

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-602	☒ 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	6'-6" wide corridor	☒ Yes ☐ No	
West	Open to sky	☒ Yes ☐ No	
Total sale Consideration . (as per declaration form)	42,20,000	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	42,20,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	28.01.2018	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (Sd/-):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>W. R.</i>	Sign: <i>Soham Mehta</i>
Date: <i>28/07/16</i>	Date: <i>28/07/16</i>	Date: <i>28/07/16</i>	Date: <i>29 JUL 2016</i>

APPROVED BY
29 JUL 2016
SOHAM MEHTA
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	D-602		
	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	4,220,000	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	4,220,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	257,700	Rs.	L X rate + N X rate + incidental charges
P	Service tax	189,900	Rs.	E @ rate or N @ rate
Q	VAT	52,750	Rs.	E X rate
R	Total Taxes	500,350	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.			

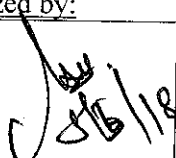
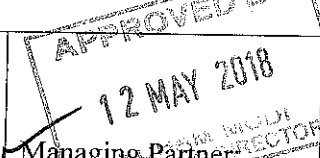
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	D-602
Name of Buyer	Mr. T Sai Kiran

A.	Total sale consideration.	Rs. 42,20,000/-
B.	Less: Discount for on time payments.	Rs. 60,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,53,200/- +Rs.4,220/-(GHMC mutation charges)
E.	Add: VAT / GST	Rs. 32,156/- + 1,97,700/-
F.	Add: Service Tax	Rs. 1,15,763/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 47,35,383/-
J.	Balance amount Due	Rs. 32,736/-
K.	Refund	☐ Yes ☐ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. 32736
O.	Tally balance	Rs. 32736
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:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner Soham Modi
Date: 15/5/18	Date:	Date: 11/5/18	Date: 12 MAY 2018

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-602

Customer Name Mr. T Sai Kiran

Booked by Naveena

Prepared by Pavan

Date 08.05.18

Sign

Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
16-Jun-16	25000	booking amount	-	-	-	25,000
23-Jun-16	-25000	booking amount r	7	25,000	86	-
01-Jul-16	200000	1st installment	8	-	-	2,00,000
01-Jul-16	-200000	payment recived	-	2,00,000	-	-
28-Jul-16	-200000	payment recived	27	-	-	(2,00,000)
28-Jul-16	-300000	payment recived	-	(2,00,000)	-	(5,00,000)
28-Jul-16	-200000	payment recived	-	(5,00,000)	-	(7,00,000)
19-Sep-16	700000	2nd installment	53	(7,00,000)	(18,296)	-
09-Feb-17	1647500	3rd installment	143	-	-	16,47,500
13-Feb-17	-410000	payment rcd	4	16,47,500	3,250	12,37,500
13-Feb-17	-410000	payment rcd	-	12,37,500	-	8,27,500
13-Feb-17	-410000	payment rcd	-	8,27,500	-	4,17,500
13-Feb-17	-417500	payment rcd	-	4,17,500	-	-
28-Sep-17	830000	4th installment	227	-	-	8,30,000
05-Oct-17	-400000	pmt rcd	7	8,30,000	2,865	4,30,000
05-Oct-17	-430000	pmt rcd	-	4,30,000	-	-
13-Jan-18	-617500	pmt rcd	100	-	-	(6,17,500)
06-Mar-18	-715383	pmt rcd	52	(6,17,500)	(15,835)	(13,32,883)
02-Apr-18	253200	reg charges	27	(13,32,883)	(17,747)	(10,79,683)
30-Apr-18	617500	5th installment	28	(10,79,683)	(14,908)	(4,62,183)
30-Apr-18	200000	on completion	-	(4,62,183)	-	(2,62,183)
	(262183)			Approx Interest Payable	(60,586)	

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

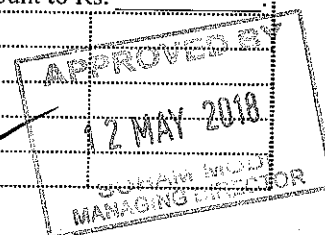
c Allow on-time payment discount (or) c Reduce on-time payment discount to Rs.

Signature of Manager:

Date

Signature of M.D.:

Date



114. 21. waiver etc

8/5/18

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. T. SAI KIRAN		
Flat / Bungalow No.	D-602	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	42,20,000
B	Add : Stamp duty & registration charges, Mutation exp	2,61,920
C	Add: Service Tax & VAT @ 4.5%	1,15,763
D	Add: GST @ 12%	1,97,700
E	Total Taxes (B + C + D)	5,75,383
F	Total amount payable (A+E)	47,95,383
G	Total Amount Paid	47,35,383
H	Balance Amount Payable (F-G)	60,000

K	Sale Deed Value	42,20,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	47,95,383	47,35,383	60,000

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
		60,000	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		-	Collect cq.at the time of registration

Remarks:

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

Name	Accountant	GR Manager	Prabhakar Reddy	M/
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	31/3/18	31/3/18	30/03/18	

