

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	VISTA HOMES	☒ Yes ☐ No
Vendor	VISTA HOMES	☒ Yes ☐ No
Flat no.	1-405	☒ 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	Open to sky	☒ Yes ☐ No
West	6'-6" wide corridor	☒ Yes ☐ No
Total sale Consideration	2616500	☒ Yes ☐ No
PPT No.	161	N A
Discount (in Rs. per sft.)	150	N A
On time payment discount ((in Rs. per sft.)	-	
Total Discount (in Rs. per sft.)	150	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	2616500	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	21.10.2016	☒ Yes ☐ No
Remarks		

Prepared by

(Pavan):

Sign:

Date:

Checked by

(G. B. Ram Babu):

Sign:

Date:

Checked by

(Accountant):

Sign:

Date:

Approved by (MD):

Sign:

Date:

APPROVED BY
SOMAM MOH
21/10/16
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type Flat No.	Amount 1-405	Units	Formula
	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	2,616,500	Rs.	
	Registrars value of undivided share of land	432,844	Rs.	B X Land Rate
F	Registrars Const. Value	1,425,000	Rs.	A X Const. rate
G	Registrars Car Parking Value	50,000	Rs.	C X 100 sft X Parking Rate
H	Registrars two wheeler parking value	-	Rs.	D X 15 sft X Parking Rate
I	Registrars Total Value	1,475,000	Rs.	G + H + I
K	Sale Deed Amount	2,616,500	Rs.	Percentage of E or K for semi finished, else E
L	Construction Contract Amount	-	Rs.	E - L
N	Reg. Charges	161,490	Rs.	L X rate + N X rate + incidental charges
O	Service tax	117,743	Rs.	E @ rate or N @ rate
P	VAT	32,706	Rs.	E X rate
Q	Total Taxes	311,939	Rs.	O + P + Q
R	Total Tax Percentage	11.92	%	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	0.50	percent	on agr. of const.
Incidental charges - sale deed	4,500	Rs.	
Reg. Charges - const. agr.	-	Rs.	0.50% upto a maximum of Rs. 20,000/-
Undivided share of land	6.075	sq yds	per 100 sft of SBUA
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.

SALE DEED AUTHORIZATION FORM

Prpject	M/S. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. APPARAO CHALLGUNDA		
Flat / Bungalow No.	I-405	Area	950
Land Area	57.71		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	26,16,500
B	Stamp duty & registration charges	1,61,290
C	Service Tax @ 4.50% on Sale Deed	1,17,743
D	VAT @ 1.25% on Sale Consideration / CTO, M. G. Road Circle, Secbad	32,706
E	Mutation Charges @ 0.10% on Sale Deed / Commissioner, GHMC	2,617
F	Total Taxes (B+C+D+E)	3,14,355
G	Interest agreed to be paid	-
H	Other charges / extra specs charges	-
I	Total amount payable (A+F+G+H)	29,30,855
J	Total Amount Paid	29,30,855
K	Balance Amount Payable (I-J)	0

L	Amount for Sale Deed	26,16,500
M	amount for Construction Contact	-
N	Amount for Agreement for Development Charges	-
O	Housing Loan Sanctioned	-
P	Margin Monety (A-O)	-

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:

Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Balance Margin Money (O-J)	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.		Security cq.received
		-	Not required
			Collect cq.at the time of registration
Total Taxes Amount (F)	Cq. No.	Amount	Paid Through HL
		3,14,355	Security cq.received
			Collect cq.at the time of registration

Remarks:

Eq. 75000 to be transferred from SOB

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	22/08/18	25/8/18	25/8/18	25/8/18

APPROVED BY
MD
25/8/18

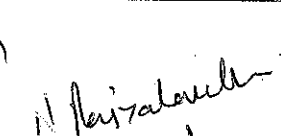
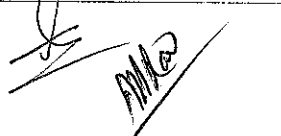
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	I-405
Name of Buyer	Mr. Apparao Challagundla

A.	Total sale consideration.	Rs. 26,16,550/-
B.	Less: Discount for on time payments.	Rs. nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,56,990/- + 2,617/- (GHMC mutation)
E.	Add: VAT	Rs.32,706
F.	Add: Service Tax	Rs.194/-
G.	Add: Extra Specs Charges	Rs.nil
H.	Add: Misc. Charges	Rs. 4,785/- + 15,000/- (corpus fund) + 8550 7,550/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 28,38,367/-
J.	Balance amount Due	Rs.
K.	Refund	☐ Yes ☐ No Rs. 2,025/- 975/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	November 2016
N.	Buyer Info database balance	Rs. -975/-
O.	Tally balance	Rs. -975/-
P.	Remarks:	
	Corpus fund Rs.15,000/- to be collected	
	Maintenance charges @ Rs. 1250/- pm to be collected from November 2016 to April 2017	
	Membership fee of Rs.50/- to be collected	
	M.D's approval to the bank branch is filed.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu Date: 30/1/17	 Accountant Date: 30/1/17	 Samba Siva Rao Date: 1/2/17	 Managing Partner Date: 5 FEB 2017
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Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Note: After OC Booking taken, ST is not applicable
As per ST returns ST paid Rs. 1,79,933/- This is for
new information.

Service Tax
NP - what are
Prel excess con
adviser note
@tr.

