

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.	B411	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	58.75	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1175	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Car Parking No	B77	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Scooter Parking No	-	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input type="checkbox"/> Deluxe <input checked="" 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 & Flat No. 412	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Flat No. 410 & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	6' wide corridor & Open to sky	<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	2465000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	PPT 101	NA
Discount (in Rs. per sft.)	No Discount	NA
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	2465000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Value	1868000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	-	<input 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	01.04.2009	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Agreement requisition date	18.05.2007	<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:
Date: 22/5/07	Date: 22/5/07	Date:

Land Value Calculator							
Summit Builders & Modi Ventures							
For Housing Loan Bookings							
					Formula		
A	Flat No.	B411					
B	Area	1,175	sft				
C	No of car parking	1	Nos.				
D	No. of two wheeler parking	-	Nos.				
E	Total Sale Consideration	2,465,000	Rs.				
F	Sale Deed Amount	2,465,000	Rs.		E @ 100%		
G	Construction Contract Amount	-	Rs.		E @ 0%		
H	Registrars Const. Value	564,000	Rs.		B X Rs. 480 per sft		
I	Registrars Car Parking Value	33,000	Rs.		C X 100 sft X Rs. 330 per sft		
J	Registrars Two wheeler Parking Value	-	Rs.		D X 15 sft X Rs. 330 per sft		
K	Registrars Total Const. Value	597,000	Rs.		H + I + J		
L	Land Value (show separately)	1,868,000	Rs.		F - K		
M	Balance Sale Consideration	597,000	Rs.		E - L		
N	Reg. Charges	187,875	Rs.		F @ 7.5% + G @ 1% + Rs. 3,000		
O	Service tax	24,114	Rs.		M @ 12.24% X 33%		
P	VAT	24,650	Rs.		E X 1%		
Q	Total Taxes	236,639	Rs.		N + O + P		
R	Total Tax Percentage	9.60	%		Q/E		