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

Flat No.	**B-404**
Name of Buyer	**Mr. A.S Umanath**

A.	Total sale consideration.	Rs. 25,05,000/-	
B.	Less: Discount for on time payments.	Not allowed	
C.	Less: Other discounts	Rs.nil	
D.	Add: Reg. Charges	Rs.1,50,300/- + 2,505/- (0.1% mutation charges)	
E.	Add: VAT	Rs.31,313/- + 120/-	
F.	Add: Service Tax	Rs. 1,01,960/- + 194/- + 108/-	
G.	Add: Extra Specs Charges	Rs. 2,400/-	
H.	Add: Misc. Charges	Rs.5,090/- + 25,000/- (c fund) + 6,950/- (maint charges + m fee)	
I.	Less: Amount paid	Rs. 28,15,000/-	
J.	Balance amount Due	Rs. 15,940/-	
K.	Refund	☐ Yes ☐ No	Rs.
L.	Interest Payable	☐ Yes ☐ No	Rs.
M	Maintenance charges due from	February 2017	
N	Buyer Info database balance	Rs. 15940	
O	Tally balance	Rs. 15940	
P	Remarks:		
	Corpus fund Rs.25,000/- collected.		
	Maintenance charges @ Rs.1150/- pm collected wef Feb 17 to July 17		
	Membership fee of Rs.50/- collected		
	CR Incentive already Paid		

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	Yes
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	Yes
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

12/1/17 G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Partner: Soham Modi APPROVED BY 12 JAN 2017 SOHAM MODI MANAGING DIRECTOR
Date:	Date: 12/1/17	Date: 12/1/17	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.	B-404
Customer Nam	Mr. AS Umanath
Booked by	Ravi
Prepared by	Pavan
Date	12.01.2017
Sign	
Interest rate	18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
10-May-15	25000	Booking Amount	-	-	-	25,000
10-May-15	-25000	Booking Amount received	-	25,000	-	-
25-May-15	200000	Ist Installment with in 15 d	15	-	-	200,000
15-Jun-15	-200000	Payment received	21	200,000	2,071	-
25-Jun-15	500000	IInd Installment	10	-	-	500,000
08-Oct-15	-500000	Payment recd	105	500,000	25,890	-
31-Dec-15	390000	IIIrd Installment slab dtd 3	84	-	-	390,000
03-Feb-16	-390000	Installment Received	34	390,000	6,539	-
19-Mar-16	834000	IVth Installment -BW dtd 1	45	-	-	834,000
15-Aug-16	356000	Vth Installment	149	834,000	61,282	1,190,000
08-Nov-16	-1400000	payment recived	85	1,190,000	49,882	(210,000)
08-Dec-16	-300000	payment recived	30	(210,000)	(3,107)	(510,000)
31-Dec-16	200000	VIth Installment on comple	23	(510,000)	(5,785)	(310,000)
	(310000)		Approx Interest Payab		**136,773**	

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. Nil

Signature of Manager:

Date :

Signature of M.D.:

Date :

APPROVED BY
12 JAN 2017
SOHAM MODI
MANAGING DIRECTOR

Sir,
- customer LIC. Staff
- H/L from LIC HFL.
... Rs. 103500/- (90% Per SBI)

Pl. advise
11/1/17