

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

Flat No.	A-707
Name of Buyer	Mr. JK Lakshmikanth

A.	Total sale consideration.	26,00,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,56,000/-
E.	Add: VAT	32,500/-
F.	Add: Service Tax	92,422/- 1,02,732/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	5,080/-
I.	Less: Amount paid	28,87,250/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	1248/- 9155/- Due
Remarks: Service tax charged @ 3.625% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected		
Maintenance charges @ Rs.1,150/- pm to be collected for initial six months.		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	45,736/- <i>Not finalised</i>
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	--

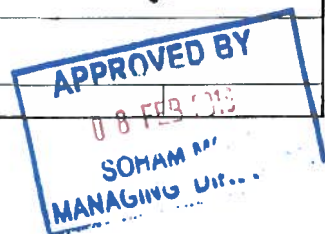
Authorized by:

 G. B. Ram Babu	 Swathi	 Samba Siva Rao	 Managing Partner: Soham Modi
Date:	Date:	Date:	Date:

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-707					
Customer Name	Mr. JK Lakshmikanth					
Booked by	Gopi					
Prepared by	Pavan					
Date	05.02.2016					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
23-Apr-15	25000	Booking Amount	-	-	-	25,000
23-Apr-15	-25000	Booking Amount	-	25,000	-	-
08-May-15	200000	1st Installment	15	-	-	200,000
08-May-15	-200000	Payment received	-	200,000	-	-
08-Jun-15	500000	2nd Installment	31	-	-	500,000
17-Jun-15	-500000	Payment received	9	500,000	2,219	-
15-Oct-15	1300000	3rd Installment-slab	120	-	-	1,300,000
15-Nov-15	375000	4th Installment-BW &	31	1,300,000	19,874	1,675,000
08-Dec-15	-287250	Payment recd	23	1,675,000	18,999	1,387,750
19-Dec-15	-1875000	Payment recd	11	1,387,750	7,528	(487,250)
31-Dec-15	200000	On Completion	12	(487,250)	(2,883)	(287,250)
	(287250)		Approx Interest Payable		45,736	
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. <u>Nil</u>						
Signature of Manager:				Signature of M.D.:		
Date :				Date :		



Sir,

- Due to mine's delay
- no on time discount
- Pl. waive off interest

[Handwritten signature]
5/2/16