

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-707	☒ 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	4250000	☒ Yes ☐ No
PPI No.	142	N A
Discount (in Rs. per sft.)	174/-	N A
On time payment discount ((in Rs. per sft.)	50/-	
Total Discount (in Rs. per sft.)	224/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	4250000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	31.12.2017	☒ Yes ☐ No
Remarks		

Prepared by
(Pavan):

Sign:

Date:

Checked by

(G. B. Ram Babu):

Sign:

Date:

Checked by

(Accountant):

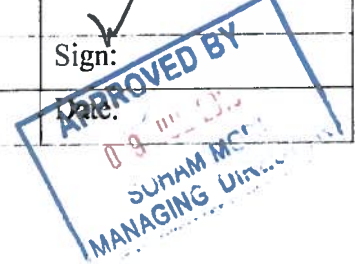
Sign:

Date:

Approved by (MD):

Sign:

Date:



Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	D-707		
	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	4,250,000	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	4,250,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	259,500	Rs.	L X rate + N X rate + incidental charges
P	Service tax	148,750	Rs.	E @ rate or N @ rate
Q	VAT	53,125	Rs.	E X rate
R	Total Taxes	461,375	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 servic	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. M M M BABJI NELLI & OTHERS		
Flat / Bungalow No.	D-707	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	42,50,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	1,31,531
D	Add: GST @ 12%	2,35,500
E	Total Taxes (B + C + D)	3,71,531
F	Total amount payable (A+E)	46,21,531
G	Total Amount Paid	42,50,000
H	Balance Amount Payable (F-G)	3,71,531

K	Sale Deed Value	42,50,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	32,96,000	30,96,000	2,00,000
N	Own contribution (including taxes)	13,25,531	11,54,000	1,71,531

Security Cheque Details:

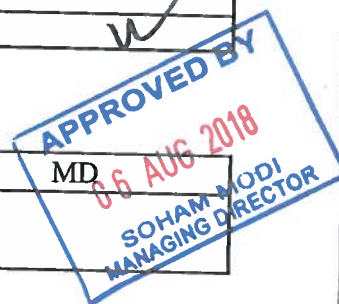
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		1,71,531	Not required <i>Transfer By Evening</i>
			✓ Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		2,00,000	Not required
			✓ Collect cq.at the time of registration

Remarks:

Mutation and registration exp paid by customer
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Authorised by:

Name	Accountant	CRM Manager	Prabhakar Reddy	MD
Sign			<i>Prabhakar Reddy</i>	
Date			6/08/18	



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

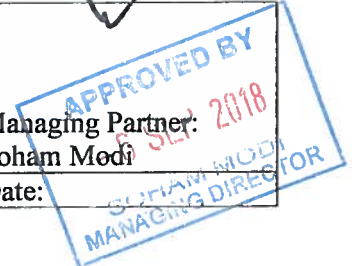
Flat No.	D-707
Name of Buyer	Mr. MMM Babji Nelli

A.	Total sale consideration.	Rs. 42,50,000/-
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. 28,594/- + 2,35,500/-
F.	Add: Service Tax	Rs. 1,02,938/-
G.	Add: Extra Specs Charges	Rs. (11,819)
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 46,21,532/-
J.	Balance amount Due	Rs. <i>Nil</i>
K.	Refund	☒ Yes ☐ No Rs. 71,059/- <i>71,259</i>
L.	Interest Payable	☐ Yes ☐ No Rs. <i>Not findred.</i>
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. <i>71,259</i>
O.	Tally balance	Rs. <i>71,259</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: <i>5/7/18</i>	Date: <i>5/7/18</i>



- 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-707					
Customer Name	Mr. MMM Babji Nelli					
Booked by	Naveena					
Prepared by	Pavan					
Date	30.08.2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
17 Jun 16	25000	booking amount	-	-	-	25,000
23-Jun-16	25000	booking amount rec	6	25,000	74	-
17-Jul-16	200000	1st installment	24	-	-	2,00,000
12-Aug-16	-100000	payment recived	26	2,00,000	2,564	1,00,000
12-Aug-16	-100000	payment recived	-	1,00,000	-	-
19-Aug-16	-500000	payment recived	7	-	-	(5,00,000)
19 Sep-16	700000	2nd installment	31	(5,00,000)	(7,644)	2,00,000
20 Apr 17	1662500	3rd installment	213	2,00,000	21,008	18,62,500
02 May-17	-1662500	pmt rcd	12	18,62,500	11,022	2,00,000
06-Dec-17	731000	4th installment	218	2,00,000	21,501	9,31,000
09-Dec-17	-731000	pmt rcd	3	9,31,000	1,377	2,00,000
12-Mar-18	-529000	pmt rcd	93	2,00,000	9,173	(3,29,000)
12-Mar-18	-702500	pmt rcd	-	(3,29,000)	-	(10,31,500)
30-May-18	731500	5th installment	79	(10,31,500)	(40,186)	(3,00,000)
30-May-18	200000	on completion	-	(3,00,000)	-	(1,00,000)
22-Aug-18	-200000	pmt rcd	84	(1,00,000)	(4,142)	(3,00,000)
30-Aug-18	300000	GST Amount	8	(3,00,000)	(1,184)	-
	0			Approx Interest Payable	13,564	

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.

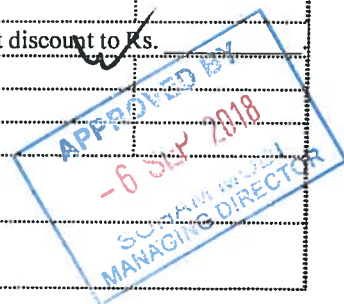
Calculate sum of Installments / Payments & Interest

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

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

Signature of Manager: _____ Signature of M.D.: _____

Date : _____ Date : _____



Sir,

- Only minor delay
- Please waiver off interest and allow on time payment discount of Rs. 60000/-

30/8/18