

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

Flat No.	A-204
Name of Buyer	Mr. Thota Ravi Kumar

A.	Total sale consideration.	41,39,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: other discounts	Nil
D.	Add: Reg. Charges	2,48,340/-
E.	Add: VAT	51,738/- + 75/-
F.	Add: Service Tax	1,31,334/- + 275/-
G.	Add: Extra Specs Charges (revised)	1,500/-
H.	Add: Misc. Charges	4,800/- + 25,000(c fund) + 8,450/- (maintenance charges + mem fee)
I.	Less: Amount paid	58,86,840/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	12,76,328/-
Remarks: Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected.		
Maintenance charges @ Rs.1,400/- pm to be collected for initial six months.		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	
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/ Jaya Prakash	Managing Partner Soham MDCU
Date: 13/5/14	Date: 13/5/14	Date: 13/5/14	Date: 13/5/14

- 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-204					
Customer Name	Mr. T. Ravi Kumar					
Booked by	Ravi					
Prepared by	Pavan					
Date	06.05.2016					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
01-Jan-14	25000	Booking Amount	-	-	-	25,000
01-Jan-14	-25000	Booking Amount	-	25,000	-	-
15-Jan-14	200000	1st Installment	14	-	-	200,000
20-Jan-14	-200000	Payment Received	5	200,000	493	-
15-Feb-14	700000	2nd Installment	26	-	-	700,000
18-Feb-14	-200000	Payment received	3	700,000	1,036	500,000
05-Mar-14	-200000	Payment received	15	500,000	3,699	300,000
01-Apr-14	-150000	Payment received	27	300,000	3,995	150,000
22-Apr-14	-150000	Payment received	21	150,000	1,553	-
07-Nov-14	1607000	3rd Installment- slab	199	-	-	1,607,000
09-Dec-14	-1607000	Payment received	32	1,607,000	25,360	-
15-Mar-15	964200	4th Installment- BW &	96	-	-	964,200
26-Mar-15	-964200	Payment received	11	964,200	5,230	-
30-Sep-15	442800	5th Installment	188	-	-	442,800
01-Jan-16	200000	On Completion	93	442,800	20,308	642,800
30-Jan-16	-114000	payment recd	29	642,800	9,193	528,800
30-Jan-16	-428800	Payment recd	-	528,800	-	100,000
09-Feb-16	-100000	Payment recd	10	100,000	493	-
	0		Approx Interest Payable		71,360	

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.B. _____

Date: _____ Date: _____

APPROVED BY
 2 MAY 2016
 SOHAM MOULI
 MANAGING DIRECTOR

Let,

- customer not availed the final 7 lakh amount
and released from his own contribution

- He waive off interest.

- no on-time payment discount

12/5/16