

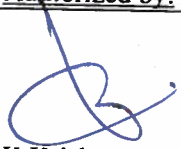
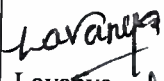



Authorization form for handing over the possession of villa in 'Villas at Silver creek'

Villa No.	3
Name of Buyer	Mr. KEVIN ROBERT MICHAEL

A.	Total sale consideration.	50,23,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts-Free offer of registration & stamp duty	1,65,560
D.	Add: Reg. Charges	1,60,260
E.	Add: VAT	62,788
F.	Add: Service Tax.	1,16,283
G.	Add: Extra Specs Charges (revised)	3,700
H.	Add: Misc. Charges	5,300 + 390+50,000(corp.)+22,500(maint)+50(mem b.fee) = 78,240
I.	Less: Amount paid	53,07,000
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	NIL
L.	Refund if any	28,289
Remarks: 1) Excess amount to be refund.		
2) Corpus fund collected.		
3) Maintenance charges collected up to Dec' 15.		
4) Mem.fee collected		
M	Interest Amount as calculated	Rs.1,41,449/- <i>not finalised -</i>
N	Service Tax paid to department	
O	Service Tax security deposit to be collected	
P	Maintenance charges due from	October 2014 @ Rs.1500/-p.m

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
2.	Buyer has signed the Association Membership Form.	
3.	No Due Certificate signed	
4.	6 PDC for Maintenance Charges collected	
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	
6.	Service Tax Undertaking collected	

Authorized by:

 K. Krishna Prasad Date: 25/4/15	 Lavanya Date: 25/4/15	 Samba Siva Rao Date: 25/4/15	 Managing Partner: Soham Modi Date: 
---	---	--	---

- 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 Villas @ Silver Creek
 Flat / Plot no. 3
 Customer Name Kevin Michel
 Booked by Pathak
 Prepared by k.p
 Date 16-Dec-14
 Sign
 Interest rate 18 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
04-Apr-13	25000	Booking Amount	-	-	-	25,000
04-Apr-13	-25000	Booking Amount	-	25,000	-	-
15-Apr-13	200000	1st Installment	11	-	-	2,00,000
18-Apr-13	-200000	Cheque received	3	2,00,000	296	-
15-Jun-13	2000000	2nd Installment	58	-	-	20,00,000
25-Jun-13	-1000000	Cheque received	10	20,00,000	9,863	10,00,000
27-Jun-13	-1000000	Cheque received	2	10,00,000	986	-
15-Jul-13	233200	3rd Installment	18	-	-	2,33,200
15-Aug-13	233200	4th Installment	31	2,33,200	3,565	4,66,400
11-Sep-13	-500000	Cheque received	27	4,66,400	6,210	(33,600)
15-Sep-13	233000	5th Installment	4	(33,600)	(66)	1,99,400
09-Oct-13	-200000	Cheque received	24	1,99,400	2,360	(600)
15-Oct-13	233000	6th Installment	6	(600)	(2)	2,32,400
15-Nov-13	233000	7th Installment	31	2,32,400	3,553	4,65,400
15-Dec-13	233000	8th Installment	30	4,65,400	6,885	6,98,400
15-Jan-14	233000	9th Installment	31	6,98,400	10,677	9,31,400
17-Jan-14	-800000	Cash received	2	9,31,400	919	1,31,400
15-Feb-14	233000	10th Installment	29	1,31,400	1,879	3,64,400
15-Mar-14	233000	11th Installment	28	3,64,400	5,032	5,97,400
15-Apr-14	233000	12th Installment	31	5,97,400	9,133	8,30,400
16-May-14	-300000	Cash received	31	8,30,400	12,695	5,30,400
15-Aug-14	233000	13th Installment	91	5,30,400	23,803	7,63,400
15-Sep-14	234600	14th Installment	31	7,63,400	11,671	9,98,000
19-Nov-14	-1000000	Wire Transferred	65	9,98,000	31,991	(2,000)
27-Nov-14	-282000	Wire transferred	8	(2,000)	(8)	(2,84,000)

Approx Interest Payable 1,41,449

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
 27 APR 2015
 SOHAM MUDI
 MANAGING DIRECTOR

Sir
 1) His brother, who is 'kama' and in 7 months and he was
 died in Dec'14
 2) My paramount estate holding of 25000. Was forfeited
 At that please consider the above facts and Waive off the
 Interest amount - Na - on-time discount

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VSC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	Mehta & Modi Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Plot no.	3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	227	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	2020	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Scooter Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Standard <input type="checkbox"/> Semi <input checked="" type="checkbox"/> Deluxe	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat / plot	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Plot No. 2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plot No. 4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	30" wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Neighbor's land	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	50,23,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	190	N A	
Discount (in Rs. per sft.)	Rs. 260/-	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	Rs. 260/-		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	20,10,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	30,13,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Agr. for Development charges value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Date of completion	31.07.2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Venkatramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by(MD):
Sign:	Sign:	Sign:	Sign:
Date: 18/4/13	Date: 18/4/13	Date: 18/04/13	Date: 18 MAY 2013

APPROVED BY
18 MAY 2013
SUSHANT MUDI
MANAGING DIRECTOR