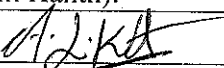


Sale Agreement Authorization Form-MFH

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MFH	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	Alpine Estates	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	A-114	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	73.75	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1475	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<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 type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky & Flat No. 113	<input type="checkbox"/> Yes <input type="checkbox"/> No	
South	Flat No. 115 & Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	6' wide corridor & Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	3900000	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Discount (in Rs. per sft.)		N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)			
Sale consideration calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	1810000	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	2090000	<input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	01.12.2011	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Laxmi Kanth):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by(MD):
Sign: 	Sign:	Sign:	Sign:
Date: 23.9.2011	Date:	Date:	Date:

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Heights

Date: 23.09.2011

S No.	Registration type	Amount	Units	Formula
	Flat No.	A-114		
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	1,475	sft	
B	Undivided share of land	73.75	sq yds	$A \times 5 / 100$
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,900,000	Rs.	
F	Registrars value of undivided share of land	737,500	Rs.	$B \times \text{Land Rate}$
G	Registrars Const. Value	1,770,000	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	1,810,000	Rs.	$G + H + I$
L	Sale Deed Amount	1,810,000	Rs.	K for semi finished, else E
N	Construction Contract Amount	2,090,000	Rs.	$E - L$
O	Reg. Charges	140,250	Rs.	$L \times 7.5\% + N \times 5\% + \text{Rs.}$
P	Service tax	100,425	Rs.	$4,500 + \text{Rs. } 1,000^*$
Q	VAT	39,000	Rs.	$E @ 2.575\%$
R	Total Taxes	279,675	Rs.	$E \times 1\%$
P	Total Tax Percentage	7.17	%	$O + P + Q$

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