

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VOC	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	Sri Venkataramana Constructions & Others	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Plot no.	179	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	114	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1585	<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.178	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plot no 180	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	30' wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Plot no.176	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	47,28,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	119	N A	
Discount (in Rs. per sft.)	300	N A	
On time payment discount ((in Rs. per sft.)	18		
Total Discount (in Rs. per sft.)	318		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	18,91,200	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	28,36,800	<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 type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	22.02.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan)	Checked by (G. B. Rambabu):	Checked by (Accountant):	Approved by
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 23/2/16	Date: 25/2/16	Date: 29/2/16	Date: 29 FEB 2016

APPROVED BY
SUNAM MOHANTY
MANAGING DIRECTOR
 29 FEB 2016

Stamp duty, registration charges, service tax & VAT calculator				
Project: Villa Orchids				
Date:				
S No.	Registration type	Amount	Units	Formula
	Villa No.	179		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A ✓	Built-up-area	1,585	sft	
B	Land area	114.00	sq yds	
C	Total Sale Consideration	4,728,000	Rs.	
D	Registrars value of land	456,000	Rs.	B X Land Rate
E	Registrars Const. Value	1,204,600	Rs.	A X Const. rate
F	Registrars Total Value	1,660,600	Rs.	D + E
G	Sale Deed Amount	4,728,000	Rs.	Percentage of C or F for semi finished, else C
H	Construction Contract Amount	-	Rs.	C - G
I	Reg. Charges	288,680	Rs.	G X rate + H X rate + incidental charges
J	Service tax	165,480	Rs.	C @ rate
K	VAT	59,100	Rs.	C X rate
L	Total Taxes	513,260	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	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 serv	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.			

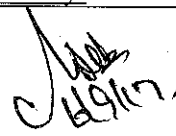
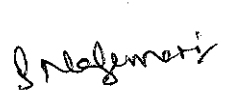

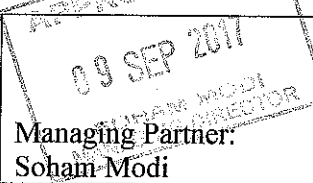
Authorization form for handing over the possession of Flat in 'Villa Orchids'

Flat No.	179
Name of Buyer	Mr.Sunil Kumar

A.	Total sale consideration.	Rs.47,28,000/-
B.	Less: Discount for on time payments.	Rs. Not allowed (Rs.28,530/-)
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.2,83,880/- + 4,728/-(GHMC mutation charges)
E.	Add: VAT	Rs.59,100/-
F.	Add: Service Tax	Rs.2,12,760/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs.5,300/-
I.	Less: Amount paid	Rs.52,93,768/-
J.	Balance amount Due	Rs. —
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 5000 —
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 121056 for MD's office
M.	Maintenance charges due from	
N.	Buyer Info database balance	Rs. — 0 —
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 10/2017	collected
	Membership fee Rs.50/- to be collected	11/12/17

	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 Rpo	Managing Partner: Sohan-Modi
Date:	Date: 7/9/17	Date: 8/9/17	Date:

- 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. 179
 Customer Name : Maj Sunil Kumar
 Booked by Suresh
 Prepared by Pavan
 Date 6.09.17
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Paymen	Remarks	Days	Principal	Interest	Balance
12-Feb-16	25000	Booking amount	-	-	-	25,000
15-Feb-16	-25000	chq recd	3	25,000	37	-
27-Feb-16	200000	1st installment	12	-	-	200,000
7-Mar-16	-200000	chq recd	9	200,000	888	-
12-Mar-16	709000	2nd installment	5	-	-	709,000
11-May-16	-303000	chq recd	60	709,000	20,979	406,000
1-Jun-16	1078000	on completion of footings & Plin	21	406,000	4,205	1,484,000
1-Jun-16	1078000	on completion of RCC works	-	1,484,000	-	2,562,000
31-Jul-16	-1787000	chq recd	60	2,562,000	75,807	775,000
10-Sep-16	719000	on completion of civil works	41	775,000	15,670	1,494,000
3-Oct-16	-1500000	chq recd	23	1,494,000	16,946	(6,000)
10-Apr-17	719000	on completion of flooring doors	189	(6,000)	(559)	713,000
16-May-17	-615768	payment recd	36	713,000	12,658	97,232
24-May-17	-448000	payment recd	8	97,232	384	(350,768)
17-Jul-17	-415000	payment recd	54	(350,768)	(9,341)	(765,768)
30-Aug-17	200000	on completion	44	(765,768)	(16,616)	(565,768)
	(565768)			Approx Interest Payable	121,056	

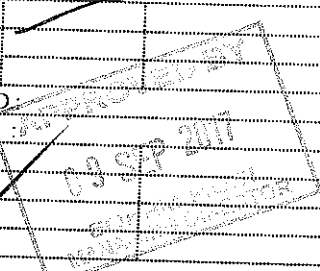
Note:

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. Nil

Signature of Manager:
 Date

Signature of M.D.
 Date



Sir,

On-time payment discount not allowed (Rs. 28530/-)
 H. waiver off interest

Handwritten signature
 6/9/17