

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-801	☒ Yes ☐ No	
Land area (sq. yds.)	43.34	☒ Yes ☐ No	
Built-up-area (sft)	1400	☒ 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	6'-6" wide corridor	☒ Yes ☐ No	
West	Open to sky	☒ Yes ☐ No	
Total sale Consideration (as per declaration form)	4160000	☒ Yes ☐ No	
PPT No.	136	N A	
Sale Deed value	4160000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	13.01.2018	☒ 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: <i>[Signature]</i>
Date: 13/8/18	Date: 16/8/18	Date: 16/8/2018	Date: 16/8/2018

APPROVED BY
16 AUG 2018
SOHAM MOF
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	C-801		
	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	4,160,000	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	4,160,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	254,100	Rs.	L X rate + N X rate + incidental charges
P	Service tax	187,200	Rs.	E @ rate or N @ rate
Q	VAT	52,000	Rs.	E X rate
R	Total Taxes	493,300	Rs.	O + P + Q
P	Total Tax Percentage	11.86	%	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 serv	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.

SALE DEED AUTHORIZATION FORM

Project	M/S.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. SINGAM SETTY BHASKAR RAO		
Flat / Bungalow No.	C-801	Area	1400
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	41,60,000
B	Add : Stamp duty & registration charges, Mutation exp	2,58,060
C	Add: Service Tax and VAT @ 5.75 on 3,25,000/-	18,688
D	Add: GST @ 12% on 38,35,000/-	4,60,200
E	Total Taxes (B + C + D)	7,36,948
F	Total amount payable (A+E)	48,96,948
G	Total Amount Paid	22,62,000
H	Balance Amount Payable (F-G)	26,34,948

K	Sale Deed Value	41,60,000
L	Construction Contact value	-

		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	26,35,000	-	26,35,000
N	Own contribution (including taxes)	22,61,948	22,62,000	(53)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	☒ Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		(53)	☒ Security cq.received
Balance HL Amount	Cq. No.	Amount	Collect cq.at the time of registration
		26,35,000	☒ Security cq.received
			☒ Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	27/9/22	27/9/22	27/9/22

