

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VISTA HOMES	☐ Yes ☐ No	
Vendor	M/s. Vista Homes	☐ Yes ☐ No	
Flat no.	1-007	☐ Yes ☐ No	
Land area (sq. yds.)	57.71	☐ Yes ☐ No	
Built-up-area (sft)	950	☐ Yes ☐ No	
Car Parking No		☐ Yes ☐ No	
Type	☐ Semi-deluxe ☒ Deluxe ☐ Luxury	☐ Yes ☐ No	
Buyers name, age, address, etc.	Check with booking form.	☐ Yes ☐ No	
Schedule of flat	Check with booking form.	☐ Yes ☐ No	
Boundaries: North	Open to sky	☐ Yes ☐ No	
South	Open to sky	☐ Yes ☐ No	
East	6'-6" wide corridor	☐ Yes ☐ No	
West	Open to sky	☐ Yes ☐ No	
Total sale Consideration	1909000	☐ Yes ☐ 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	☐ Yes ☐ No	
Sale Deed value	1909000	☐ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	31.01.2015	☐ Yes ☐ No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 8/12/14	Date: 8/12/14	Date: 10/12/14	Date: 12 JAN 2015

APPROVED BY
12 JAN 2015
MANAGING DIRECTOR
SOMAM MODI

Stamp duty, registration charges, service tax & VAT calculator				
Project: Vista Homes				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	I-007		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	950	sft	
B	Undivided share of land	57.71	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	1,909,000	Rs.	
F	Registrars value of undivided share of land	432,844	Rs.	B X Land Rate
G	Registrars Const. Value	1,425,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	50,000	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	1,475,000	Rs.	G + H + I
L	Sale Deed Amount	1,909,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	119,040	Rs.	L X rate + N X rate + incidental charges
P	Service tax	58,988	Rs.	E @ rate or N @ rate
Q	VAT	23,863	Rs.	E X rate
R	Total Taxes	201,891	Rs.	O + P + Q
P	Total Tax Percentage	10.58	%	R/E
Notes				
1	Registrars rates and other values:			
	Land	7,500	Rs. per sq. yd.	
	Construction	1,500	Rs. per sft	
	Parking	500	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.	
	Undivided share of land	6.075	sq yds	per 100 sft of SBUA
	Sale deed ratio	100	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.			

Authorization for handing over the possession of Flat in 'Vista Homes'

Flat No.	I-007
Name of Buyer	Ms. Y. Prathima

A.	Total sale consideration.	19,09,000/-	Subject to Approved
B.	Less: Discount for on time payments.	47,500/-	
C.	Less: Other discounts	Nil	
D.	Add: Reg. Charges	1,14,540/-	
E.	Add: VAT	23,863/-	
F.	Add: Service Tax.	58,988/-	
G.	Add: Extra Specs Charges (revised)	Nil	
H.	Add: Misc. Charges	6,060/- + 185 = 6245	
I.	Less: Amount paid	18,69,428/-	
J.	Add: Interest Amount to be charged		
K.	Balance amount Due	1,95,523/- + 185 = 195708	
L.	Refund if any		
Remarks: Service tax charged @ 3.09% on sale consideration.			
Vat charged @ 1.25% on sale consideration			
Corpus fund Rs.15,000/- to be collected.			- 2
Maintenance charges @ Rs.1000/- pm to be collected for initial six months.			6000/- 3
Membership fee of Rs.50/- to be collected			
M	Interest Amount as calculated	55,228/-	not finalised
N	Service Tax paid to department	No	VISTA HOMES
O	Service Tax security deposit to be collected	Yes	OWNERS ASSOCIATION
P	Maintenance charges due from	Feb 15	

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT Undertaking collected	--

Authorized by:

G. B. Ram Babu	Rajyalaxmi	Samba Siva Rao	APPROVED BY Managing Partner: Soham Modam MANAGING DIRECTOR
Date: 22/5/15	Date: 22/5/15	Date: 22/5/15	Date: 22/5/15

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

SALE DEED AUTHORIZATION FORM

Project	VITA HOMES - VISTA HOMES		
Buyer Name	MS. Y PRATIMA		
Flat / Bungalow No.	I-7	Area	950
Land Area	54.43		Semi / Deluxe / Luxury
Car Parking No.		2 Wheeler Parking No.	

Payment & Agreement Details:

A	Total Sale Consideration	1909000
B	Stamp duty & registration charges	118840
C	Service Tax @ 3.09% on SC or @4.944% on CA	58988
D	VAT @ 1.25% on Sale Consideration	23863
E	Total Taxes (B + C + D)	201691
F	Interest agreed to be paid	0
G	Other charges / extra specs charges	0
H	Total amount payable (A+E+F+G)	2110691
I	Total Amount Paid	669428
J	Balance Amount Payable (H-I)	1441263

K	Amount for Sale Deed	1909000
L	Amount for Construction Contact	0
M	Amount for Agreement for Development Charges	0
N	Housing Loan Sanctioned	1200000
O	Margin Money (A-N)	709000

Housing Loan Details:

Payment scheme	Housing Loan	Installement Scheme	Other:
Details of 1st Installment	HL Bank KIRCL	HL Cq. Date	HL Cq. No. HL Cq. Amount 1200000 (12,00,000)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
		1200000	✓ Not required
			Collect cq. at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq. received
		39572	✓ Not required
			Collect cq. at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq. received
		0	✓ Not required
			Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	Paid Through HL
		201691	✓ Security cq. received
			Collect cq. at the time of registration

Remarks:

Autorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

