

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	VISTA HOMES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Vendor	VISTA HOMES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	B-005	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	57.71	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	950	<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 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	Open to sky	<input 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 & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	2600000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	160	N A
Discount (in Rs. per sft.)	118	N A
On time payment discount ((in Rs. per sft.)	-	
Total Discount (in Rs. per sft.)	118	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	2600000	<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	30.09.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by
(Vineela):
Sign:

Date:

19/7/16

Checked by
(G. B. Ram Babu):
Sign:

Date:

19/7/16

Checked by
(Accountant):
Sign:

Date:

20/07/16

Approved by (V):

Sign:

Date:

APPROVED BY
20 JUL 2016
SUDHAM M...
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type Flat No.	Amount B-005	Units	Formula
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	950	sft	
B	Undivided share of land	57.71	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	2,600,000	Rs.	
F	Registrars value of undivided share of land	432,844	Rs.	B X Land Rate
G	Registrars Const. Value	1,425,000	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	1,475,000	Rs.	G + H + I
L	Sale Deed Amount	2,600,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	160,500	Rs.	L X rate + N X rate + incidental charges
P	Service tax	91,000	Rs.	E @ rate or N @ rate
Q	VAT	32,500	Rs.	E X rate
R	Total Taxes	284,000	Rs.	O + P + Q
P	Total Tax Percentage	10.92	%	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	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	6.075	sq yds	per 100 sft of SBUA
Sale deed ratio	100	percent	
Service tax	3.50	percent	under const. of complex services
Service tax - Const complex servic	5.60	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 - VISTA HOMES		
Buyer Name	MR. B. SAMPANTH KUMAR		
Flat / Bungalow No.	B-005	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	26,00,000
B	Add : Stamp duty & registration charges	1,60,500
C	Add: Service Tax @4.5%	-
D	Add: VAT @1.25%	32,500
E	Total Taxes (B + C + D)	1,93,000
F	Total amount payable (A+E)	27,93,000
G	Total Amount Paid	4,93,000
H	Balance Amount Payable (F-G)	23,00,000

I	Sale Deed Value	26,00,000
J	Construction Contact value	-

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	23,00,000	23,00,000	-
L	Own contribution (including taxes)	4,93,000	4,93,000	-

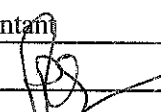
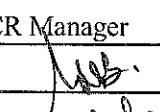
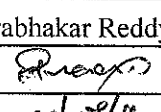
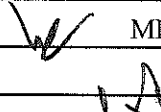
Security Cheque Details:

	Cq. No.	Amount		Security cq.received
1st Installment of HL		23,00,000	✓	Not required
				Collect cq.at the time of registration
Own contribution		-	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount		-	✓	Not required
				Collect cq.at the time of registration

Remarks:

Service Tax not applicable

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date		20/08/16	21/08/16	22/08/16

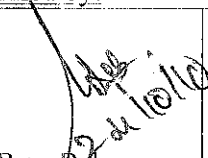
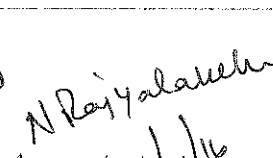

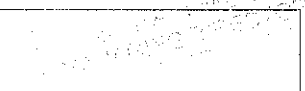
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	B-005
Name of Buyer	Mr. R Sampath Kumar

A.	Total sale consideration.	Rs. 26,00,000/-
B.	Less: Discount for on time payments.	Rs.nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs.1,56,000/- + 2600/- (0.1% of mutation charges)
E.	Add: VAT	Rs.32,500/-
F.	Add: Service Tax	Rs.194/-
G.	Add: Extra Specs Charges	Rs.nil
H.	Add: Misc. Charges	Rs.4,900/-
I.	Less: Amount paid	Rs.27,93,000/-
J.	Balance amount Due	Rs. 3194/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	November 2016 to April 2017
N.	Buyer Info database balance	Rs. 3194/-
O.	Tally balance	Rs. 3194/-
P.	Remarks:	
	Corpus fund Rs.15,000/- to be collected	} collected (transferred)
	Maintenance charges @ Rs. 1250/- to be collected initial six months	
	Membership fee of Rs.50/- to be collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date: 24/10/16	Date: 1/11/16	Date: 1/11/16	Date:

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Interest calculation for delayed payments.

Project Name	Vista Homes					
Flat no.	B-005					
Customer Name	Mr. R. Sampath Kumar					
Booked by	Satish					
Prepared by	Pavan					
Date	17.10.2016					
Sign						
Interest rate	18	% p.a.				

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
04-Jul-16	25000	Booking amount	-	-	-	25,000
04-Jul-16	-225000	amount received	-	25,000	-	(200,000)
19-Jul-16	200000	I Installment	15	(200,000)	(1,479)	-
04-Aug-16	392550	II Installment	16	-	-	392,550
17-Aug-16	300	Ec	13	392,550	2,517	392,850
19-Aug-16	1422560	7 Days of completing s	2	392,850	387	1,815,410
22-Aug-16	156000	Registration charges	3	1,815,410	2,686	1,971,410
22-Aug-16	2600	mutation charges	-	1,971,410	-	1,974,010
22-Aug-16	32500	vat	-	1,974,010	-	2,006,510
29-Aug-16	-2300000	amount received	7	2,006,510	6,927	(293,490)
29-Aug-16	-75000	amount received 20.0%	-	(293,490)	-	(368,490)
29-Aug-16	-193000	amount received 20.0%	-	(368,490)	-	(561,490)
30-Aug-16	359890	7 days of completing t	1	(561,490)	(277)	(201,600)
04-Sep-16	200000	on completion	5	(201,600)	(497)	(1,600)
17-Sep-16	4300	doc, misc ec	13	(1,600)	(10)	2,700
17-Oct-16	-2700	amount payable	30	2,700	40	-
	0			Approx Interest Payable	10,293	

Note:
 Column A, B & C: Enter Installemnts & payments received
 Column B: Enter receivables as positive amounts & payments received as negative amounts.
 Cloumns D to G: Do not change.
 Sort columns A , B & C in accending order.
 Calculate sum of Installments / Payments & Interest

Charge Interest of Rs. _____ (or) Interest waived

Allow on-time payment discount (or) Reduce on-time payment discount to Rs. Nil

Signature of Manager: _____ Signature of M.D.: _____
 Date : _____ Date : _____

Dir.
 - Only minor delay

- no on-time payment discount

- Sl. waive off

02 NOV 2016
 [Stamp]
 [Signature]
 24/10/16