

Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	I-005
Name of Buyer	Mr. D.L N Rao

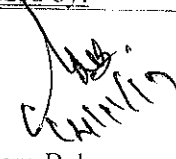
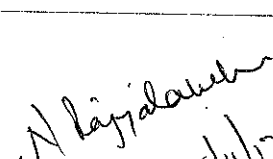
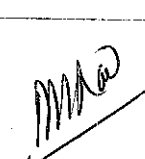

A.	Total sale consideration.	Rs. 23,12,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.1,38,720/-+Rs.2,312/-(GHMC mutation charges)
E.	Add: VAT	Rs. 11,872/-
F.	Add: Service Tax	Rs. 38,046/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs.5,080/-
I.	Less: Amount paid	Rs. <u>24,51,538/-</u> 25,01,578/-
J.	Balance amount Due	Rs. 56,492/-
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
M.	Maintenance charges due from	→
N.	Buyer Info database balance	Rs. 56,492/- - 50,040 = 6452
O.	Tally balance	Rs. 56,492/- - 50,040 = 6452
P.	Remarks:	
	Corpus Fund Rs.15,000/- to be collected	
	Maintainance charges @ Rs. 1500/- pm to be collected for initial six months	
	Membership fee Rs.50/- to be collected	

N. Rajalaxmi
14/11/17

MMO

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu Date:	 Accountant Date: 15/11/17	 Samba Siva Rao Date: 15/11/17	 Managing Partner Date: 17 NOV 2017
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APPROVED FOR CONSTRUCTION
SOHAM MODI
MANAGING DIRECTOR

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Interest calculation for delayed payments.

Project Name: Vista Homes
 Flat no.: I-005
 Customer Name: DLN Rao
 Booked by: Rani
 Prepared by: pavan
 Date: 14.11.2017
 Sign:
 Interest rate: 18 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
3-Jul-17	25000	Booking amount	-	-	-	25,000
3-Jul-17	-25000	amount received	-	25,000	-	-
7-Jul-17	-200000	amount received	4	-	-	(200,000)
8-Jul-17	-600000	amount received	1	(200,000)	(99)	(800,000)
13-Jul-17	-800000	amount received	5	(800,000)	(1,973)	(1,600,000)
18-Jul-17	200000	I Installment	5	(1,600,000)	(3,945)	(1,400,000)
3-Aug-17	406800	II Installment	16	(1,400,000)	(11,047)	(993,200)
18-Aug-17	540100	III Installment	15	(993,200)	(7,347)	(453,100)
3-Sep-17	564060	IV Installment	16	(453,100)	(3,575)	110,960
5-Sep-17	-137000	amount received	2	110,960	109	(26,040)
5-Sep-17	-38006	amount received	-	(26,040)	-	(64,046)
5-Sep-17	-151532	amount received	-	(64,046)	-	(215,578)
5-Sep-17	-500000	amount received	-	(215,578)	-	(715,578)
18-Sep-17	376040	V Installment	13	(715,578)	(4,588)	(339,538)
30-Sep-17	200000	On completion	12	(339,538)	(2,009)	(139,538)
	(139538)			Approx Interest Payable	(34,473)	

Note:

Column A, B & C: Enter Installments & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Columns D to G: Do not change.

Sort columns A, B & C in ascending order.

Calculate sum of Installments / Payments & Interest

Charge Interest of Rs. (or) Interest waived

Allow on-time payment discount (or) Reduce on-time payment discount to Rs. Nil

Signature of Manager:

Date:

Signature of M.D.:

Date:

APPROVED BY
 17 NOV 2017
 SUMAN MOJI
 MANAGING DIRECTOR

Dis.
 No on-time payment discount

14/11/17