

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VOC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	Sri Venkataramana Constructions & Others	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Plot no.	19	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	200	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1940	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi Deluxe <input type="checkbox"/> Deluxe	<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	30' wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plot no 20	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Plot no 06	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	30' wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	62,68,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	110	N A	
Discount (in Rs. per sft.)	300 per sft	N A	
On time payment discount ((in Rs. per sft.)	100 per sft		
Total Discount (in Rs. per sft.)	400 per sft		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	25,07,200	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value	-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	37,60,800	<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	10.05.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan)	Checked by (G. B. Rambabu):	Checked by (Accountant):	Approved by(MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Rambabu</i>	Sign: <i>S. N. Ramu</i>	Sign: <i>[Signature]</i>
Date: <i>27/8/15</i>	Date: <i>27/8/15</i>	Date: <i>27/8/15</i>	Date: <i>[Signature]</i>

**APPROVED BY**  
**29 AUG 2015**  
SOHAM MODI  
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Villa Orchids				
Date:				
S No.	Registration type	Amount	Units	Formula
	Villa No.	19		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,940	sft	
B	Land area	200.00	sq yds	
C	Total Sale Consideration	6,268,000	Rs.	
D	Registrars value of land	800,000	Rs.	B X Land Rate
E	Registrars Const. Value	1,474,400	Rs.	A X Const. rate
F	Registrars Total Value	2,274,400	Rs.	D + E
G	Sale Deed Amount	6,268,000	Rs.	Percentage of C or F for semi finished, else C
H	Construction Contract Amount	-	Rs.	C - G
I	Reg. Charges	381,080	Rs.	G X rate + H X rate + incidental charges
J	Service tax	219,380	Rs.	C @ rate
K	VAT	78,350	Rs.	C X rate
L	Total Taxes	678,810	Rs.	I + J + K
M	Total Tax Percentage	10.83	.%	L/C X 100
Notes				
1	Registrars rates and other values:			
	Land	4,000	Rs. per sq. yd.	
	Construction	760	Rs. per sft	
	Stamp duty & reg charges	6.00	percent	on sale deed
	Stamp duty & reg charges	1.00	percent	on agr. of const.
	Incidental charges - sale deed	5,000	Rs.	
	Reg. Charges - const. agr.	1,000	Rs.	
	Sale deed ratio	100	percent	
	Service tax	3.50	percent	under const. of complex services
	Service tax - Const complex service	5.60	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.			

**Authorization form for handing over the possession of Flat in 'Villa Orchids'**


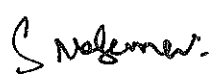


Flat No.	19
Name of Buyer	Mrs. K. Vara Laxmi

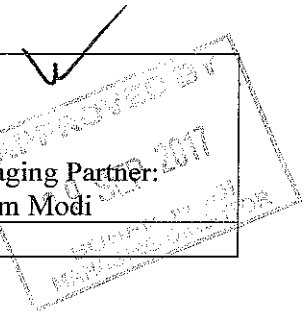
A.	Total sale consideration.	Rs. 62,68,000/-
B.	Less: Discount for on time payments.	Rs. 1,94,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs.3,76,280/-+Rs.6,280/-(GHMC mutation charges)
E.	Add: VAT	Rs.78,350/-
F.	Add: Service Tax	Rs.2,82,060/-
G.	Add: Extra Specs Charges	Rs. -125/-
H.	Add: Misc. Charges	Rs.5,300/-
I.	Less: Amount paid	Rs.67,02,258/-
J.	Balance amount Due	Rs. 1,19,887/-
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
M.	Maintenance charges due from	?
N.	Buyer Info database balance	Rs. 1,19,887/-
O.	Tally balance	Rs.
P.	Remarks:	
	Corpus Fund Rs.30,000/- to be collected	
	Maintainance charges @Rs.2500/- to be collected for initial six months	
	Membership fee Rs.50/- to be collected	6176 12/17: 17550/-

*Subject to approval*

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date: 12/17	Date: 12/17	Date: 9/9/17	Date: 12/17



- Note: 1. Update Sale Completed as 'Yes' in the database.  
2. Give a copy of Owners Association rule to the buyer.

