

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.	C-403	☒ Yes ☐ No
Land area (sq. yds.)	1625	☒ Yes ☐ No
Built-up-area (sft)	50.31	☒ 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	6'-6" wide corridor	☒ Yes ☐ No
East	Open to Sky	☒ Yes ☐ No
West	Open to Sky & 6'-6" wide corridor	☒ Yes ☐ No
Total sale Consideration	52,12,500	☒ Yes ☐ No
PPT No.	134	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	52,12,500	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	05.10.2017	☒ 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:

-6 JUL 2013

MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	C-403		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1.625	sft	
B	Undivided share of land	50.31	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	5,212,500	Rs.	
	Registrars value of undivided share of land	603,664	Rs.	B X Land Rate
G	Registrars Const. Value	2,437,500	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	2,487,500	Rs.	G + H + I
L	Sale Deed Amount	5,212,500	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	317,250	Rs.	L X rate + N X rate + incidental charges
P	Service tax	234,563	Rs.	E @ rate or N @ rate
Q	VAT	65,156	Rs.	E X rate
R	Total Taxes	616,969	Rs.	O + P + Q
P	Total Tax Percentage	11.84	%	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	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	3.096	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.