

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.	C-301	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	87.50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1750	<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 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Flat no. 302	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky & 6' wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	3580000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	180	N A	
Discount (in Rs. per sft.)		N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)			
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	1177500	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	2402500	<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	10.01.2011	<input checked="" 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: 23/7	Date: 23/7/10	Date: 23/7/10	Date: 24 JUL 2010

APPROVED
 24 JUL 2010
 SURESH MODI
 MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator					
Project: Mayflower Heights					
Date:					
S No.	Registration type	Semi-finished	Finished	Units	Formula
	Flat No.	C-301	C-301		
A	Built-up-area	1,750	1,750	sft	
B	Undivided share of land	87.50	87.50	sq yds	A X 5 / 100
C	No of car parking	1	1	nos	
D	No. of two wheeler parking	-	-	nos	
E	Total Sale Consideration	3,580,000	3,580,000	Rs.	
F	Registrars value of undivided share of land	245,000	245,000	Rs.	B X Land Rate
G	Registrars Const. Value	892,500	1,050,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	40,000	40,000	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 Const. & Land Value	1,177,500	1,335,000	Rs.	F + G + H + I
L	Sale Deed Amount	1,177,500	3,580,000	Rs.	K for semi finished, else E
N	Construction Contract Amount	2,402,500	-	Rs.	E - L
O	Reg. Charges	117,838	273,000	Rs.	L X 7.5% or 2.5% + N X 1% + Rs. 5,500 / 4,500
P	Service tax	121,720	121,720	Rs.	E @ 3.4%
Q	VAT	35,800	35,800	Rs.	E X 1%
R	Total Taxes	275,358	430,520	Rs.	O + P + Q
P	Total Tax Percentage	7.69	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 tha 1200 sft are @ 2.5% in place of 7.5% upto 31.12.10				