

Authorization form for handing over the possession of bungalow in 'Silver Oak Bungalows'

Bungalow No.	34
Name of Buyer	Mr. G.Bhasker

A.	Total sale consideration.	36,20,000
B.	Less: Discount for on time payments.	1,75,000
C.	Less: Other discounts- Free offer of registration & stamp duty	1,06,750
D.	Add: Reg. Charges	1,02,750
E.	Add: VAT	45,000
F.	Add: Service Tax.	1,11,240
G.	Add: Extra Specs Charges (revised)	9,200 + 1,22,000 = 1,31,200
H.	Add: Misc. Charges	6,290
I.	Less: Amount paid	36,98,490
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	36,240
L.	Refund if any	NIL
	Remarks: 1) Balance amount to be collected.	<i>Received 11/11/14</i>
	2) Corpus fund Rs.50,000 collected	<i>Received</i>
	3) Maintenance charges @ Rs.1500/-p.m for initial 6 months collected.	<i>Received</i>
	4) Membership fee Rs.50/- collected	<i>Received on 01/11/14 C. Shrivastava</i>
M	Interest Amount as calculated	Rs.37,136/- Waived by M.D sir
N	Service Tax paid to department	
O	Service Tax security deposit to be collected	
P	Maintenance charges due from	August 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.	<input checked="" type="checkbox"/>
2.	Buyer has signed the Association Membership Form.	<input checked="" type="checkbox"/>
3.	No Due Certificate signed	<input checked="" type="checkbox"/>
4.	6 PDC for Maintenance Charges collected	<input checked="" type="checkbox"/>
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	<input checked="" type="checkbox"/>
6.	Service Tax Undertaking collected	<input checked="" type="checkbox"/>

Authorized by:

<i>[Signature]</i> K.Krishna Prasad Date: <i>01/11/14</i>	<i>[Signature]</i> G. Jagdish Date: <i>01/11/14</i>	<i>[Signature]</i> Samba Siva Rao Date: <i>01/11/14</i>	Managing Partner: Soham Modi <i>[Signature]</i> Date:
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- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a conv of Owners Association rule to the buyer.



Interest calculation for delayed payments.

Project Name Villas @ Silver Creek
 Flat / Plot no 34
 Customer Name Bhasker
 Booked by Pathak
 Prepared by k.p
 Date 22-Sep-14
 Sign
 Interest rate 18 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
27-Aug-12	25000	Booking Amount	-	-	-	25,000
28-Aug-12	200000	1st Installment	1	25,000	12	2,25,000
28-Aug-12	-25000	Cheque received	-	2,25,000	-	2,00,000
08-Sep-12	-200000	Cheque received	11	2,00,000	1,085	-
06-Oct-12	315000	2nd Installment	28	-	-	3,15,000
10-Oct-12	-265000	Cheque received	4	3,15,000	621	50,000
19-Oct-12	-50000	Cheque received	9	50,000	222	-
23-Oct-12	728000	3rd Installment	4	-	-	7,28,000
20-Nov-12	-400000	Cheque received	28	7,28,000	10,052	3,28,000
21-Jan-13	400	E C exp	62	3,28,000	10,029	3,28,400
01-Mar-13	500000	4th Installment	39	3,28,400	6,316	8,28,400
05-Mar-13	-500000	Cheque received	4	8,28,400	1,634	3,28,400
20-Aug-13	500000	5th Installment	168	3,28,400	27,208	8,28,400
22-Aug-13	-500000	Cheque received	2	8,28,400	817	3,28,400
03-Sep-13	122000	Extra specs for Stair c	12	3,28,400	1,943	4,50,400
15-Dec-13	432000	6th Installment	103	4,50,400	22,878	8,82,400
16-Dec-13	-722000	Cheque received	1	8,82,400	435	1,60,400
27-Feb-14	-936490	Chq received	73	1,60,400	5,774	(7,76,090)
15-Jul-14	720000	On Compl of floor etc	138	(7,76,090)	(52,817)	(56,090)
15-Aug-14	200000	On Completion	31	(56,090)	(857)	1,43,910
28-Aug-14	1500	EC charges for SBH E	13	1,43,910	923	1,45,410
09-Sep-14	-69490	Cheque received	12	1,45,410	861	75,920
09-Sep-14	-30510	Cheque received	-	75,920	-	45,410
10-Sep-14	9200	Extra specs	1	45,410	22	54,610
22-09-2014	-54610	Payment receivable	12	54,610	323	-

Approx Interest Payable

37,136

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. 1,50,000

Signature of Manager:
Date

Signature of M.D:
Date

Sin please waive off delayed interest and on time payment discount of Rs. 2.00 lacs

APPROVED BY
5 SEP 2014
SUKHAM MODI
MANAGING DIRECTOR

APPROVED BY
1 NOV 2014
SUKHAM MODI
MANAGING DIRECTOR

25/09/14

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.	34	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	173	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1849	<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. 33	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plot No. 35	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Plot No. 42	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	30" wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	36,20,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	177	NA	
Discount (in Rs. per sft.)	B. 257/-	NA	
On time payment discount ((in Rs. per sft.)	L. 108/-		
Total Discount (in Rs. per sft.)	B. 459/-		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	13,70,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	22,50,000/-	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	30.09.2013	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks	Free Registrable offer given		
Prepared by Venkatramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved (MD):
Sign:	Sign:	Sign:	Sign:
Date:	Date:	Date: 28/08/12	Date:

APPROVED BY
23 AUG 2012
SOHAM MODI
MANAGING DIRECTOR