Interest calculation for delayed payments.

Project Name Villa Orchids

Flat no. 19

Customer Name : Mr. Korvi Varalaxmi

Booked by Suresh

Prepared by Pavan

Date 01.09.2017

Sign

Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
10-May-15	25000	Booking amount	-	-	-	25,000
11-May-15	-25000	payment recd	1	25,000	12	-
25-May-15	200000	1st installment	14	-	-	200,000
10-Jun-15	940000	2nd installment	16	200,000	1,578	1,140,000
16-Jun-15	-200000	payment recd	6	1,140,000	3,373	940,000
19-Jul-15	1531000	with in 7 days of completion plir	33	940,000	15,298	2,471,000
19-Jul-15	1532000	with in 7 days of completion of t	-	2,471,000	-	4,003,000
21-Sep-15	-4003000	payment recd	64	4,003,000	126,341	-
07-Jan-16	-920000	being rtgs by customer	108	-	-	(920,000)
13-Jul-16	-904258	payment recd	188	(920,000)	(85,295)	(1,824,258)
01-Aug-16	920000	with in 7 days of compeltion of f	19	(1,824,258)	(17,093)	(904,258)
04-Oct-16	-650000	chq recd	64	(904,258)	(28,540)	(1,554,258)
25-Dec-16	920000	with in 7 days of completion of k	82	(1,554,258)	(62,852)	(634,258)
31-Dec-16	200000	on completion	6	(634,258)	(1,877)	(434,258)
	(434258)			Approx Interest Payable	(49,054)	

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A , B & C in accending order.

Calculate sum of Installments / Payments & Interest

Charge Interest of Rs. \_\_\_\_\_ (or)  Interest waived

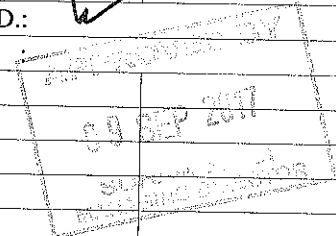
Allow on-time payment discount (or)  Reduce on-time payment discount to Rs. \_\_\_\_\_

Signature of Manager:

Date :

Signature of M.D.:

Date



**SALE DEED AUTHORIZATION FORM**

Project	M/s. SRI VENKATA RAMANA CONSTRUCTIONS - VILLAS ORCHIDS		
Buyer Name	MRS. KORVI VARALAXMI		
Flat / Bungalow No.	19	Area	1940
Land Area	200		Semi / <b>Deluxe</b> / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	62,68,000
B	Add : Stamp duty & registration charges and Mutation exp	3,87,848
C	Add: Service Tax @3.625%	2,27,215
D	Add: VAT @1.25%	78,350
E	Total Taxes (B + C + D)	6,93,413
F	Total amount payable (A+E)	69,61,413
G	Total Amount Paid	60,52,258
H	Balance Amount Payable (F-G)	9,09,155

I	Sale Deed Value	62,68,000
J	Construction Contact value	-

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	57,00,000	49,23,000	7,77,000
L	Own contribution (including taxes)	12,61,413	11,29,258	1,32,155

**Security Cheque Details:**

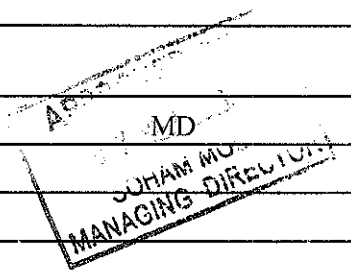
	Cq. No.	Amount		Security cq.received
1st Installment of HL			✓	Not required
				Collect cq.at the time of registration
Own contribution				Security cq.received
		1,32,155	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount				Security cq.received
		7,77,000	✓	Not required
				Collect cq.at the time of registration

**Remarks:**

# VAT & Mutation exp paid by Sri Venkataramana Constructions by way of Cheque
# Registration expenses released by way of cash and directly remitted in SBH Branch

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>S Nafemani</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	7/9/16	7/9/16	07/09/16	


  
**A. S. CHAM M.**  
**MANAGING DIRECTOR**