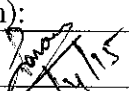
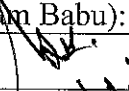
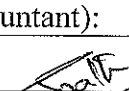
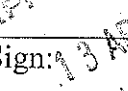
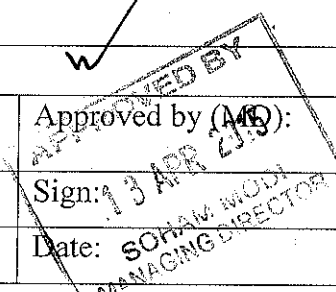


Sale Agreement Authorization Form-BNC

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MAYFLOWER GRANDE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	M/s. B&C Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	B-505	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	43.34	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1400	<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 type="checkbox"/> Deluxe	<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	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-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	42,78,600	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	124	NA	
Discount (in Rs. per sft.)	200/-	NA	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	200/-		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	42,78,600	<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	28.09.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 11/4/15	Date: 11/4/15	Date: 11/4/15	Date: 13 APR 2015



## Stamp duty, registration charges, service tax &amp; VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	B-505		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,400	sft	
B	Undivided share of land	43.34	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	4,278,600	Rs.	
F	Registrars value of undivided share of land	520,080	Rs.	B X Land Rate
G	Registrars Const. Value	2,100,000	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	2,150,000	Rs.	G + H + I
L	Sale Deed Amount	4,278,600	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	261,216	Rs.	L X rate + N X rate + incidental charges
P	Service tax	132,209	Rs.	E @ rate or N @ rate
Q	VAT	53,483	Rs.	E X rate
R	Total Taxes	446,907	Rs.	O + P + Q
P	Total Tax Percentage	10.45	%	R/E

## Notes

1 Registrars rates and other values:

Land 12,000 Rs. per sq. yd.

Construction 1,500 Rs. per sft

Parking 500 Rs. per sft

Stamp duty &amp; reg charges 6.00 percent on sale deed

Stamp duty &amp; 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 3.096 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.