Check List

Items to be checked		Mention details here	Sale Agreement, booking form & plan tally?
Project Name		VOC	☐ Yes ☐ No
Vendor		Sri Venkataramana Constructions & Others	□ Yes □ No
Plot no.		54	☐ Yes ☐ No
Land area (sq. yds.)		180	□ Yes □ No
Built-up-area (sft)		1940	□ Yes □ No
Type		□ Semi Deluxe □ Deluxe	□ Yes □ No
Buyers name, age, ado	iress, etc.	Check with booking form.	□ Yes □ No
Schedule of flat / plot		Check with booking form.	□ Yes □ No
Boundaries: North		Plot no. 55	□ Yes □ No
South		Plot no. 53	□ Yes □ No
East		30' wide road	□ Yes □ No
West		Plot no. 77	□ Yes □ No
Total sale Considerati	on	43,80,000/-	□ Yes □ No
PPT No.			N A
Discount (in Rs. per st	ft.)		NA
On time payment disc	ount ((in Rs. per sft.)		
Total Discount (in Rs.	per sft.)		
Sale consideration cale	culation	Check booking form with price list	□ Yes □ No
Sale Deed value		17,52,000/-	□ Yes □ No
Land Value		26,28,000/-	□ Yes □ No
Construction contract	value	2640000	°□ Yes □ No
Agr. for Development	charges value		□ Yes □ No
Installments		Check with booking form.	☐ Yes ☐ No
Date of completion		01.03.2016	□ Yes □ No
Remarks			
	- **		
Prepared by	Checked by	Checked by Appr	eved by(MD)
(vineela)	(G. B. Rambabu):	(Accountant):	BY
Sign:	Sign:	Sign: Sign	BROVEL MIN
Date: 22	Date:	Date: Date	PROVED BY
			OHAM DIRECT

SUMMAGING DIR

No. Registration type Amount Units Formula		duty, registration charges, service ta	x & VAT calcula	tor	
S No. Registration type Villa No. S4 Villa No. Registration of construction contract required? No Yes / No Service tax payable? Yes Yes / No Service tax S	Project	: Villa Orchids			
Villa No. Registration of construction contract required? No Yes / No	Date:	1		:	
Villa No. Registration of construction contract required? No Yes / No			i		
Registration of construction contract required? Service tax payable? A Built-up-area 1,940 sft B Land area 180,000 Rs. C Total Sale Consideration 4,380,000 Rs. Registrars value of land 720,000 Rs. Registrars value of land 720,000 Rs. Registrars Total Value 1,474,400 Rs. A X Const. rate F Registrars Total Value 2,194,400 Rs. D + E G Sale Deed Amount 4,380,000 Rs. Percentage of C or F for semi finished, else C H Construction Contract Amount Reg. Charges 267,800 Rs. G X rate + H X rate + incidental charges J Service tax 153,300 Rs. C @ rate K VAT 54,750 Rs. C X rate L Total Taxes 475,850 Rs. L Total Tax Percentage 10.86 % L/C X 100 Notes 1 Registrars rates and other values: L and Construction 760 Rs. per sq. yd. Construction 760 Rs. per cont. I Registrars rates and other values: Land A,000 Rs. per sq. yd. Construction 760 Rs. per cont. I Registrars rates and other values: Land A,000 Rs. per cont. Stamp duty & reg charges 1.00 percent. Incidental charges - sale deed 5,000 Rs. Reg. Charges - const. agr. 1,000 Rs. Sale deed ratio 100 percent. Service tax Construction Service tax 3.50 percent. under const. of complex services Service tax - Const complex servic 5,60 percent. Under works contract VAT 2 Estimate as per prevailing rates that are subject to change. 3 Applicability of service tax / VAT may differ from case to case.	S No.		Amount	Units	Formula
Contract required? No Yes / No Service tax payable? Yes / Yes / No Built-up-area 1,940 sft			54		
Service tax payable?					
A Built-up-area 1,940 sft B Land area 180,00 sq yds C Total Sale Consideration 4,380,000 Rs. D Registrars Value of land 720,000 Rs. B X Land Rate E Registrars Total Value 1,474,400 Rs. A X Const. rate F Registrars Total Value 2,194,400 Rs. D + E G Sale Deed Amount 4,380,000 Rs. Percentage of C or F for semi finished, else C H Construction Contract Amount - Rs. C - G I Reg. Charges 267,800 Rs. G X rate + H X rate + incidental charges J Service tax 153,300 Rs. C X rate L Total Taxes 475,850 Rs. L X rate L Total Tax Percentage 10.86 .% L/C X 100 Notes I Registrars rates and other values: I Registrars rates and other values: Land 4,000 Rs. per sq. I Res. per sq.			No	Yes / No	
B				Yes / No	
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L Total Taxes 475,850 Rs. I + J + K M Total Tax Percentage 10.86 .% 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 Incidental charges - sale deed 5,000 Rs. Reg. Charges - const. agr. 1,000 Rs. Sale deed ratio 100 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.	J	Service tax	153,300	Rs.	
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Incidental charges - sale deed 5,000 Rs. Reg. Charges - const. agr. 1,000 Rs. Sale deed ratio 100 percent Service tax - Const complex service 5.60 percent 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.		Stamp duty & reg charges	6.00	percent	on sale deed
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 servic 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.		Stamp duty & reg charges	1.00	percent	on agr. of const.
Sale deed ratio Service tax Service tax - Const complex servic VAT Estimate as per prevailing rates that are subject to change. Applicability of service tax / VAT may differ from case to case.		Incidental charges - sale deed	5,000	Rs.	
Sale deed ratio Service tax Service tax - Const complex servic VAT Estimate as per prevailing rates that are subject to change. Applicability of service tax / VAT may differ from case to case.		Reg. Charges - const. agr.	1,000	Rs.	1
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.					
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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.		Service tax - Const complex servic		···	
Estimate as per prevailing rates that are subject to change. 3 Applicability of service tax / VAT may differ from case to case.				· 	
3 Applicability of service tax / VAT may differ from case to case.	2				1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
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Authorization form for handing over the possession of Flat in 'Villa Orchids'

