

Check List

| Items to be checked | Mention details here | Sale Agreement, booking form & plan tally? | |
|---|---|---|------------------|
| Project Name | VOC | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Vendor | Sri Venkataramana Constructions & Others | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Plot no. | 03 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Land area (sq. yds.) | 180 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Built-up-area (sft) | 1940 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Type | <input type="checkbox"/> Semi Deluxe <input checked="" type="checkbox"/> Deluxe | <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 / plot | Check with booking form. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Boundaries: North | Plot no.04 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| South | Plot no.02 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| East | 30' wide road | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| West | Plot no.22 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Total sale Consideration | 4425000 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| PPT No. | 117 | N A | |
| Discount (in Rs. per sft.) | 1150/- per sft | N A | |
| On time payment discount ((in Rs. per sft.) | — | | |
| Total Discount (in Rs. per sft.) | 1150/- per sft | | |
| Sale consideration calculation | Check booking form with price list | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Sale Deed value | 1770000 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Land Value | | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Construction contract value | 2655000 | <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 | 05.02.2017 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Remarks | | | |
| | | | |
| | | | |
| Prepared by (vineela) | Checked by (G. B. Rambabu): | Checked by (Accountant): | Approved by(MD): |
| Sign: <i>[Signature]</i> | Sign: <i>[Signature]</i> | Sign: <i>[Signature]</i> | Sign: |
| Date: 6/2/16 | Date: 11/2/16 | Date: 10/2/16 | Date: |

agmt sent to ramreddy on 23/2/16 rec'd.

Stamp duty, registration charges, service tax & VAT calculator

Project: Villa Orchids

Date:

| S No. | Registration type | Amount | Units | Formula |
|-------|---|-----------|----------|--|
| | Villa No. | 3 | | |
| | Registration of construction contract required? | No | Yes / No | |
| | Service tax payable? | Yes | Yes / No | |
| A | Built-up-area | 1,940 | sft | |
| B | Land area | 180.00 | sq yds | |
| C | Total Sale Consideration | 4,425,000 | Rs. | |
| D | Registrars value of land | 720,000 | Rs. | B X Land Rate |
| E | Registrars Const. Value | 1,474,400 | Rs. | A X Const. rate |
| F | Registrars Total Value | 2,194,400 | Rs. | D + E |
| G | Sale Deed Amount | 4,425,000 | Rs. | Percentage of C or F for semi finished, else C |
| H | Construction Contract Amount | - | Rs. | C - G |
| I | Reg. Charges | 270,500 | Rs. | G X rate + H X rate + incidental charges |
| J | Service tax | 154,875 | Rs. | C @ rate |
| K | VAT | 55,313 | Rs. | C X rate |
| L | Total Taxes | 480,688 | Rs. | I + J + K |
| M | Total Tax Percentage | 10.86 | % | L/C X 100 |

Notes

1 Registrars rates and other values:

| | | | |
|------------------------------------|-------|-----------------|----------------------------------|
| Land | 4,000 | Rs. per sq. yd. | |
| Construction | 760 | Rs. per sit | |
| 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 | 5,000 | Rs. | |
| Reg. Charges - const. agr. | 1,000 | Rs. | |
| Sale deed ratio | 100 | percent | |
| Service tax | 3.50 | percent | under const. of complex services |
| Service tax - Const complex serviq | 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.