

# Sample Chart to understand impact of Bank & Cash Settlement for both Seller & Buyer

Property Extent - 2400 Sqft (1 Ground)		Guideline Value @ Rs.1500/- Per Sqft Seller's Price @ Rs.4167/- Per Sqft		Value of the Property as per Guideline Value Rs.36,00,000/- (36 Lakhs)				Value of the Property as per Seller's Price Rs.1,00,00,000/- (1 Crore)					
Property Registration can be done @		Purchase Option 1		Purchase Option 2				Registration Expenses		Impact			
		1 Crore Settlement through Own Fund		1 Crore Settlement through Loan				Bank Amount Stamp Duty 7% + Registration 4%  Total 11%		TOTAL Property Cost in Lakhs		Buyer to Co-operate	
Options	Registration @ Rate Per Sqft WHITE	Bank Amount in Lakhs & in %	Cash Amount in Lakhs & in %	Bank Amount			Cash Amount in Lakhs & in %				Additional Cost in Lakhs for Buyer due to Increase in White Portion	Average Capital Gains Impact for Seller on Sale Value	
				70% Loan on Registration Value	30% Buyer's Payment on Registration Value	Total in Lakhs & %							
1	1500	36	64	25.20	10.80	36	64	3.96	103.96	0.00	2%		
2	1667	40	60	28.00	12.00	40	60	4.40	104.40	0.44	3%		
3	1875	45	55	31.50	13.50	45	55	4.95	104.95	0.99	4%		
4	2083	50	50	35.00	15.00	50	50	5.50	105.50	1.54	5%		
5	2292	55	45	38.50	16.50	55	45	6.05	106.05	2.09	6%		
6	2500	60	40	42.00	18.00	60	40	6.60	106.60	2.64	7%		
7	2708	65	35	45.50	19.50	65	35	7.15	107.15	3.19	8%		
8	2917	70	30	49.00	21.00	70	30	7.70	107.70	3.74	9%		
9	3125	75	25	52.50	22.50	75	25	8.25	108.25	4.29	10%		
10	3333	80	20	56.00	24.00	80	20	8.80	108.80	4.84	11%		
11	3542	85	15	59.50	25.50	85	15	9.35	109.35	5.39	12%		
12	3750	90	10	63.00	27.00	90	10	9.90	109.90	5.94	13%		
13	3958	95	5	66.50	28.50	95	5	10.45	110.45	6.49	14%		
14	4167	100	0	70.00	30.00	100	0	11.00	111.00	7.04	15%		