Flat No.	54	
Name-of Buyer	Mr MH Kumar	

A.	Total sale consideration.	Rs. 43,80,000/-		
В.	Less: Discount for on time payments.	Rs. Nil		
C.	Less: Other discounts	Rs. Nil		
D.	Add: Reg. Charges Rs. 2,62,900/-+Rs. 4,430/-(GHMC mutation charges)			
E.	Add: VAT	Rs. NA + 1,06,461/- (GST)		
F	Add: Service Tax	Rs. 1,57,177		
G.	Add: Extra Specs Charges	Rs. Nil		
Н.	Add: Misc. Charges	Rs. 5,300/-		
I.	Less: Amount paid	Rs. 49,04,530/-		
J.	Balance amount Due	Rs. 11,738/-		
K.	Refund	□ Yes √N0 Rs. —		
L.	Interest Payable	□ Yes ☑No Rs. —		
M	Maintenance charges due from	99		
N	Buyer Info database balance	Rs. 11 7 34		
0	Tally balance	Rs.		
Р	Remarks:			
	Corpus Fund Rs.30,000/- to be collected	*		
rts	Maintainance charges @Rs.2500/- to be collected	cted for initial six months		
	Membership fee Rs.50/- to be collected	= 2112 A PICE		
	260000	= 295001. (8 25001:		

	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:			
W. Ju	& Nelevie	Wye	W VED BY
G. B. Ram Babu	Accountant	Samba Siya Kao	Maraging Partner: NO OR Scham Modi NO OR
Date:	Date: A C	Date: 3/8/18	Date: O'N JANN DIRECT
			SOGING

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

interest caret	ılation for de	elayed payments.				
Project Name	Vill- O. I.					
Flat no.		ls				
	54				T	
Customer Na		Kumar			· · · · · · · · · · · · · · · · · · ·	1
	Suresh					
Prepared by			ļ			
	30.07.2018					
Sign						
Interest rate	18.00	% p.a.			<u> </u>	
						
