

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.	1-009	☒ Yes ☐ No
Land area (sq. yds.)	74.12	☒ Yes ☐ No
Built-up-area (sft)	1220	☒ 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 & Stair case	☒ Yes ☐ No
West	Open to sky	☒ Yes ☐ No
Total sale Consideration	2782280	☒ Yes ☐ No
PPT No.	106	N A
Discount (in Rs. per sft.)	75/- SFT	N A
On time payment discount ((in Rs. per sft.)	NIL	
Total Discount (in Rs. per sft.)	75/- SFT	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	2086710	☒ Yes ☐ No
Construction contract value	695570	☒ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	01.02.2014	☐ Yes ☐ No
Remarks		

Prepared by (Pavan):	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: 14/3/2013	Date: 14/3/13	Date: 14/3/13	Date: 14 MAR 2013

MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Vista Homes				
Date: 14.03.2013				
S No.	Registration type	Amount	Units	Formula
	Block no.			
	Flat No.	009		
	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.			

Sale Deed Authorization Form

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer name	V. VENKAT RAMANA		
Flat / Bungalow No.	I-9	AREA	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	27,82,280
B.	Stamp duty & registration charges	171,680
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	85,972
D.	VAT @ 1.25% on Sale Agreement	34,779
E.	Total taxes (B + C + D)	292,231
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	
I.	Total amount paid	27,49,469
J.	Balance amount payable (H - I)	292,011

K.	Amount for Sale Deed	30,74,571
L.	Amount for Construction Contract	27,82,500
M.	Amount for Agreement for Development Charges	
N.	Housing Loan Sanctioned	22,56,000
O.	Margin Money (A - N)	

Housing Loan Details

Payment Scheme	☒ Housing Loan ☐ Installment Scheme ☐ Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	HDFC			

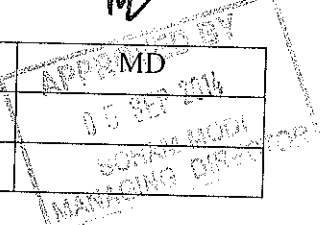
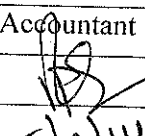
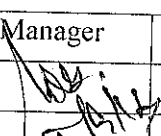
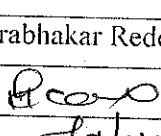
350,000 -
Dne

Security Cheque Details

1 st installment of HL	Cq. No.	Amount	☐ Security cq. received ☒ Not required ☐ Collect cq. at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	☐ By PDC ☐ Security cq. received. ☐ Not required ☐ Collect cq. at the time of registration
Balance HL amount	Cq. No.	Amount	☐ Security cq. received. ☐ Not required ☒ Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	☒ Paid ☐ Through HL ☐ By PDC ☐ Security cq. received. ☐ Not required ☐ Collect cq. at the time of registration

Remarks:

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date:	5/9/14	5/9/14	5/9/14	

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.
 (b) Inform customer that undertaking for payment of balance service tax along with security deposit