

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

Flat No.	C-503
Name of Buyer	Mr. Charudatta Kulkarni

A.	Total sale consideration.	Rs. 50,50,000/-
B.	Less: Discount for on time payments.	Rs. 81,250/- <i>Subject to approval</i>
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.3,03,000/-+Rs.5,050/-(GHMC mutation charges)
E.	Add: VAT	Rs. 53,025/- + 96,960/- (GST)
F.	Add: Service Tax	Rs.1,87,462/-
G.	Add: Extra Specs Charges	Rs. (94,376) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs.5,080/- + 25,000/- (c fund) + 12,236/- (maint charges + mfee)
I.	Less: Amount paid	Rs. 58,38,000/-
J.	Balance amount Due	Rs.
K.	Refund	☒ Yes ☒ No Rs. 2,75,813/-
L.	Interest Payable	☒ Yes ☒ No Rs.
M.	Maintenance charges due from	<i>9 10/17</i>
N.	Buyer Info database balance	Rs. (275,813)
O.	Tally balance	Rs. (275,813)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges @ Rs. 2031/- pm collected for initial six months	
	Membership fee Rs.50/- to be collected	

	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	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

<i>[Signature]</i> G. B. Rani Babu Date:	<i>[Signature]</i> Accountant Date: 14/10/17	<i>[Signature]</i> Samba Siva Rao Date: 14/10/17	<i>[Signature]</i> Managing Partner Soham Mehta Date: 14 OCT 2017 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.	C-503					
Customer Name	Mr. Charudatta Kulkarni					
Booked by	Gopi					
Prepared by	Pavan					
Date	11.10.2017					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
01-Nov-15	25000	Booking Amount	-	-	-	25,000
05-Nov-15	-25000	Booking amount received	4	25,000	49	-
14-Nov-15	-200000	Payment received	9	-	-	(200,000)
16-Nov-15	200000	Ist Installment	2	(200,000)	(197)	-
16-May-16	785000	IIInd Installment	182	-	-	785,000
18-May-16	-450000	Payment recd	2	785,000	774	335,000
18-May-16	-335000	Payment recd	-	335,000	-	-
04-Sep-16	2020000	IIIrd Installment	109	-	-	2,020,000
26-Sep-16	-40000	payment recived	22	2,020,000	21,916	1,980,000
26-Sep-16	-1000000	payment recived	-	1,980,000	-	980,000
05-Oct-16	-980000	payment recived	9	980,000	4,350	-
19-Dec-16	1212000	IVth Installment	75	-	-	1,212,000
11-Feb-17	-1212000	payment rcd	54	1,212,000	32,276	-
12-Jul-17	-808000	pmt rcd	151	-	-	(808,000)
21-Aug-17	608000	Vth Installment	40	(808,000)	(15,939)	(200,000)
07-Sep-17	-788000	payment rcd	17	(200,000)	(1,677)	(988,000)
30-Oct-17	200000	VIth Installment on comple	53	(988,000)	(25,823)	(788,000)
	(788000)			Approx Interest Payable	15,729	
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						
c Charge Interest of Rs. _____ (ok) c Interest waived						
c Allow on-time payment discount (or) c Reduce on-time payment discount to Rs. _____.						
Signature of Manager: <i>Sh. Charudatta Kulkarni</i>			Signature of M.D. <i>[Signature]</i>			
Date <i>11/10/17</i>			Date <i>14 OCT 2017</i>			

