25,000
08-Jul-16	-25000	booking Amount	8	25,000	99	-
08-Jul-16	-200000	Payment Received	-	-	-	(200,000)
13-Jul-16	200000	1st instalment for	5	(200,000)	(493)	-
15-Aug-16	700000	2nd Installment	33	-	-	700,000
23-Aug-16	-700000	payment received	8	700,000	2,762	-
30-Jan-17	1707000	3rd instalment	160	-	-	1,707,000
07-Jul-17	-1707000	pmt rcd	158	1,707,000	133,006	-
17-Aug-17	854000	4th instalment	41	-	-	854,000
14-Nov-17	-854000	pmt rcd	89	854,000	37,482	-
26-Feb-18	-720545	pmt rcd	104	-	-	(720,545)
26-Feb-18	-14300	pmt rcd	-	(720,545)	-	(734,845)
03-Mar-18	-839000	pmt rcd	5	(734,845)	(1,812)	(1,573,845)
31-Mar-18	653000	5th instalment	28	(1,573,845)	(21,732)	(920,845)
31-Mar-18	200000	on completion	-	(920,845)	-	(720,845)
	(720845)			Approx Interest Payable	149,311	
Note:						
Column A, B & C: Enter Installments & 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 ascending 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:				Signature of M.D.:		
Date :				Date :		

APPROVED BY
5 APR 2018
SUSHAN MOJI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWR GRANDE		
Buyer Name	MRS. D. SUREKHA		
Flat / Bungalow No.	D-503	Area	1200.00
Land Area	37.12		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	43,39,000
B	Add : Stamp duty & registration charges, Mutation exp	2,69,179
C	Add: Service Tax & VAT @ 4.5%	41,625
D	Add: GST @ 12%	4,09,680
E	Total Taxes (B + C + D)	7,20,484
F	Total amount payable (A+E)	50,59,484
G	Total Amount Paid	42,20,845
H	Balance Amount Payable (F-G)	8,38,639

K	Sale Deed Value	43,39,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	34,00,000	25,61,000	8,39,000
N	Own contribution (including taxes)	16,59,484	16,59,845	(361)

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
		(361)	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		8,39,000	Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

