Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	VISTA HOMES	☐ Yes ☐ No
Vendor	M/s. Vista Homes	☐ Yes ☐ No
Flat no.	B-002	☐ Yes ☐ No
Land area (sq. yds.)	74.12	☐ Yes ☐ No
Built-up-area (sft)	1220	☐ Yes ☐ No
Car Parking No		☐ Yes ☐ No
Type	☐ Semi-deluxe ☐ Deluxe ☑ Luxury	☐ 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	6'-6" wide corridor & Open to sky	☐ Yes ☐ No
West	Open to sky	☐ Yes ☐ No
Total sale Consideration	3240000/-	☐ Yes ☐ 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	☐ Yes ☐ No
Sale Deed value	3240000/-	☐ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☐ Yes ☐ No
Date of completion	22.04.2015	☐ Yes ☐ No
Remarks		

Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 25/10/14	Date: 27/10/14	Date:	Date:

Stamp duty, registration charges, service tax & VAT calculator				
Project:	Vista Homes			
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-002		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,220	sft	
B	Undivided share of land	74.12	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,240,000	Rs.	
F	Registrars value of undivided share of land	555,863	Rs.	B X Land Rate
G	Registrars Const. Value	1,830,000	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	1,880,000	Rs.	G + H + I
L	Sale Deed Amount	3,240,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	198,900	Rs.	L X rate + N X rate + incidental charges
P	Service tax	100,116	Rs.	E @ rate or N @ rate
Q	VAT	40,500	Rs.	E X rate
R	Total Taxes	339,516	Rs.	O + P + Q
P	Total Tax Percentage	10.48	.%	R/E
Notes				
1	Registrars rates and other values:			
	Land	7,500	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	5.00	percent	on agr. of const.
	Incidental charges - sale deed	4,500	Rs.	
	Reg. Charges - const. agr.	1,000	Rs.	
	Undivided share of land	6.075	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 servic	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.			

Sale Deed Authorization Form

Project	M/s. VISTA HOMES – PRADEEP N. MULANI		
Buyer name	MRS. SABAHAT FATIMA		
Flat / Bungalow No.	B-002	AREA	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	32,40,000
B.	Stamp duty & registration charges	198900
C.	Service tax *@ 3.09% on SC or @ 4.94% on CA, whichever is higher*	100116
D.	VAT *@ 1.25% on Sale Agreement*	40500/-
E.	Total taxes (B + C + D)	3,39,516
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	35,79,516
I.	Total amount paid	6,25,000
J.	Balance amount payable (H – I)	29,54,516

K.	Amount for Sale Deed	32,40,000
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	22,80,000
O.	Margin Money (A – N)	9,60,000

Housing Loan Details

Payment Scheme	☑ Housing Loan ☐ Installment Scheme ☐ Other:			
Details 1st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	SBI			16,00,000 —

Security Cheque Details

1st installment of HL	Cq. No.	Amount	☐ Security cq. received ☐ Not required ☐ Collect cq. at the time of registration
		16,00,000 ✓	
Balance Margin Money (O-I)	Cq. No.	Amount	☐ By PDC ☑ Security cq. received. ☐ Not required ☐ Collect cq. at the time of registration
		3,35000	
Balance HL amount	Cq. No.	Amount	☑ Security cq. received. ☐ Not required ☐ Collect cq. at the time of registration
		6,80,000	
Total Taxes Amount (E)	Cq. No.	Amount	☐ Paid ☐ Through HL ☐ By PDC ☐ Security cq. received. ☐ Not required ☑ Collect cq. at the time of registration
		3,39,516	

Remarks:

✓ Stamp duty & charges received in favour of Vista Homes

APPROVED FOR CONSTRUCTION
10 DEC 2014
SOHAM MODI
MANAGING DIRECTOR

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign		10/12/14		
Date:	10/12		10/12/14	

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.
(b) Inform customer that undertaking for payment of balance service tax along with security deposit