

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.	B-125	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	62.50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1250	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Scooter Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<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 / plot	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Lift & Flat No. 124	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	6' wide corridor & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Stair case & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	3400000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	184	N A	
Discount (in Rs. per sft.)	Rs. 299/-	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	Rs. 299/-		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	852500	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	2547500	<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	31.12.2010	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks	<p>In Sale Consideration Rs. 3 lacs includes towards furniture (actual Rs. 31, lacs + Rs. 31 lacs)</p>		
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by(MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign:
Date: 20/9/2010	Date: 20/9/2010	Date: 20/9/10	Date:

* Referral form given to customer on 20/9/2010.

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Heights

Date:

S No.	Registration type	Semi-finished	Finished	Units	Formula
	Flat No.	B-125	B-125		
A	Built-up-area	1,250	1,250	sft	
B	Undivided share of land	62.50	62.50	sq yds	$A \times 5 / 100$
C	No of car parking	1	1	nos	
D	No. of two wheeler parking	-	-	nos	
E	Total Sale Consideration	3,400,000	3,400,000	Rs.	
F	Registrars value of undivided share of land	175,000	175,000	Rs.	$B \times \text{Land Rate}$
G	Registrars Const. Value	637,500	750,000	Rs.	$A \times \text{Const. rate}$
H	Registrars Car Parking Value	40,000	40,000	Rs.	$C \times 100 \text{ sft} \times \text{Parking Rate}$
I	Registrars two wheeler parking value	-	-	Rs.	$D \times 15 \text{ sft} \times \text{Parking Rate}$
K	Registrars Total Const. & Land Value	852,500	965,000	Rs.	$F + G + H + I$
L	Sale Deed Amount	852,500	3,400,000	Rs.	K for semi finished, else E
N	Construction Contract Amount	2,547,500	-	Rs.	$E - L$ $L \times 7.5\% \text{ or } 2.5\% + N \times$
O	Reg. Charges	94,913	259,500	Rs.	$1\% + \text{Rs. } 5,500 / 4,500$
P	Service tax	115,600	115,600	Rs.	$E @ 3.4\%$
Q	VAT	34,000	34,000	Rs.	$E \times 1\%$
R	Total Taxes	244,513	409,100	Rs.	$O + P + Q$
P	Total Tax Percentage	7.19	12.03	%	R/E

Notes

1 Registrars rates:

Land - Rs. per sq. yd.

2,800

2,800

Construction - Rs. per sft

600

600

Parking - Rs. per sft

400

400

2 Approximate estimate subject to change.

3 Estimate as per prevailing rates that are subject to change.

4 When registered as fully finished const. contract value is nil.

5 Registration charges for flats less than 1200 sft are @ 2.5% in place of 7.5% upto 31.12.10