

Sale Agreement Authorization Form-BNC

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	MAYFLOWER GRANDE	☒ Yes ☐ No
Vendor	M/s. B&C Estates	☒ Yes ☐ No
Flat no.	A-807	☒ Yes ☐ No
Land area (sq. yds.)	35.60	☒ Yes ☐ No
Built-up-area (sft)	1150	☒ Yes ☐ No
Car Parking No		☐ Yes ☐ No
Type	☐ Semi-deluxe ☐ Deluxe	☒ 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	37,35,000/-	☒ Yes ☐ No
PPT No.	128	N A
Discount (in Rs. per sft.)	200/-	N A
On time payment discount ((in Rs. per sft.)	100/-	
Total Discount (in Rs. per sft.)	300/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	37,35,000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	09.11.2015	☒ 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:
Date: 13/5/15	Date: 13/5/15	Date: 14/5/15	Date:

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	A-807		
	Registration of construction contract required?		No/Yes / No	
	Service tax payable?		Yes/Yes / No	
A	Built-up-area	1,150	sft	
B	Undivided share of land	35.60	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,735,000	Rs.	
	Registrars value of undivided share of land	427,209	Rs.	B X Land Rate
G	Registrars Const. Value	1,725,000	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	1,775,000	Rs.	G + H + I
L	Sale Deed Amount	3,735,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	228,600	Rs.	L X rate + N X rate + incidental charges
P	Service tax	115,412	Rs.	E @ rate or N @ rate
Q	VAT	46,688	Rs.	E X rate
R	Total Taxes	390,699	Rs.	O + P + Q
P	Total Tax Percentage	10.46	%	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 servic	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

Prpject	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. MOHD AFSAR AHMED		
Flat / Bungalow No.	A-807	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	37,35,000
B	Stamp duty & registration charges	2,28,600
C	Service Tax @ 3.625% on Sale Deed	1,35,394
D	VAT @ 1.25% on Sale Consideration	46,688
E	Total Taxes (B + C + D)	4,10,681
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	41,45,681
I	Total Amount Paid	34,35,700
J	Balance Amount Payable (H-I)	7,09,981

K	Amount for Sale Deed	37,35,000
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	Axis		
			HL Cq. Amount
			6,37,109

Final Disbursement

Security Cheque Details:

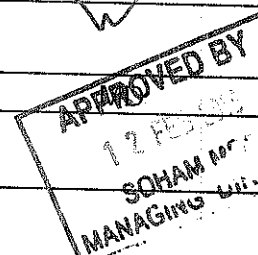
1st Installment of HL	Cq. No.	Amount	Security cq.received
		6,37,109	☒ Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
			☒ Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		72,891	☒ Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	☒ Paid
		4,10,681	☐ Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

100/- per sft on time payment discount given: @ Rs.1,15,500/-

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			12/2/16



24,700 R125 / 116 11/2/16