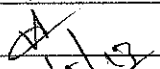
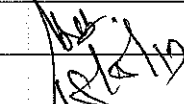
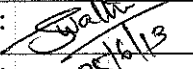


Sale Agreement Authorization Form-MFH

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MFH	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	Alpine Estates	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	C-506	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	81.25	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1625	<input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Flat no. 505	<input type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	6' wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	4135875	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		NA	
Discount (in Rs. per sft.)		NA	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)			
Sale consideration calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	4135875	<input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	30.06.2013	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by(MD):
Sign: 	Sign: 	Sign: 	Sign:
Date: 18/5/13	Date: 19/5/13	Date: 22/6/13	Date:

Stamp duty, registration charges, service tax & VAT calculator				
Project: May flower Heights				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-506		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	No	Yes / No	
A	Built-up-area	1,625	sft	
B	Undivided share of land	81.25	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	4,135,875	Rs.	
F	Registrars value of undivided share of land	975,000	Rs.	B X Land Rate
G	Registrars Const. Value	2,437,500	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	2,487,500	Rs.	G + H + I
L	Sale Deed Amount	4,135,875	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	252,653	Rs.	L X rate + N X rate + incidental charges
P	Service tax	-	Rs.	E @ rate or N @ rate
Q	VAT	51,698	Rs.	E X rate
R	Total Taxes	304,351	Rs.	O + P + Q
P	Total Tax Percentage	7.36	.%	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 & reg charges	6.00	percent	on sale deed
	Stamp duty & reg charges	5.00	percent	on agr. of const.
	Incidental charges - sale deed	4,500	Rs.	
	Reg. Charges - const. agr.	1,000	Rs.	
	Undivided share of land	5.00	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 serv	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.			