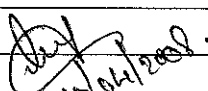
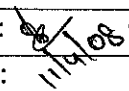
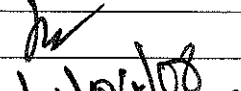


Sale Agreement Authorization Form-MFH

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	MFH	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Vendor	Alpine Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	A-113	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	73.75	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1475	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Car Parking No	A 16	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Scooter Parking No	-	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type	<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 / plot	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Boundaries: North	Open to sky & Flat No. 112	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Flat No. 114 & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	6' wide corridor & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	3669000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		N A
Discount (in Rs. per sft.)	122 Rs. 34/- p.sft.	N A
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	854200	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Value	177000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	2814800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Agr. for Development charges value	-	<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	01.10.2009	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Agreement requisition date	10.04.2008	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		
Prepared by (Srilatha):	Checked by (Accountant):	Approved by(MD):
Sign: 	Sign: 	Sign: 
Date: 10/04/2008	Date: 11/04/08	Date: 14/04/08

Reg Charges & Taxes Calculator						
Mayflower Heights						
Date:	10.04.2008					
		I & II floors	Other floors		Formula	
	Flat No.	A-113				
A	Built-up-area	1,475		sft		
B	Undivided share of land	73.75				
C	No of car parking	1		Nos.		
D	No. of two wheeler parking			Nos.		
E	Total Sale Consideration	3,669,000		Rs.		
F	Registrars value of undivided share of land	177,000	-	Rs.	B X Land Rate	
G	Registrars Const. Value	637,200	-	Rs.	A X Const. rate @ 80%	
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 Const. & Land Value	854,200	-	Rs.	F + G + H + I	
L	Sale Deed Amount	854,200	-	Rs.	K	
N	Construction Contract Amount	2,814,800	-	Rs.	E - L	
O	Reg. Charges	97,413	5,200	Rs.	L @ 7.5% + N @ 1% + Rs. 5,200	
P	Service tax	117,096	-	Rs.	E @ 4.12%	
Q	VAT	36,690	-	Rs.	E X 1%	
R	Total Taxes	251,199	5,200	Rs.	O + P + Q	
P	Total Tax Percentage	6.85	#DIV/0!	%	R/E	
O	Deduction if Const Contract value exceeds 20 lacs	8,148	(20,000)		(N- 20,00,000) @ 1%	
P	Net Taxes	243,051	25,200		R - O	
Q	Net tax percentage	6.62	#DIV/0!		P/E	
Note: This calculation is for a semi-finished sale deed						
Land Value upto 31.01.2008 is Rs. 2000/- per sq.yd.						
Land Value from 01.02.2008 is Rs. 2400/- per sq.yd.						