

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.	B-002	☒ Yes ☐ No		
Land area (sq. yds.)	1150	☒ Yes ☐ No		
Built-up-area (sft)	35.60	☒ 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	3677500	☒ Yes ☐ No		
PPT No.	135	N A		
Discount (in Rs. per sft.)	200/-	N A		
On time payment discount ((in Rs. per sft.)	50/-			
Total Discount (in Rs. per sft.)	250/-			
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No		
Sale Deed value	3677500	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	31.12.2016	☒ Yes ☐ No		
Remarks				
Prepared by (vineela):	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: <i>[Signature]</i>	
Date: 28/12/15	Date: 28/12/15	Date: 28/12/15	Date: 28/12/15	

1 set copy given to Annapurna 20/1/15

5 JAN 2016
MANAGING

Stamp duty, registration charges, service tax & VAT calculator				
Project:	Mayflower Grande			
Date:	28.12.2015			
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-002		
	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	3,677,500	Rs.	
F	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	3,677,500	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	225,150	Rs.	L X rate + N X rate + incidental charges
P	Service tax	128,713	Rs.	E @ rate or N @ rate
Q	VAT	45,969	Rs.	E X rate
R	Total Taxes	399,831	Rs.	O + P + Q
P	Total Tax Percentage	10.87	%	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	3.50	percent	under const. of complex services
	Service tax - Const complex service	5.60	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.			