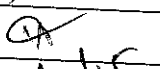
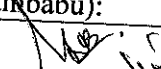
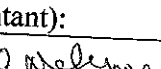


Check List

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.	238	<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.239	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	30' wide road	<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.237	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	6074000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	115	NA	
Discount (in Rs. per sft.)	300/- per sft	NA	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	300/- per sft		
Sale consideration calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	2429600	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	3644400	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Agr. for Development charges value		<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (vineela)	Checked by (G. B. Rambabu):	Checked by (Accountant):	Approved by(MD):
Sign: 	Sign: 	Sign: 	Sign:
Date: 16/11/15	Date: 16/11/15	Date: 16/11/15	Date:

Stamp duty, registration charges, service tax & VAT calculator

Project: Villa Orchids

Date:

S No.	Registration type	Amount	Units	Formula
	Villa No.	238		
	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				
Construction	4,000	Rs. per sq. yd.		
Stamp duty & reg charges	760	Rs. per sft		
Stamp duty & reg charges	6.00	percent	on sale deed	
Incidental charges - sale deed	1.00	percent	on agr. of const.	
Reg. Charges - const. agr.	5,000	Rs.		
Sale deed ratio	1,000	Rs.		
Service tax	100	percent		
Service tax - Const complex serv	3.50	percent	under const. of complex services	
VAT	5.60	percent	under works contract	
	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.