

Sale Agreement Authorization Form-MFH

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MFH	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	Alpine Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	A-119	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	85.00	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1700	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No	A22	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Scooter Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input 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	Flat No. 118	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	6' wide corridor & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	4140000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	192	N A	
Discount (in Rs. per sft.)	Rs. 300/- per sft.	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	Rs. 300/- per sft.		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	2080000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	2060000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Agr. for Development charges 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	31.03.2011	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by(MD):
Sign:	Sign:	Sign:	Sign:
Date: 06-1-2011	Date:	Date:	Date:

\* L-C-D T.V referral form given to customer on 6/1/11,

Stamp duty, registration charges, service tax & VAT calculator				
Project: Greenwood Residency				
Date: 06-01-2011				
S No.	Registration type	Amount	Units	Formula
	Flat No.	A-119		
	Registration of construction contract required?	Yes	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,700	sft	
B	Undivided share of land	85.00	sq yds	$A \times 5 / 100$
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	4,140,000	Rs.	
F	Registrars value of undivided share of land	850,000	Rs.	$B \times \text{Land Rate}$
G	Registrars Const. Value	2,040,000	Rs.	$A \times \text{Const. rate}$
H	Registrars Car Parking Value	40,000	Rs.	$C \times 100 \text{ sft} \times \text{Parking Rate}$
I	Registrars two wheeler parking value	-	Rs.	$D \times 15 \text{ sft} \times \text{Parking Rate}$
K	Registrars Total Value	2,080,000	Rs.	$G + H + I$
L	Sale Deed Amount	2,080,000	Rs.	K for semi finished, else E
N	Construction Contract Amount	2,060,000	Rs.	$E - L$
O	Reg. Charges	264,500	Rs.	$L \times 7.5\% + N \times 5\% + \text{Rs. 4,500} + \text{Rs. 1,000}^*$
P	Service tax	106,605	Rs.	$E @ 2.575\%$
Q	VAT	41,400	Rs.	$E \times 1\%$
R	Total Taxes	412,505	Rs.	$O + P + Q$
P	Total Tax Percentage	9.96	%	R/E
Notes				
1	Registrars rates:			
	Land - Rs. per sq. yd.	10,000.00		
	Construction - Rs. per sft	1,200.00		
	Parking - Rs. per sft	400.00		
2	Approximate estimate subject to change.			
3	Estimate as per prevailing rates that are subject to change.			
4	Applicability of service tax may differ from case to case.			
5	*Some nationalised banks require registration of construction contract.			
Yes				
No				