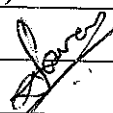


Check List

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 type="checkbox"/> Yes <input type="checkbox"/> No	
Plot no.	237	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	180	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1940	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi Deluxe <input type="checkbox"/> Deluxe	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat / plot	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Plot no.236	<input type="checkbox"/> Yes <input type="checkbox"/> No	
South	30' wide road	<input type="checkbox"/> Yes <input type="checkbox"/> No	
East	Plot no.238	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	30' wide road	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	6074000	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		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 type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	2429600	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	3644400	<input 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	30.10.2016	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (pavan)	Checked by (G. B. Rambabu):	Checked by (Accountant):	Approved by(MD):
Sign: 	Sign:	Sign:	Sign:
Date:	Date:	Date:	Date:

Stamp duty, registration charges, service tax & VAT calculator				
Project: Villa Orchids				
Date:				
S No.	Registration type	Amount	Units	Formula
	Villa No.	237		
	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	6,074,000	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	6,074,000	Rs.	Percentage of C or F for semi finished, else C
H	Construction Contract Amount	-	Rs.	C - G
I	Reg. Charges	369,440	Rs.	G X rate + H X rate + incidental charges
J	Service tax	212,590	Rs.	C @ rate
K	VAT	75,925	Rs.	C X rate
L	Total Taxes	657,955	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	1.50	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.	237
Name of Buyer	Lt Col Tushar Yadav

A.	Total sale consideration.	Rs. 60,74,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs.3,64,540/-+Rs.6,074/-(GHMC mutation charges)
E.	Add: VAT	Rs.NA + 1,64,360/- (GST)
F.	Add: Service Tax <i>1.25</i>	Rs.2,21,670/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs.5,300/-
I.	Less: Amount paid	Rs.68,09,644/- <i>Subtract do</i>
J.	Balance amount Due	Rs. 26,300/-
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. <i>—</i>
O.	Tally balance	Rs. <i>26,300/-</i>
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	

	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:

<i>G. B. Ram Babu</i>	<i>S. Nageswari</i>	<i>Samba Siva Rao</i>	<i>Soham Modi</i>
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Director
Date: <i>3/2/18</i>	Date: <i>3/2/18</i>	Date: <i>3/2/18</i>	Date: <i>03 FEB 2018</i>

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

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.	237					
Customer Name	SLT col Tushar Yadav					
Booked by	Suresh					
Prepared by	Pavan					
Date	003.02.2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
31-Oct-15	25000	Booking amount	-	-	-	25,000
04-Nov-15	-25000	chq recd	4	25,000	49	-
09-Nov-15	-200000	chq recd	5	-	-	(200,000)
15-Nov-15	200000	1st installment	6	(200,000)	(592)	-
30-Nov-15	911000	2nd installment	15	-	-	911,000
19-Jan-16	-1421000	chq recd	50	911,000	22,463	(510,000)
19-Jan-16	-900000	chq recd	-	(510,000)	-	(1,410,000)
18-Feb-16	1421000	On completion of RCC works	30	(1,410,000)	(20,860)	11,000
12-Apr-16	-1421000	chq recd	54	11,000	293	(1,410,000)
30-Jun-16	1421000	on compeltion of footings & p	79	(1,410,000)	(54,932)	11,000
06-Dec-16	-959000	chq recd	159	11,000	863	(948,000)
18-Mar-17	948000	on compeltion of civil works	102	(948,000)	(47,686)	-
10-Jul-17	-90000	payment recd	114	-	-	(90,000)
14-Aug-17	-735644	payment recd	35	(90,000)	(1,553)	(825,644)
25-Aug-17	948000	on compeltion of flooring, do	11	(825,644)	(4,479)	122,356
07-Sep-17	-1058000	payment recd	13	122,356	784	(935,644)
31-Oct-17	200000	on completion	54	(935,644)	(24,916)	(735,644)
	(735644)			Approx Interest Payable	(130,566)	

Note:

Column A, B & C: Enter Installemts & 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.

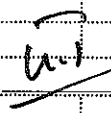
Calculate sum of Installments / Payments & Interest

Charge Interest of Rs. _____ (or) Interest waived

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

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

Date : _____ Date : _____


APPROVED BY
03 FEB 2018
SOHAM MODI
MANAGING DIRECTOR