

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. | 72 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Land area (sq. yds.) | 200 | <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.71 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| South | Plot no.73 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| East | Plot no.59 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| West | 30' wide road | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Total sale Consideration | 64,62,000 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| PPT No. | 123 | N A |
| Discount (in Rs. per sft.) | 300/- per sft | N A |
| 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 | 25,84,800 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Land Value | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Construction contract value | 38,77,200 | <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 | 05.07.2017 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Remarks | | |

Prepared by

(Pavan)

Sign:

Date:

Checked by

(G. B. Rambabu):

Sign:

Date:

Checked by

(Accountant):

Sign:

Date:

Approved by (MD)

Sign:

Date:

APPROVED BY
 B B JUL 2017
 SOHAM MOODI
 MANAGING DIRECTOR

| Stamp duty, registration charges, service tax & VAT calculator | | | | |
|--|--|-----------|-----------------|--|
| Project: Villa Orchids | | | | |
| Date: | | | | |
| S No. | Registration type | Amount | Units | Formula |
| | Villa No. | 72 | | |
| | Registration of construction contract required? | No | Yes / No | |
| | Service tax payable? | Yes | Yes / No | |
| A | Built-up-area | 1,940 | sft | |
| B | Land area | 200.00 | sq yds | |
| C | Total Sale Consideration | 6,462,000 | Rs. | |
| D | Registrars value of land | 800,000 | Rs. | B X Land Rate |
| E | Registrars Const. Value | 1,474,400 | Rs. | A X Const. rate |
| F | Registrars Total Value | 2,274,400 | Rs. | D + E |
| G | Sale Deed Amount | 6,462,000 | Rs. | Percentage of C or F for semi finished, else C |
| H | Construction Contract Amount | - | Rs. | C - G |
| I | Reg. Charges | 392,720 | Rs. | G X rate + H X rate + incidental charges |
| J | Service tax | 290,790 | Rs. | C @ rate |
| K | VAT | 80,775 | Rs. | C X rate |
| L | Total Taxes | 764,285 | Rs. | I + J + K |
| M | Total Tax Percentage | 11.83 | % | 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 | 0.50% | percent | on agr. of const. |
| | Incidental charges - sale deed | 5,000 | Rs. | |
| | Reg. Charges - const. agr. | - | Rs. | 0.50% upto a maximum of Rs. 20,000/- |
| | Sale deed ratio | 100 | percent | |
| | Service tax | 4.50 | percent | under const. of complex services |
| | Service tax - Const complex servic | 6.00 | 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. | | | |