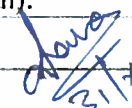
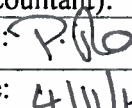
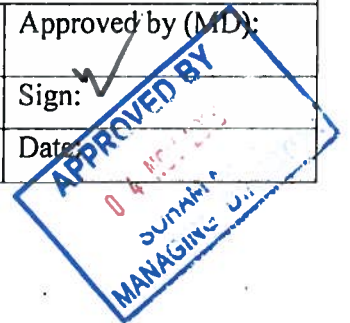


Check List

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.	E-306	☒ Yes ☐ No	
Land area (sq. yds.)	50.31	☒ Yes ☐ No	
Built-up-area (sft)	1625	☒ 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)	5700000/-	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	5700000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	30.07.2018	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 31/12/16	Date: 31/12/16	Date: 4/11/16	Date: 4/11/16



Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	E-306		
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	1,625	sft	
B	Undivided share of land	50.31	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	5,700,000	Rs.	
F	Registrars value of undivided share of land	603,664	Rs.	B X Land Rate
G	Registrars Const. Value	2,437,500	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	2,487,500	Rs.	G + H + I
L	Sale Deed Amount	5,700,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	346,500	Rs.	L X rate + N X rate + incidental charges
P	Service tax	256,500	Rs.	E @ rate or N @ rate
Q	VAT	71,250	Rs.	E X rate
R	Total Taxes	674,250	Rs.	O + P + Q
P	Total Tax Percentage	11.83	%	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 servic	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. VANI JALADURAM & OTHERS		
Flat / Bungalow No.	E-306	Area	1625.00
Land Area	50.31		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	57,00,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	53,188
D	Add: GST @ 12%	5,73,000
E	Total Taxes (B + C + D)	6,30,688
F	Total amount payable (A+E)	63,30,688
G	Total Amount Paid	63,30,688
H	Balance Amount Payable (F-G)	-

K	Sale Deed Value	57,00,000
L	Construction Contact value	-

		Total amount	Cheq.realesed	Balance HL
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	63,30,688	63,30,688	-

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

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



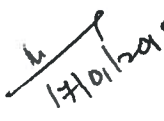
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

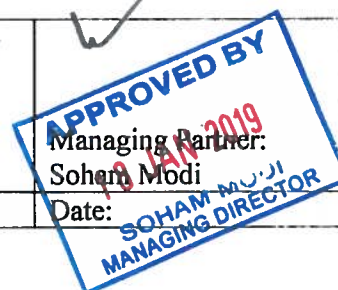
Flat No.	E-306
Name of Buyer	Mrs Vani Jaladurgam

A.	Total sale consideration.	Rs. 57,00,000/-
B.	Less: Discount for on time payments.	Rs. 1,22,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by the customer
E.	Add: VAT / GST	Rs. 11,563/- + 5,73,000/-
F.	Add: Service Tax	Rs. 41,625/-
G.	Add: Extra Specs Charges	Rs. (32,830)
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 12,236/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 63,30,688/-
J.	Balance amount Due	Rs. NIL
K.	Refund	☐ Yes ☐ No Rs. 1,17,014-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	December 2018
N.	Buyer Info database balance	Rs. (1,17,014)
O.	Tally balance	Rs. (1,17,104)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintenance charges @ Rs.2,031/- 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:	Date:	Date:	Date:



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

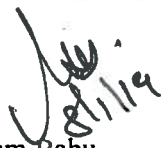
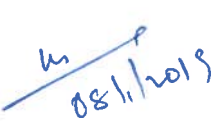
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	E-306
Name of Buyer	Mrs Vani Jaladurgam

A.	Total sale consideration.	Rs. 57,00,000/-
B.	Less: Discount for on time payments.	Rs. 1,22,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by the customer
E.	Add: VAT / GST	Rs. 11,563/- + 5,73,000/-
F.	Add: Service Tax	Rs. 41,625/-
G.	Add: Extra Specs Charges	Rs. (25,680)
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 12,236/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 63,30,688/-
J.	Balance amount Due	Rs. 60,98,64 - NIK
K.	Refund	☒ Yes ☐ No Rs. 1,09,864/-
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	December 2018
N.	Buyer Info database balance	Rs. (1,09,864)
O.	Tally balance	Rs. (1,09,864)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintenance charges @ Rs.2,031/- 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:	Date:	Date:	Date:

APPROVED BY

SOHAM MODI
MANAGING DIRECTOR

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. E-306
Customer Name Mrs Vani Jaladurgam

Booked by Mushtaq

Prepared by Pavan

Date 05.01.19

Sign

Interest rate 18 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
20-Oct-16	25000	booking amount	-	-	-	25,000
05-Nov-16	200000	First Installment	16	25,000	197	2,25,000
20-Nov-16	700000	Second installment	15	2,25,000	1,664	9,25,000
27-Aug-17	2287000	Third installment	280	9,25,000	1,27,726	32,12,000
16-Jan-18	1373000	Fourth Installment	142	32,12,000	2,24,928	45,85,000
30-Nov-18	915000	Fifth installment	318	45,85,000	7,19,028	55,00,000
31-Dec-18	200000	on completion amo	31	55,00,000	84,082	57,00,000
02-Nov-16	-200000	payment recived	(789)	57,00,000	(22,17,847)	55,00,000
04-Nov-16	-25000	payment recived	2	55,00,000	5,425	54,75,000
25-Nov-16	-700000	payment received	21	54,75,000	56,700	47,75,000
12-Sep-17	-1087000	pmt rcd	291	47,75,000	6,85,245	36,88,000
12-Sep-17	-1200000	pmt rcd	-	36,88,000	-	24,88,000
29-Jan-18	-773000	pmt rcd	139	24,88,000	1,70,547	17,15,000
29-Jan-18	-600000	pmt rcd	-	17,15,000	-	11,15,000
04-Sep-18	-500000	pmt rcd	218	11,15,000	1,19,870	6,15,000
04-Sep-18	-615000	pmt rcd	-	6,15,000	-	-
12-Dec-18	-630688	pmt received	99	-	-	(6,30,688)
10-Dec-18	630688	gst,vat,st	(2)	(6,30,688)	622	-
	0			Approx Interest Payable	(21,811)	

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.:

APPROVED BY
JAN 2019
SUNAM MODI
MANAGING DIRECTOR