Date	Instal / Pay		Days	Principal	Interest	Dalamas
19-Feb-15	2500	D Booking amount		211111111111	interest	Balance
19-Feb-15	-650000	payment recd	-	25,000	-	25,000
19-Feb-15	-25000	payment recs		(625,000)	-	(625,000)
28-Feb-15	-100000	payment recd		(650,000)	(2.005)	(650,000)
03-Mar-15	-200000	payment recd		(000,000)	(2,885)	<u> </u>
05-Mar-15	200000	1st installment		(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(1,110)	(950,000)
07-Mar-15		cash deposit by custome	er 2		(937)	(750,000)
07-Mar-15	-100000	payment recd	.1	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(740)	(850,000)
09-Mar-15		payment recd (cash depo		(850,000)	-	(950,000)
12-Mar-15	-10000	payment recd (cash depo			(937)	(1,150,000)
17-Mar-15	-25000	payment recd SVRC Jv n	3	(-,,)	(1,701)	(1,250,000)
30-Mar-15	-23000	payment recd SVRC Jv n		1 7 7 7 7 7	(3,082)	(1,275,000)
30-Mar-15	100000	payment recd 30.3.2015	13	(1,275,000)	(8,174)	(1,375,000)
04-Apr-15	-100000	cash deposit by customer	r	(1,375,000)	-	(1,475,000)
		2nd installment	5	(1,475,000)	(3,637)	(825,000)
04-Apr-15	-100000	cash deposit by customer	r -	(825,000)		(925,000)
06-Apr-15	-100000	cash deposit by customer	. 2	(925,000)	(912)	(1,025,000)
09-Apr-15	-100000	pgyment recd(9.4.15)	3	(1,025,000)	(1,516)	
13-Apr-15	-50000	payment recd	4	(1,125,000)	(2,219)	(1,125,000)
17-Apr-15	-100000	payment recd	4	(1,175,000)		(1,175,000)
20-Apr-15	-100000	payment recd	3	(1,275,000)	(2,318)	(1,275,000)
20-Apr-15	-100000	payment recd	1 -		(1,886)	(1,375,000)
27-Apr-15	-100000	payment recd	7	(1,375,000)		(1,475,000)
27-Apr-15	-100000	payment recd	 	(1,475,000)	(5,092)	(1,575,000)
06-Nov-15		on completion of footings	102	(1,575,000)		(1,675,000)
20-Feb-16	826000	on completion of RCC wor		(1,675,000)	(159,423)	(849,000)
07-Jun-16	-200000	cha recd	 	(849,000)	(44,381)	(23,000)
15-Jul-16		on completion of civil worl	108	(23,000)	(1,225)	(223,000)
14-Oct-16	-200000			(223,000)	(4,179)	603,000
0-Oct-16		on completion of flooring,	91	603,000	27,061	403,000
24-Jan-17	-400000 d	in completion of flooring,		403,000	3,180	1,230,000
3-May-17	300000	ing reca	86	1,230,000	52,165	830,000
9-Dec-17	200000 p	payment recd	104	830,000	42,569	530,000
		payment recd	215	530,000	56,195	330,000
1-Dec-17	200000 0	n completion	22	330,000	3,580	530,000
7-Feb-18	-200000 li	paymwnt recd 4.1.2018	58	530,000	15,159	330,000
0-Jul-18	-330000 a	mount received	153	330,000	24,899	220,000
				220,000	24,079	
	0		Approx Inte	rest Pavable	(21 540)	
				voi i ayable	(21,546)	
e:	-					
ımn A, B & (: Enter Inst	allemnts & payments receive	ved			
ımn B: Enter	receivables	as positive amounts & payr	veu			
mns D to G:	Do not chen	oe	ments receive	ed as negative amo	ounts.	
columns A	B&Cines	cending order.				
ulate sum of	Installments	/ Payments & Interest				
June 1	oranniciiis	i ayments & Interest				
Charge Intere	est of Re					
So intell	OI IVS.	(or)	Interest waiv	ed		
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Allow on-tim						
Allow on-tim				1	1 %	
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ature of Mana	ger:		The second secon	gnature of M.D.:	FAPPI	FOVEDBY
Allow on-tim	iger:		The second secon	gnature of M.D.:	FAPPI	SOVED BY
	ıger:		The second secon		APPI	AUG 2018
	iger:		The second secon		APP	AUG 2018 AUG 2018 CHAM MODINGOINECT