

Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-004
Name of Buyer	Mr. PBS Chakravarthy

A.	Total sale consideration.	41,35,000/- ✓
B.	Less: Discount for on time payments.	70,000/- ✓
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,48,100/- ✓
E.	Add: VAT	51,688/- ✓
F.	Add: Service Tax	1,49,894/- ✓
G.	Add: Extra Specs Charges (revised)	1,24,897/- ✓
H.	Add: Misc. Charges	4,900/- ✓
I.	Less: Amount paid	45,15,000/- (+) 1,22,653 (+) 9581 ⇒ 46,42,234/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	1,29,479/- ✓
L.	Refund if any	
Remarks: Service tax charged @ 3.625% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- collected vide cheque no. 437057, citi bank.		
Maintenance charges @ Rs.1,400/- pm collected for initial six months.		
Membership fee of Rs.50/- collected vide cheque no 437059, Citi bank.		
M	Interest Amount as calculated	(60,713)
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	February 2016

	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:

G. B. Ram Babu	Swathi	Samba Siva Rao	Managing Partner: Soham Modi
Date: 22/1/16	Date: 22/1/16	Date: 22/1/16	Date: 22/1/16

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	Mayflower Grande					
Flat no.	A-004					
Customer Name	Mr. PBS Chakravarthy					
Booked by	Gopi					
Prepared by	Pavan					
Date	19.01.2016					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
01-Sep-15	25000	Booking amount	-	-	-	25,000
09-Sep-15	-25000	Booking Amount	8	25,000	99	-
15-Sep-15	200000	Ist Installment	6	-	-	200,000
25-Sep-15	-200000	Payment recd	10	200,000	986	-
15-Oct-15	700000	IInd Installment	20	-	-	700,000
27-Oct-15	-700000	Payment received	12	700,000	4,142	-
06-Nov-15	-2900000	Payment received	10	-	-	(2,900,000)
06-Nov-15	-380000	Payment received	-	(2,900,000)	-	(3,280,000)
30-Nov-15	1605000	IIIrd Installment	24	(3,280,000)	(38,821)	(1,675,000)
03-Dec-15	-310000	Payment recd	3	(1,675,000)	(2,478)	(1,985,000)
15-Dec-15	963000	IVth Installment	12	(1,985,000)	(11,747)	(1,022,000)
31-Dec-15	442000	Vth Installment	16	(1,022,000)	(8,064)	(580,000)
15-Jan-16	200000	On completion	15	(580,000)	(4,290)	(380,000)
	(380000)		Approx Interest Payable		(60,173)	
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. _____						
Signature of Manager:				Signature of M.D.:		
Date :				Date :		

APPROVED BY
2 JAN 2016
SOHAM MODI
MANAGING DIRECTOR