

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

Flat No.	A-403	
Name of Buyer	Mrs. Hetal Patel	

A	Total sale consideration.	30,08,600/-
B	Less: Discount for on time payments.	Nil
C	Less: Other discounts	Nil
D	Add: Reg. Charges	1,80,540/-
E	Add: VAT	37,608/-
F	Add: Service Tax	97,647/- + 184/-
G	Add: Extra Specs Charges (revised)	-96,609/-
H	Add: Misc. Charges	5,080/- + 25,000/- (c fund) + 8,450/- (maint charges + membership fee)
I	Less: Amount paid	33,36,525/-
J	Add: Interest Amount to be charged	
K	Balance amount Due	
L	Refund if any	70,025/-
	Vat charged @ 1.25% on sale consideration.	
	Corpus fund Rs.25,000/- collected	
	Maintenance charges @ Rs.1,400/- pm collected for initial six months.	
	Membership fee of Rs.50/- collected	
M	Interest Amount as calculated	(48,312)
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	February 2016

Subject to approval

OK

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: 2/12/16	Date: 4/4/16	Date: 4/4/16	Date: 4/4/16

APPROVED BY
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 Mayflower Grande
 Flat no. A-103
 Customer Name Mr. Hetal Patel
 Booked by Rani
 Prepared by Pavan
 Date 31.03.216
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
19-Mar-15	25000	Booking Amount	-	-	-	25,000
19-Mar-15	-25000	Booking Amount	-	25,000	-	-
05-Apr-15	200000	1st Installment	17	-	-	200,000
07-Apr-15	-100000	Payment received	2	200,000	197	100,000
07-Apr-15	-100000	Payment receive	-	100,000	-	-
05-May-15	700000	2nd Installment	28	-	-	700,000
08-May-15	-350000	Payment received	3	700,000	1,036	350,000
08-May-15	-350000	Payment received	-	350,000	-	-
26-May-15	-250000	Payment received	18	-	-	(250,000)
26-May-15	-250000	Payment Received	-	(250,000)	-	(500,000)
26-May-15	-220900	Payment received	-	(500,000)	-	(720,900)
26-May-15	-220900	Payment received	-	(720,900)	-	(941,800)
30-Jun-15	941800	3rd Installment	35	(941,800)	(16,256)	-
20-Jul-15	-282540	Payment received	20	-	-	(282,540)
20-Jul-15	-282540	Payment received	-	(282,540)	-	(565,080)
30-Aug-15	565080	4th Installment- BW &	41	(565,080)	(11,425)	-
30-Sep-15	376720	5th Installment	31	-	-	376,720
04-Oct-15	-288360	Payment received	4	376,720	743	88,360
05-Oct-15	-163963	Payment received	1	88,360	44	(75,603)
05-Oct-15	-288360	Payment recd	-	(75,603)	-	(363,963)
05-Oct-15	-163962	Payment recd	-	(363,963)	-	(527,925)
31-Dec-15	200000	On completion	87	(527,925)	(22,650)	(327,925)
	(327925)			Approx Interest Payable	(48,312)	

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. 600

Signature of Manager:

Date

Signature of M.D.

Date

