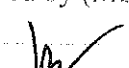


Check List

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.	1-304	☒ 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	21,41,550/-	☒ Yes ☐ No
PPT No.	106	N A
Discount (in Rs. per sft.)	50/-sft	N A
On time payment discount ((in Rs. per sft.)	NIL	
Total Discount (in Rs. per sft.)	50/-sft	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	21,41,550/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	24.08.2014	☒ Yes ☐ No
Remarks		

Prepared by (Pavan): Sign:  Date: 29/3/13	Checked by (G. B. Ram Babu): Sign:  Date: 17/4/13	Checked by (Accountant): Sign:  Date: 17/4/13	Approved by (MD): Sign:  Date: 17/4/13
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Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	I-304		
	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	2,141,550	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	2,141,550	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	132,993	Rs.	L X rate + N X rate + incidental charges
P	Service tax	66,174	Rs.	E @ rate or N @ rate
Q	VAT	26,769	Rs.	E X rate
R	Total Taxes	225,936	Rs.	O + P + Q
P	Total Tax Percentage	10.55	%	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	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	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.

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. KOLA RAMBABU		
Flat / Bungalow No.	I-304	Area	950
Land Area	57.71		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	21,41,550
B	Stamp duty & registration charges	1,32,820
C	Service Tax @ 3.5% on SA	74,954
D	VAT @ 1.25% on Sale Consideration	26,769
E	Total Taxes (B + C + D)	2,34,544
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	23,76,094
I	Total Amount Paid	23,74,775
J	Balance Amount Payable (H-I)	1,319

K	Amount for Sale Deed	21,42,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Monety (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	0		HL Cq. Amount

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	✓ Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq.at the time of registration
		-	✓ Security cq.received
Balance HL Amount	Cq. No.	Amount	Collect cq.at the time of registration
		-	✓ Security cq.received
Total Taxes Amount (E)	Cq. No.	Amount	Collect cq.at the time of registration
		2,34,544	✓ Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

