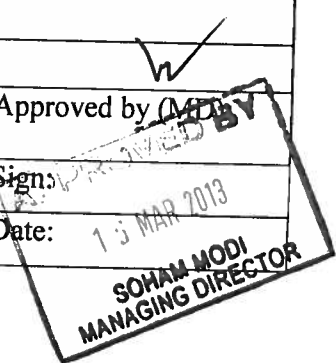


Sale Agreement Authorization Form-VISTA

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VISTA HOMES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	M/s. Vista Homes	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	A-102	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	74.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1220	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<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	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor & open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	2782280	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		NA	
Discount (in Rs. per sft.)	106	NA	
On time payment discount ((in Rs. per sft.)	Rs. 75/- SFT		
Total Discount (in Rs. per sft.)	NIC		
Sale Consideration Calculation	Rs. 75/- SFT	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	2086710	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	695570	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	01.02.2014	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (M.D.):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 15/3/13	Date: 15/3/13	Date: 15/3/13	Date: 15 MAR 2013



SOHAM MODI
MANAGING DIRECTOR
 15 MAR 2013

Stamp duty, registration charges, service tax & VAT calculator				
Project: Vista Homes				
Date: 14.03.2013				
S No.	Registration type	Amount	Units	Formula
	Block no.	A		
	Flat No.	102		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,220	sft	
B	Undivided share of land	74.12	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	2,782,280	Rs.	
F	Registrars value of undivided share of land	333,518	Rs.	B X Land Rate
G	Registrars Const. Value	1,220,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	40,000	Rs.	C X 100 sft X Parking Rate
I	Registrars two wheeler parking value	-	Rs.	D X 15 sft X Parking Rate
K	Registrars Total Value	1,260,000	Rs.	G + H + I
L	Sale Deed Amount	2,086,710	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	695,570	Rs.	E - L
O	Reg. Charges	161,003	Rs.	L X rate + N X rate + incidental charges
P	Service tax	85,972	Rs.	E @ rate or N @ rate
Q	VAT	34,779	Rs.	E X rate
R	Total Taxes	281,754	Rs.	O + P + Q
P	Total Tax Percentage	10.13	%	R/E
Notes				
1 Registrars rates and other values:				
	Land	4,500	Rs. per sq. yd.	
	Construction	1,000	Rs. per sft	
	Parking	400	Rs. per sft	
	Stamp duty & reg charges	7.50	percent	on sale deed
	Stamp duty & reg charges	5.00	percent	on agr. of const.
	Incidental charges - sale deed	4,500	Rs.	
	Reg. Charges - const. agr.	1,000	Rs.	
	Undivided share of land	6.075	sq yds	per 100 sft of SBUA
	Sale deed ratio	75	percent	
	Service tax	3.09	percent	under const. of complex services
	Service tax - Const complex service	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.				