

Authorization form for handing over the possession.

Flat /Villa No.	125
Project	Villa Orchids
Name of Buyer	Mr K Shiva Kumar

A.	Total sale consideration.	Rs. 57,76,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges + Mutation charges	Rs. 1,73,280/- + 28,800/- + 2888 + 100
E.	Add: GST (also add GST on other charges)	Rs. 5,19,840/-
F.	Add: Service Tax + VAT	Rs. NA
G.	Add: A&A charges (negative for refund)	Rs. 11,200/- + 2,016/- <i>Subject to approval</i>
H.	Add: Misc. Charges (negative for refund)	Rs. 9,204/-
I.	Interest Payable	☐ Yes ☒ No Rs.
J.	Total payable (sum A to I)	Rs. 65,20,340/-
K.	Less: Amount paid	Rs. 63,57,198/-
L.	Balance amount due (negative for refund)	Rs. 1,63,142/- + 2988 = 1,66,130
M.	Refund to be made	☐ Yes ☒ No Rs.
N.	Corpus fund to be collected	☒ Yes ☐ No Rs. 30,000/-
N.	Maintenance charges due from	July 2020
O.	Buyer Info database balance	Rs. 1,66,130/-
P.	Tally balance	Rs. 1,66,130/-
Q.	Remarks:	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	Undertaking for possession 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.	Association membership fee collected	No

Authorized by:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner: Soham Modi
Date:	Date: 8/7/20	Date:	Date: 11 JUL 2020



Interest calculation for delayed payments.						
Project Name	Villa Orchids					
Villa no.	125					
Customer Name	Mr Konda Shiv Kumar					
Booked by	Vasundhara					
Prepared by	Pavan					
Date	19.06.20					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
10-Jan-18	25000	Booking amount	-	-	-	25,000
16-Jan-18	-25000	payment recd	6	25,000	74	-
25-Jan-18	200000	within 15days of boe	9	-	-	2,00,000
01-Feb-18	-762000	payment recd 1.2.18	7	2,00,000	690	(5,62,000)
10-Feb-18	862000	15% of sale consider	9	(5,62,000)	(2,494)	3,00,000
15-Feb-18	-195280	payment recd	5	3,00,000	740	1,04,720
19-Jun-18	-735576	payment recd	124	1,04,720	6,404	(6,30,856)
07-Aug-18	-2030000	payment revd	49	(6,30,856)	(15,244)	(26,60,856)
16-Oct-18	1338000	With in 7days On Co	70	(26,60,856)	(91,854)	(13,22,856)
01-Apr-19	1338000	With in 7days On Co	167	(13,22,856)	(1,08,945)	15,144
25-Nov-19	898000	With in 7days on Co	238	15,144	1,777	9,13,144
09-Dec-19	-914000	payment recd	14	9,13,144	6,304	(856)
20-Dec-19	-800000	Payment Received	11	(856)	(5)	(8,00,856)
30-Mar-20	915000	With in 7days On Co	101	(8,00,856)	(39,889)	1,14,144
15-Apr-20	200000	On Completion	16	1,14,144	901	3,14,144
23-May-20	-356000	Being part of installr	38	3,14,144	5,887	(41,856)
25-May-20	581198	GST Amount	2	(41,856)	(41)	5,39,342
02-Jun-20	-539342	Part of installment r	8	5,39,342	2,128	-
	0			Approx Interest Payable	(2,33,568)	
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,

Please waiver off

NO O.T.P.A extended.

APPROVED BY
11 JUL 2020
SOHAM MODI
MANAGING DIRECTOR

19/6/20