

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.	B-522	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	77.50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1550	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Car Parking No	B 122	<input checked="" 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 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 / plot	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. 521 & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	Open to sky & 6' wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	3810000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	122	NA
Discount (in Rs. per sft.)	Rs 50/- SFT	NA
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	945200	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Value	945200	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	2864800	<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	01.01.2009	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Agreement requisition date	03.04.2008	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		
Prepared by (Vineela):	Checked by (Accountant):	Approved by(MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 3/4/08	Date: 4.4.08	Date: 5/4/08

Reg Charges & Taxes Calculator					
Mayflower Heights					
Date:	03.04.2008				
		I & II floors	Other floors		Formula
	Flat No.		B-522		
A	Built-up-area		1,550	sft	
B	Undivided share of land		77.50		
C	No of car parking		1	Nos.	
D	No. of two wheeler parking		-	Nos.	
E	Total Sale Consideration		3,810,000	Rs.	
F	Registrars value of undivided share of land	-	186,000	Rs.	B X Land Rate
G	Registrars Const. Value	-	719,200	Rs.	A X Const. rate @ 80%
H	Registrars Car Parking Value	-	40,000	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 Const. & Land Value	-	945,200	Rs.	F + G + H + I
L	Sale Deed Amount	-	945,200	Rs.	K
N	Construction Contract Amount	-	2,864,800	Rs.	E - L
O	Reg. Charges	5,200	104,738	Rs.	L @ 7.5% + N @ 1% + Rs. 5,200
P	Service tax	-	119,176	Rs.	E @ 4.12%
Q	VAT	-	38,100	Rs.	E X 1%
R	Total Taxes	5,200	262,014	Rs.	O + P + Q
P	Total Tax Percentage	#DIV/0!	6.88	%	R/E
O	Deduction if Const Contract value exceeds 20 lacs	(20,000)	8,648		(N- 20,00,000) @ 1%
P	Net Taxes	25,200	253,366		R - O
Q	Net tax percentage	#DIV/0!	6.65		P/E
Note: This calculation is for a semi-finished sale deed					
Land Value upto 31.01.2008 is Rs. 2000/- per sq.yd.					
Land Value from 01.02.2008 is Rs. 2400/- per sq.yd.					