

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-701	☒ 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)	3475000/-	☒ Yes ☐ No
PPT No.		N A
Sale Deed value	3475000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	21.02.2017	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant): P. RAS
Sign: <i>Pavan</i>	Sign:	Sign: <i>P. RAS</i>
Date: <i>25/10/16</i>	Date:	Date: <i>10/10/2016</i>
		Approved by (M. B. S. Kumar)
		Sign: <i>M. B. S. Kumar</i>
		Date:

APPROVED BY
10 OCT 2016
SOHAM MODI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project:	Mayflower Grande			
Date:				
S No.	Registration type Flat No.	Amount D-601	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	3,475,000	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	3,475,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	213,000	Rs.	L X rate + N X rate + incidental charges
P	Service tax	156,375	Rs.	E @ rate or N @ rate
Q	VAT	43,438	Rs.	E X rate
R	Total Taxes	412,813	Rs.	O + P + Q
P	Total Tax Percentage	11.88	%	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 service	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. SATHIRAJU VAKKALANKA & OTHERS		
Flat / Bungalow No.	C-701	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	34,75,000
B	Add : Stamp duty & registration charges, Mutation exp	2,16,475
C	Add: Service Tax & VAT @ 4.5%	78,750
D	Add: GST @ 12%	2,07,000
E	Total Taxes (B + C + D)	5,02,225
F	Total amount payable (A+E)	39,77,225
G	Total Amount Paid	39,77,000
H	Balance Amount Payable (F-G)	225

K	Sale Deed Value	34,75,000
L	Construction Contact value	-

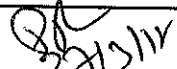
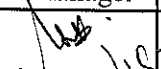
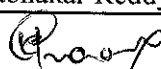
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	39,77,225	39,77,000	225

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	✓ Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		225	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	✓ Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date	27/3/18	27/3/18	27/3/18	

