

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

Flat No.	A-901
Name of Buyer	Mr. Bijoy Roy Choudhary

A.	Total sale consideration.	46,30,000/-
B.	Less: Discount for on time payments.	70,000/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,77,800/-
E.	Add: VAT	57,875/- + 485/-
F.	Add: Service Tax	1,66,932/- + 1,087/- + 616/-
G.	Add: Extra Specs Charges (revised)	9,691/- <i>Subject to approval</i>
H.	Add: Misc. Charges	5,080/-
I.	Less: Amount paid	51,05,013/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	25,447/-
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. <i>8430/-</i>		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	(32,867)
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	May 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:

<i>[Signature]</i> G. B. Ram Bhat	<i>[Signature]</i> Swathi	<i>[Signature]</i> Samba Siva Rao/ Jaya Prakash	Managing Partner: Soham Modi
Date: <i>[Signature]</i>	Date: <i>[Signature]</i>	Date: <i>11/5/16</i>	Date:

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

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D.	Add: Reg. Charges	2,77,800/-
E.	Add: VAT	57,875/- + 485/- ✓
F.	Add: Service Tax	1,67,838/- + 352/- 1,66,932 + 1,087 + 616
G.	Add: Extra Specs Charges (revised)	9,691/- ✓
H.	Add: Misc. Charges	5,080/- ✓
I.	Less: Amount paid	51,05,013/-
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L.	Refund if any	25,892/- 25,447/- ✓
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Authorized by:

G. B. Ram Bhat	Swathi	Samba Siva Rao/ Jaya Prakash	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-901
 Customer Name Mr. Bijoy roy Choudhary
 Booked by Rani
 Prepared by Pavan
 Date 09.05.2016
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
30-Nov-15	25000	Booking amount	-	-	-	25,000
03-Dec-15	-25000	Booking amount recieved	3	25,000	37	-
08-Dec-15	-200000	Installment Received	5	-	-	(200,000)
15-Dec-15	200000	Ist Installment	7	(200,000)	(690)	-
11-Jan-16	-600000	Installment received	27	-	-	(600,000)
11-Jan-16	-100000	Installment received	-	(600,000)	-	(700,000)
15-Jan-16	700000	IIrd Installment	4	(700,000)	(1,381)	-
16-Feb-16	-400000	Payment recd	32	-	-	(400,000)
24-Feb-16	-200000	Payment received.	8	(400,000)	(1,578)	(600,000)
24-Feb-16	-108013	Payment received.	-	(600,000)	-	(708,013)
02-Mar-16	-2772000	Payment received.	7	(708,013)	(2,444)	(3,480,013)
12-Mar-16	-200000	Payment recd	10	(3,480,013)	(17,162)	(3,680,013)
15-Mar-16	3505000	IIIrd Installment	3	(3,680,013)	(5,444)	(175,013)
03-May-16	200000	IVth Installment on co	49	(175,013)	(4,229)	24,987
05-May-16	-450000	Payment recd	2	24,987	25	(425,013)
05-May-16	-50000	Payment recd	-	(425,013)	-	(475,013)
	(475013)			Approx Interest Payable	(32,867)	

Note:

Column A, B & C: Enter Installments & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Columns D to G: Do not change.

Sort columns A, B & C in ascending 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
 12 MAY 2016
 SOHAM M.
 MANAGING DIR.