

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-801	☒ 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)	44,30,000/-	☒ Yes ☐ No
PPT No.	147	N A
Sale Deed value	44,30,000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	07.08.2018	☒ Yes ☐ No
Remarks		

Prepared by (Pavan): Sign: <i>[Signature]</i> Date: 2/11/16	Checked by (G. B. Ram Babu): Sign: <i>[Signature]</i> Date: 11/11/16	Checked by (Accountant): Sign: <i>[Signature]</i> Date: 11/11/16	Approved by (MD): Sign: <i>[Signature]</i> Date: 11 NOV 2016
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APPROVED BY
11 NOV 2016
SOHAM MODI
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-801		
	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	4,430,000	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	4,430,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	270,300	Rs.	L X rate + N X rate + incidental charges
P	Service tax	199,350	Rs.	E @ rate or N @ rate
Q	VAT	55,375	Rs.	E X rate
R	Total Taxes	525,025	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 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.

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. SOWMYASHREE SRIKANTH		
Flat / Bungalow No.	D-801	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	44,30,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	1,53,985
D	Add: GST @ 12%	2,10,240
E	Total Taxes (B + C + D)	3,68,725
F	Total amount payable (A+E)	47,98,725
G	Total Amount Paid	44,30,000
H	Balance Amount Payable (F-G)	3,68,725

K	Sale Deed Value	44,30,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	36,50,000	32,53,000	3,97,000
N	Own contribution (including taxes)	11,48,725	11,77,000	(28,275)

Security Cheque Details:

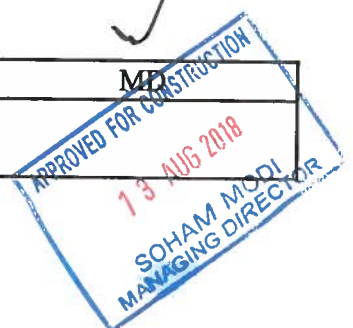
1st Installment of HL	Cq. No.	Amount	☒ Security cq.received
		-	☐ Not required
			☐ Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	☐ Security cq.received
		(28,275)	☒ Not required
			☐ Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	☐ Security cq.received
		3,97,000	☐ 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	CR Manager	Prabhakar Reddy	MP
Sign				
Date				



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

Flat No.	D-801
Name of Buyer	Ms. Sowmya Shree

A.	Total sale consideration.	Rs. 44,30,000/-
B.	Less: Discount for on time payments.	Rs. 90,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT & Service Tax	Rs. 1,53,985/-
F.	Add: GST	Rs. 2,10,240/-
G.	Add: Extra Specs Charges	Rs. 7400/- + 1332/-
H.	Add: Misc. Charges	Rs. 5,080/- + 25000/- (c.fund) + 7250/- (maint. Chgs & mem.fees)
I.	Less: Amount paid	Rs. 4825000/-
J.	Balance amount Due	Rs. 74713/- Nil
K.	Refund	☒ Yes ☐ No Rs. 74713/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. (74713)
O.	Tally balance	Rs. (74713)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintenance charges @ Rs.1200/- 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:

			
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Partner Sonam Modi
Date:	Date:	Date: 18/9/18	Date: 19/9/18

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-801						
Customer Name: Sowmya Shree						
Booked by: pathak						
Prepared by: vneela						
Date: 17.9.18						
Sign: _____						
Interest rate: 18 % p.a.						
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
19-Sep-16	25000	booking amount	-	-	-	25,000
23-Sep-16	-25000	booking amount	4	25,000	49	-
03-Oct-16	-200000	payment recived	10	-	-	(2,00,000)
04-Oct-16	200000	1st installment	1	(2,00,000)	(99)	-
19-Oct-16	700000	2nd installment	15	-	-	7,00,000
31-Oct-16	-700000	payment recived	12	7,00,000	4,142	-
11-May-17	1753000	3rd installment	192	-	-	17,53,000
23-May-17	-1753000	pmt rcd	12	17,53,000	10,374	-
14-Nov-17	-1000000	pmt rcd	175	-	-	(10,00,000)
17-Nov-17	1051000	4th installment	3	(10,00,000)	(1,479)	51,000
27-Feb-18	-500000	pmt rcd	102	51,000	2,565	(4,49,000)
28-Feb-18	501000	5th installment	1	(4,49,000)	(221)	52,000
30-May-18	200000	on completion	91	52,000	2,334	2,52,000
04-Jun-18	-252000	pmt recd	5	2,52,000	621	-
20-Aug-18	-395000	pmt recd	77	-	-	(3,95,000)
17-Sep-18	395000	GST Amount	28	(3,95,000)	(5,454)	-
0			Approx Interest Payable		12,832	

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: _____ Date: _____

Signature of M.D.: _____ Date: _____

APPROVED BY
9 SEP 2018
SOHAM MODI
MANAGING DIRECTOR

"NRI" customer - only minor delay
 - Pl. allow O/PD Rs. 90,000/-

14/9/18