

Sale Agreement Authorization Form-BNC

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MAYFLOWER GRANDE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	M/s. B&C Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	A-401	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	43.34	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1400	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input checked="" type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe	<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	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	39,99,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	109	N A	
Discount (in Rs. per sft.)	— Nil —	N A	
On time payment discount ((in Rs. per sft.)	— Nil —		
Total Discount (in Rs. per sft.)	— Nil —		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	39,99,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	28.02.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>Salki</i>	Sign:
Date: 29/01/15	Date: 29/01/15	Date: 26/01/15	Date:

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	A-401		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,400	sft	
B	Undivided share of land	43.34	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,999,000	Rs.	
F	Registrars value of undivided share of land	520,080	Rs.	B X Land Rate
G	Registrars Const. Value	2,100,000	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	2,150,000	Rs.	G + H + I
L	Sale Deed Amount	3,999,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	244,440	Rs.	L X rate + N X rate + incidental charges
P	Service tax	123,569	Rs.	E @ rate or N @ rate
Q	VAT	49,988	Rs.	E X rate
R	Total Taxes	417,997	Rs.	O + P + Q
P	Total Tax Percentage	10.45	%	R/E
Notes				
1	Registrars rates and other values:			
	Land	12,000	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	3.096	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 serv	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. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. MURALI MOHAN MURTHY JUTHU		
Flat / Bungalow No.	A-401	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	39,99,000
B	Add : Stamp duty & registration charges and mutation exp	2,48,439
C	Add: Service Tax @4.5%	1,79,955
D	Add: VAT @1.25%	49,988
E	Total Taxes (B + C + D)	4,78,382
F	Total amount payable (A+E)	44,77,382
G	Total Amount Paid	47,52,262
H	Balance Amount Payable (F-G)	(2,74,881)

I	Sale Deed Value	39,99,000
J	Construction Contact value	-

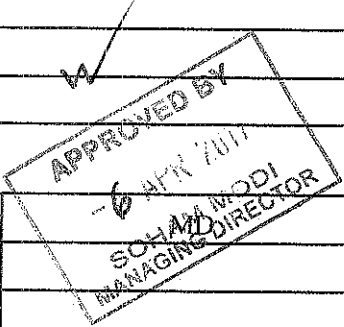


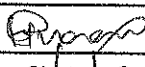
		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	-	-	-
L	Own contribution (including taxes)	44,77,382	47,52,262	(2,74,881)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		(2,74,881)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date			21/3/17	