

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.	20	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	180	<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 checked="" 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	Plot no.19	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Plot no 21	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	Plot no.05	<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	61,50,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	120	N A
Discount (in Rs. per sft.)	310/- per sft	N A
On time payment discount ((in Rs. per sft.)	-	
Total Discount (in Rs. per sft.)	310/- per sft	
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	24,60,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	36,90,000	<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	31.03.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (vineela)	Checked by (G. B. Raghobabu):	Checked by (Accountant):	Approved by (M.D.):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 6/4/16	Date: 24/5/16	Date: 27/4/16	Date: 28 MAY 2016

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

2 days ago to ... on 6/4/16

Stamp duty, registration charges, service tax & VAT calculator				
Project: Villa Orchids				
Date: 06.04.2016				
S No.	Registration type	Amount	Units	Formula
	Villa No.	20		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,940	sft	
B	Land area	180.00	sq yds	
C	Total Sale Consideration	6,150,000	Rs.	
D	Registrars value of land	720,000	Rs.	B X Land Rate
E	Registrars Const. Value	1,474,400	Rs.	A X Const. rate
F	Registrars Total Value	2,194,400	Rs.	D + E
G	Sale Deed Amount	6,150,000	Rs.	Percentage of C or F for semi finished, else C
H	Construction Contract Amount	-	Rs.	C - G
I	Reg. Charges	374,000	Rs.	G X rate + H X rate + incidental charges
J	Service tax	215,250	Rs.	C @ rate
K	VAT	76,875	Rs.	C X rate
L	Total Taxes	666,125	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 servid	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.			


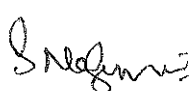
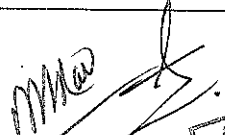
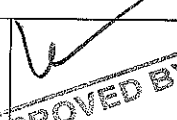
Authorization form for handing over the possession of Flat in 'Villa Orchids'

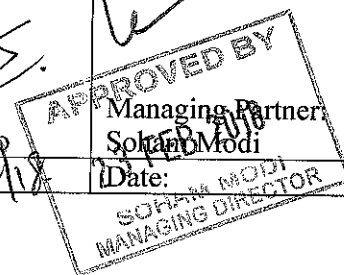
Flat No.	20
Name of Buyer	Mrs. Lakshmi Tulasi

A.	Total sale consideration.	Rs. 61,50,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. NA (directly paid by customer)
E.	Add: VAT	Rs. 76,875/-
F.	Add: Service Tax	Rs. 2,76,750/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. NA (directly paid by the customer)
I.	Less: Amount paid	Rs. 65,03,625/-
J.	Balance amount Due	Rs. Nil
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	August 2017
N	Buyer Info database balance	Rs. NIL
O	Tally balance	Rs. NIL
P	Remarks:	
	Corpus Fund Rs.30,000/- collected	
	Maintainance charges @Rs.2500/- collected for initial six months	
	Membership fee Rs.50/- collected	

	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	 Sariba Siva Rao	 Managing Partner Sohan Modi
Date: 23/2/18	Date: 23/2/18	Date: 23/2/18	Date: 23/2/18



- 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. 20
 Customer Name : Mrs. Lakshmi Tulasi Mudiraj
 Booked by Nagarjuna
 Prepared by Pavan
 Date 23.02.2018
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
21-Mar-16	25000	Booking amount	-	-	-	25,000
24-Mar-16	-25000	chq recd	3	25,000	37	-
05-Apr-16	200000	1st installment	12	-	-	200,000
18-Apr-16	-200000	chq recd	13	200,000	1,282	-
21-Apr-16	922000	2nd installment	3	-	-	922,000
18-Jul-16	-822000	chq recd	88	922,000	40,012	100,000
21-Jul-16	1440000	on completion of footing	3	100,000	148	1,540,000
16-Sep-16	-3942000	chq recd	57	1,540,000	43,289	(2,402,000)
21-Oct-16	1440000	on completion of RCC wc	35	(2,402,000)	(41,459)	(962,000)
21-Jan-17	962000	on completion of civil wc	92	(962,000)	(43,646)	-
10-Feb-17	-900000	payment recd	20	-	-	(900,000)
14-Feb-17	-536625	payment recd	4	(900,000)	(1,775)	(1,436,625)
21-Feb-17	961000	on completion of flooring	7	(1,436,625)	(4,959)	(475,625)
21-Mar-17	200000	on completion	28	(475,625)	(6,568)	(275,625)
15-May-17	-78000	payment recd	55	(275,625)	(7,476)	(353,625)
	(353625)			Approx Interest Payable	(21,115)	

Note:
 Column A, B & C: Enter Installments & payments received
 Column B: Enter receivables as positive amounts & payments received as negative amounts.
 Columns D to G: Do not change.
 Sort columns A, B & C in ascending 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. Nil

Signature of Manager: _____ Signature of M.D.: _____
 Date : _____ Date : _____

APPROVED BY
 23 FEB 2018
 SOHAM MODI
 MANAGING DIRECTOR