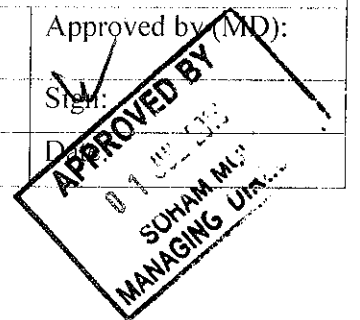


Check List

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-603	☒ 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	39,80,000	☒ Yes ☐ No
PPT No.	140	N A
Discount (in Rs. per sft.)	150/- + 150/- Car Parking	N A
On time payment discount ((in Rs. per sft.)	42	
Total Discount (in Rs. per sft.)	342/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	39,80,000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	29.12.2017	☒ Yes ☐ No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 29/12/16	Date: 11/7/16	Date: 11/7/16	Date: <i>[Signature]</i>



Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	D-603		
	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	3,980,000	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	3,980,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	243,300	Rs.	L X rate + N X rate + incidental charges
P	Service tax	179,100	Rs.	E @ rate or N @ rate
Q	VAT	49,750	Rs.	E X rate
R	Total Taxes	472,150	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 serv	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-603
Name of Buyer	Mr. J Vengal Rao

A.	Total sale consideration.	Rs. 39,80,000/-
B.	Less: Discount for on time payments.	Rs. 50,400/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,38,800/- + Rs.3,980/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 29,625/- + 1,93,200/-
F.	Add: Service Tax	Rs. 1,06,650/-
G.	Add: Extra Specs Charges	Rs. (1,120) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 44,77,130
J.	Balance amount Due	Rs. 28,685/- <i>BE</i>
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>28685</i>
O.	Tally balance	Rs. <i>28685</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	<i>May flower Grande Owners Assn</i>
	Maintainance 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: <i>18/4/18</i>	Date:

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

APPROVED BY
18 APR 2018
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MR. VENGAL RAO J & OTHERS		
Flat / Bungalow No.	D-603	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	39,80,000
B	Add : Stamp duty & registration charges, Mutation exp	2,47,280
C	Add: Service Tax & VAT @ 4.5%	1,06,650
D	Add: GST @ 12%	1,93,200
E	Total Taxes (B + C + D)	5,47,130
F	Total amount payable (A+E)	45,27,130
G	Total Amount Paid	40,05,130
H	Balance Amount Payable (F-G)	5,22,000

K	Sale Deed Value	39,80,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	30,00,000	25,28,000	4,72,000
N	Own contribution (including taxes)	15,27,130	14,77,130	50,000

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
		50,000	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		4,72,000	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	CR Manager	Prabhakar Reddy
Sign			
Date			

