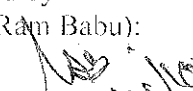
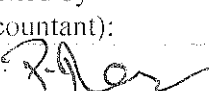
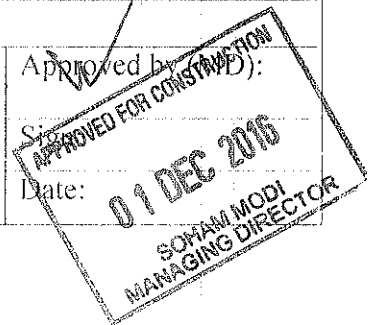


Check List

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.	D-303	☒ Yes ☐ No
Land area (sq. yds.)	37.15	☒ Yes ☐ No
Built-up-area (sft)	1200	☒ 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 (as per declaration form)	3910000	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	3910000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form:	☒ Yes ☐ No
Date of completion	21.05.2018	☒ Yes ☐ No
Remarks		

Prepared by (Pavan)	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (SOMAM MODI):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 22/11/16	Date: 30/11/16	Date: 30/11/2016	Date: 01 DEC 2016



Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type Flat No.	Amount D-303	Units	Formula
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	1,200	sft	
B	Undivided share of land	37.15	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,910,000	Rs.	
F	Registrars value of undivided share of land	445,783	Rs.	B X Land Rate
G	Registrars Const. Value	1,800,000	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	1,850,000	Rs.	G + H + I
L	Sale Deed Amount	3,910,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	239,100	Rs.	L X rate + N X rate + incidental charges
P	Service tax	175,950	Rs.	E @ rate or N @ rate
Q	VAT	48,875	Rs.	E X rate
R	Total Taxes	463,925	Rs.	O + P + Q
P	Total Tax Percentage	11.87	%	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	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 servie	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 - MAYLFOWR GRANDE		
Buyer Name	MR. M. SANDEEP		
Flat / Bungalow No.	D-303	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	39,10,000
B	Add : Stamp duty & registration charges, Mutation exp	2,43,010
C	Add: Service Tax & VAT @ 4.5%	1,05,570
D	Add: GST @ 12%	1,87,680
E	Total Taxes (B + C + D)	5,36,260
F	Total amount payable (A+E)	44,46,260
G	Total Amount Paid	38,49,985
H	Balance Amount Payable (F-G)	5,96,275

K	Sale Deed Value	39,10,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq ready
M	Housing Loan Sanctioned	26,00,000	19,74,400	6,25,600
N	Own contribution (including taxes)	18,46,260	18,75,585	(29,325)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			☒ Not required
			☐ Collect cq.at the time of registration
Own contribution			☒ Security cq.received
		(29,325)	☐ Not required
Balance HL Amount			☐ Collect cq.at the time of registration
		6,25,600	☒ Security cq.received
			☐ Not required
			☐ Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

