

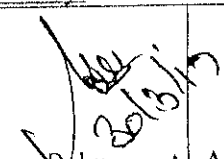
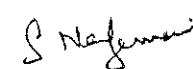


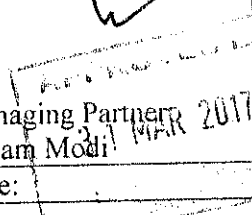
Authorization form for handing over the possession of Villa in 'Villa Orchids'

Villa No.	193
Name of Buyer	Mrs. Palem Ujjwala Lakshmi Devi

A.	Total sale consideration.	Rs.47,00,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,82,100/- + 4,700/- (GHMC mutation)
E.	Add: VAT	Rs. 58,750/- + 45/-
F.	Add: Service Tax	Rs. 1,70,725/- + 40/- + 248/-
G.	Add: Extra Specs Charges	Rs. 900/- for mo's approval.
H.	Add: Misc. Charges	Rs. 5,500/-
I.	Less: Amount paid	Rs. 52,46,250/-
J.	Balance amount Due	Rs.
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. -23,242/-
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	
N.	Buyer Info database balance	Rs. - 23,242
O.	Tally balance	Rs. -
P.	Remarks:	
	Corpus fund Rs.30,000/- to be collected	
	Maintenance charges @ Rs.2,500/- to be collected for initial six months.	
	Membership fee of 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:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner Soham Modi
Date: 20/3/17	Date: 20/3/17	Date: 27/3/17	Date: 

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

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.	193	<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	50' wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plot no 194	<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 192	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	47,00,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	107	N A	
Discount (in Rs. per sft.)	25% per sft	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	25% per sft.		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	18,80,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	28,20,000	<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	27.03.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan)	Checked by (G. B. Rambabu):	Checked by (Accountant):	Approved by(MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign:
Date: <i>27/3/16</i>	Date: <i>27/3/16</i>	Date: <i>27/3/16</i>	Date:

Stamp duty, registration charges, service tax & VAT calculator				
Project:				
Date:				
S No.	Registration type	Amount	Units	Formula
	Villa No.	193		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	No	Yes / No	
A	Built-up-area	1,585	sft	
B	Land area	114.00	sq yds	
C	Total Sale Consideration	4,700,000	Rs.	
D	Registrars value of land	456,000	Rs.	B X Land Rate
E	Registrars Const. Value	951,000	Rs.	A X Const. rate
F	Registrars Total Value	1,407,000	Rs.	D + E
G	Sale Deed Amount	4,700,000	Rs.	Percentage of C or F for semi finished, else C
H	Construction Contract Amount	-	Rs.	C - G
I	Reg. Charges	286,500	Rs.	G X rate + H X rate + incidental charges
J	Service tax	-	Rs.	C @ rate or H @ rate
K	VAT	58,750	Rs.	C X rate
L	Total Taxes	345,250	Rs.	I + J + K
M	Total Tax Percentage	7.35	.%	L/C X 100
Notes				
1	Registrars rates and other values:			
	Land	4,000	Rs. per sq. yd.	
	Construction	600	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	4,500	Rs.	
	Reg. Charges - const. agr.	1,000	Rs.	
	Sale deed ratio	100	percent	
	Service tax	3.09	percent	under const. of complex services
	Service tax - Const complex servic	4.944	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.			