

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-605	☒ 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	Open to Sky	☒ Yes ☐ No
West	6'-6" wide corridor	☒ Yes ☐ No
Total sale Consideration (as per declaration form)	4340000/-	☒ Yes ☐ No
PPT No.	146	N A
Sale Deed value	4340000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	24.03.2018	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant): P. RAJ Kumar
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 29/9/16	Date: 31/10/16	Date: 03/10/2016
		Approved by (MD): <i>[Signature]</i>
		Sign: <i>[Signature]</i>
		Date: <i>[Signature]</i>

APPROVED BY
 03 OCT 2016
 SOHAM MODI
 MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	D-605		
	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	4,340,000	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	4,340,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	264,900	Rs.	L X rate + N X rate + incidental charges
P	Service tax	195,300	Rs.	E @ rate or N @ rate
Q	VAT	54,250	Rs.	E X rate
R	Total Taxes	514,450	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 servid	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.				

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. SAMEER SHUKLA		
Flat / Bungalow No.	D-605	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	43,40,000
B	Add : Stamp duty & registration charges, Mutation exp	2,65,900
C	Add: Service Tax & VAT @ 4.5%	1,18,125
D	Add: GST @ 12%	2,05,800
E	Total Taxes (B + C + D)	5,89,825
F	Total amount payable (A+E)	49,29,825
G	Total Amount Paid	39,98,825
H	Balance Amount Payable (F-G)	9,31,000

K	Sale Deed Value	43,40,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	32,40,000	23,70,000	8,70,000
N	Own contribution (including taxes)	16,89,825	16,28,825	61,000

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
		61,000	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		8,70,000	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	MD
Sign	<i>[Signature]</i>		<i>[Signature]</i>	
Date	21/5/18		21/5/18	

