

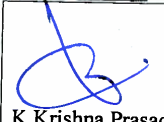
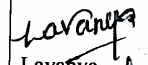


Authorization form for handing over the possession of villa in 'Villas at Silver creek'

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 finalises -</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: 25/1/15	 Lavanya Date: 25/1/15	 Samba Siva Rao Date: 25/1/15	 Managing Partner: Soham Modi Date: 25/1/15
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APPROVED BY
APR 2015
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 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 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
 27 APR 2015
 SONAM MOULI
 MANAGING DIRECTOR

1) His brother was in 'kama' and in 7 months and he was died in Dec '14
 2) His personal estate booking of Rs. 25,000. Was forfeited. At that please consider in above facts and waive off the Interest amount. No on-time discount to be.

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: 18/04/13

APPROVED BY
18 MAY 2013
SUNIL K. MODI
MANAGING DIRECTOR