

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

Flat No.	B-408
Name of Buyer	Mr. P. Chandra Sekharan

A.	Total sale consideration.	32,40,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,94,400/- <i>Amended</i> →
E.	Add: VAT	15,246/-
F.	Add: Service Tax.	42,601/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	34,73,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	23,847/- (1)
L.	Refund if any	
Remarks:		
Corpus fund Rs.20,000/- to be collected <i>VISTA HOMES OWNERS ASSOCIATION (1)</i>		
Maintenance charges @ Rs.1500/- pm to be collected for initial six months <i>Sold: (3)</i>		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	28,688/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	May 2016

Registration Charge etc not given by Prabhakar

Subject to approval of owner

	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>AS 15/5/16</i> G. B. Ram Babu	<i>Rajalaxmi</i> Rajalaxmi	<i>Samba Siva Rao</i> Samba Siva Rao	<i>APPROVED BY</i> 3 MAY 2016 Soham Modi MANAGING DIRECTOR
Date:	Date: <i>03/05/16</i>	Date: <i>3/5/16</i>	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 Vista Homes
 Flat no. B-408
 Customer Name Mr. P. Chandra Sekharan
 Booked by Naveena/Kranthi
 Prepared by Pavan
 Date 27.04.2016
 Sign
 Interest rate 18 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
13-Jan-16	25000	Booking amount	-	-	-	25,000
13-Jan-16	-25000	amount received	-	25,000	-	-
15-Jan-16	200000	I Installment	2	-	-	200,000
23-Jan-16	-200000	amount received	8	200,000	789	-
30-Jan-16	486000	II Installment	7	-	-	486,000
15-Feb-16	1265000	III Installment	16	486,000	3,835	1,751,000
05-Mar-16	532000	IV Installment	19	1,751,000	16,407	2,283,000
05-Mar-16	-1751000	amount received	-	2,283,000	-	532,000
25-Mar-16	532000	V Installment	20	532,000	5,247	1,064,000
30-Mar-16	-197000	amount received	5	1,064,000	2,624	867,000
30-Mar-16	-300000	amount received	-	867,000	-	567,000
30-Mar-16	-1000000	amount received	-	567,000	-	(433,000)
31-Mar-16	200000	On Completion	1	(433,000)	(214)	(233,000)
	(233000)			Approx Interest Payable	28,688	

Note:

Column A, B & C: Enter Installemnts & payments received
 Column B: Enter receivables as positive amounts & payments received as negative amounts.
 Cloumns D to G: Do not change.
 Sort columns A , B & C in accending 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
 03 MAR 2016
 SUHAM MODI
 MANAGING DIRECTOR

Sir,

Dis. customer

Lic. Staff.

Retirement benefits received to customer in a delayed manner.

Pl. waive off.

[Handwritten Signature]
 28/4/16