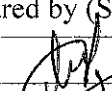




Sale Agreement Authorization Form-MFH

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.	A-206	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	58.00	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1160	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Car Parking No	A 28	<input checked="" 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 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 & 6' wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	Flat No. 205	<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	2815000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	→ P. 25/- P. S. H. 115	N A
Discount (in Rs. per sft.)	115	N A
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	657120	<input type="checkbox"/> Yes <input type="checkbox"/> No
Land Value	116000	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	2157880	<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	01.07.2009	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Agreement requisition date	24.11.2007	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		
Prepared by (Srilatha):	Checked by (Accountant):	Approved by(MD):
Sign: 	Sign: 	Sign: 
Date: 24/11/2007	Date:	Date: 28/11/07

Reg Charges & Taxes Calculator					
Mayflower Heights					
Date:	24.11.2007				
		I & II floors	Other floors		Formula
	Flat No.	A-206	412		
A	Built-up-area	1,160	1,550	sft	
B	Undivided share of land	58.00	77.50		
C	No of car parking	1	1	Nos.	
D	No. of two wheeler parking	-	-	Nos.	
E	Total Sale Consideration	2,815,000	3,306,000	Rs.	
F	Registrars value of undivided share of land	116,000	155,000	Rs.	B X Rs. 2000 per sq yd
G	Registrars Const. Value	501,120	719,200	Rs.	A X Rs. 540 / 580 per sft @ 80%
H	Registrars Car Parking Value	40,000	40,000	Rs.	C X 100 sft X Rs. 400 per sft
I	Registrars Two wheeler Parking Value	-	-	Rs.	D X 15 sft X Rs. 400 per sft
K	Registrars Total Const. & Land Value	657,120	914,200	Rs.	F + G + H + I
L	Sale Deed Amount	657,120	914,200	Rs.	K
N	Construction Contract Amount	2,157,880	2,391,800	Rs.	E - L
O	Reg. Charges	76,063	97,683	Rs.	L @ 7.5% + N @ 1% + Rs. 5,200
P	Service tax	57,989	68,104	Rs.	E @ 2.06%
Q	VAT	28,150	33,060	Rs.	E X 1%
R	Total Taxes	162,202	198,847	Rs.	O + P + Q
P	Total Tax Percentage	5.76	6.01	%	R/E
O	Deduction if Const Contract value exceeds 20 lacs	1,579	3,918		(N - 20,00,000) @ 1%
P	Net Taxes	160,623	194,929		R - O
Q	Net tax percentage	5.71	5.90		P/E

Note: This calculation is for a semi-finished sale deed