

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

Flat No.	A-303
Name of Buyer	Mr. TV Ravikanth

A.	Total sale consideration.	22,84,000/-
B.	Less: Discount for on time payments.	47,500/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,37,040/-
E.	Add: VAT	40,850/-
F.	Add: Service Tax.	29,347/-
G.	Add: Extra Specs Charges (revised)	25,583/- <i>Subject to approval</i>
H.	Add: Misc. Charges	5,320/- + 15,000/- (c fund) + 6,050/- (initial six months maintenance charges)
I.	Less: Amount paid	25,26,667/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	30,977/-
Remarks: Service tax charged @ 3.09% on sale consideration.(Rs.9,49,740/-)		
Vat charged @ 5% on Construction agreement of Rs.8,17,000/-		
Corpus fund Rs.15,000/- collected.		
Maintenance charges @ Rs.1000/- pm collected for initial six months		
Membership fee of Rs.50/- collected.		
M	Interest Amount as calculated	4,132/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	November 2014

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
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 & VAT Undertaking collected	--

Authorized by:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Rajalaxmi	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner: Soham Modi
Date:	Date: 11/11/14	Date: 11/11/14	Date: 11/11/14

APPROVED BY
11/11/2014
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.	A-303					
Customer Name	Mr. TV Ravikanth					
Booked by	Karunakar					
Prepared by	Pavan					
Date	04.11.2014					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
06-Aug-14	25000	Booking amount	-	-	-	25,000
06-Aug-14	-25000	amount received	-	25,000	-	-
19-Aug-14	200000	I Installment	13	-	-	200,000
22-Aug-14	-200000	amount received	3	200,000	296	-
01-Sep-14	-59000	amount received	10	-	-	(59,000)
19-Sep-14	250000	II Installment	18	(59,000)	(524)	191,000
24-Sep-14	-242667	amount received	5	191,000	471	(51,667)
03-Oct-14	1609000	III Installment	9	(51,667)	(229)	1,557,333
10-Oct-14	-1700000	Amount received	7	1,557,333	5,376	(142,667)
14-Oct-14	720	sale deed colour xerox	4	(142,667)	(281)	(141,947)
30-Oct-14	200000	on completion	16	(141,947)	(1,120)	58,053
04-Nov-14	4300	misc, doc & Ec	5	58,053	143	62,353
04-Nov-14	137040	registration charges	-	62,353	-	199,393
04-Nov-14	-199393	amount payable	-	199,393	-	-
	0			Approx Interest Payable	4,132	
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						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input checked="" type="checkbox"/> Allow on-time payment discount (or) <input type="checkbox"/> Reduce on-time payment discount to Rs. _____						
Signature of Manager:				Signature of M.D.:		
Date :				Date		
						