

**COMPLETION STATEMENT**

DEVELOPMENT:	Gilden Park Lot 6, Harlow
PLOT:	065
PURCHASER:	Mr Alex Ndirangu Kiragu, Ms Monique Michelle Graver
DATE:	18/11/21
COMPLETION DATE:	10/12/21

		NET OF VAT	VAT	TOTAL
Sale Price	404,000.00			403,000.00
Less Cash Discount	1,000.00			
Optional Extras (zero rate VAT)		2,706.26	0.00	2,706.26
Engrossment Fee (standard rate VAT)		100.00	20.00	120.00
Service Charge Apportionment for 22 days up to 31/12/21 at a rate of 186.78 per annum		11.26	0.00	11.26
PRICE BEFORE DEDUCTIONS		405,817.52	20.00	405,837.52
DEDUCTIONS/INCENTIVES				
Help to Buy Equity Loan (Third Party contribution)		80,600.00	0.00	80,600.00
TOTAL SELLING PRICE		325,217.52	20.00	325,237.52
CASH RECEIVED				
Reservation Fee				500.00
Deposit				19,650.00
Optional Extras Payments				1,354.00
<b>BALANCE DUE TO COMPLETE</b>				303,733.52

The company's Representative at the Estate will ONLY be given authority to hand the keys to the Purchaser when the whole of the balance due has been received by us. If it is intended to make payment by way of a Telegraphic Transfer it has become quite apparent to the Vendor Company that this procedure for transmitting is taking a considerable period of time to process through all the respective Banks. We therefore take this opportunity in reminding purchasers Solicitors that under no circumstances will keys be released to Purchasers on site until such time that the Company have been notified by ITS BANKERS that the balance of purchase monies has been received and credited to its account.