

Sale Agreement Authorization Form-BNC

Check List

Items to be checked	Mention details here		Sale Agreement, booking form & plan tally?
Project Name	MAYFLOWER GRANDE		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Vendor	M/s. B&C Estates		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	A-607		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	35.60		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1150		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Car Parking No			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Buyers name, age, address, etc.	Check with booking form.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Schedule of flat	Check with booking form.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Boundaries: North	Open to sky		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Open to sky		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	Open to sky		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	6'-6" wide corridor		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	35,61,350/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	122		N A
Discount (in Rs. per sft.)	200/-		N A
On time payment discount ((in Rs. per sft.)	50/- Per sft		
Total Discount (in Rs. per sft.)	250/- Per sft		
Sale Consideration Calculation	Check booking form with price list		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	35,61,350/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value			<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	26.11.2015		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>Swati</i>	Sign: <i>[Signature]</i>
Date: 21/02/15	Date: 21/3/15	Date: 21/3/15	Date: 03 MAR 2015

APPROVED BY
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.	A-607		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,150	sft	
B	Undivided share of land	35.60	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,561,350	Rs.	
F	Registrars value of undivided share of land	427,209	Rs.	B X Land Rate
G	Registrars Const. Value	1,725,000	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	1,775,000	Rs.	G + H + I
L	Sale Deed Amount	3,561,350	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	218,181	Rs.	L X rate + N X rate + incidental charges
P	Service tax	110,046	Rs.	E @ rate or N @ rate
Q	VAT	44,517	Rs.	E X rate
R	Total Taxes	372,744	Rs.	O + P + Q
P	Total Tax Percentage	10.47	.%	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	3.09	percent	under const. of complex services
	Service tax - Const complex serv	4.944	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.			