

LuckyHomes Pvt Ltd



Implement of Legal Process

Version 1.0

30-MAR-2016

ModularFour Solution Pvt Ltd.



Revision History

Date	Description	Author	Comments
30-03-2016	Initial Version	ModularFour	

Document Approval

The following Software Requirements Specification has been accepted and approved by the following:

Signature	Printed Name	Title	Date

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1. Introduction

1.1 Purpose

LuckyHomes has requested a further development on the existing FinSoft application to support their Legal Process.

1.2 Scope

Normal Closure
Early Settlement

1.3 Definitions, Acronyms, and Abbreviations

N/A

1.4 References

Annexure I - Stamp duty details

Annexure II - Stamp duty payment details

Annexure III – Finance Request Form

1.5 Overview

Introducing Legal Process for Block Final Payment

2. General Description

N/A

2.1 Product Perspective

EP, RealEstate

2.2 Product Functions

Proposed procedure for Stamp & Legal Fees to the Modular Four System

Step 1

Legal fees can be taken only for settled contract and contract status must be changed as “Closed”.

Step 2

Receipting of Legal and Stamp fees for the closed contract – Standard Receipt

Step 3

Stand duty request should be made by Legal Division via system and request form should be generated through system. Annexure 1

Step 4

Standard payment should be arranged against the payment request.

Step 5

Stamp duty release should be updated to the system by Finance Division

Step 6

Bank acknowledgment should be updated to the system by Legal Division.

Step 7

Deed submission date to the Land Registry should be updated by the Legal Division.

Step 8

Registered deed received date should be updated by the Legal Division.

Step 9

Deed handed over date and receiver's name should be updated to the system by Legal Division.

Acknowledgement SLIP

2.3 User Characteristics

Parameter Definition For Legal and Stamp Duty

Product Parameters

Product Code: LT Loan Management

Product Parameters Details

Parametere Code	Description	Value
COCH	No of Consecutive Checks for lease	6
LGLR	Legal Fee Rate	4
NSRP	Non Standared Reminder Printing date	5
PNON	Perfoming Non performing	3
RGPR	Grance Period	4
RODI	Default Interest Rate	0
SFEE	Default Settlement/Tranfer Fee	2000
STIR	Standard Interest Rate	30
STLV	Stipulated Loss Value Rate	10
STMP	Stamp Duty Rate	1
TAX1	Leasing Tax Rate 1	0
TAX2	Leasing Tax Rate 2	0
TAX3	Leasing Tax Rate 3	0

Figure 1.1

Product Parameters



Product Code Loan Management

Product Parameters Details

	Parametere Code	Description	Value
	COCH	No of Consecutive Checks for lease	6
	LGLR	Legal Fee Rate	4
	NSRP	Non Standared Reminder Printing date	5
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	STIR	Standard Interest Rate	30
	STLV	Stipulated Loss Value Rate	10
	STMP	Stamp Duty Rate	1
	TAX1	Leasing Tax Rate 1	0
	TAX2	Leasing Tax Rate 2	0
	TAX3	Leasing Tax Rate 3	0

Figure 1.2

Standard Closure

☐ Next Rental Due Date

Standard Clousure

Ver : 25-01-2008

Client	<input type="text"/>			Branch	<input type="text" value="Head Office"/>
Contract No	<input type="text"/>			Contract Amount	<input type="text" value="0"/>
Closure Type	<input type="text"/>			Contract Status	<input type="text" value="0"/>

Future Capital	<input type="text" value="0"/>	Over Payment	<input type="text" value="0"/>
Future Interest	<input type="text" value="0"/>	Pre Payment	<input type="text" value="0"/>
	<input type="text" value="0"/> 0 % <input type="text" value="0"/>		
Future Net Rental	<input type="text" value="0"/>		
Future Tax	<input type="text" value="0"/> 0 %		
Future Gross Rental	<input type="text" value="0"/>		
Arrears Gross	<input type="text" value="0"/>		
Other Charges	<input type="text" value="0"/>		
ODI Amount	<input type="text" value="0"/>		
	<input type="text" value="0"/> 0 % <input type="text" value="0"/>		
	<input type="text" value="0"/>		

Legal Fees

Sale Value

Stamp Duty

Legal Fees

Tax on Settlement Fee	<input type="text" value="0"/>	Total Amount to be Settled	<input type="text" value="0"/>
Other	<input type="text" value="0"/>		

Last Payment Date	<input type="text"/>	Last Rental Due Date	<input type="text"/>	ODI Collected	<input type="text" value="0"/>
Last Payment Amount	<input type="text" value="0"/>	Last Rental Due Amount	<input type="text" value="0"/>		

Figure 1.3

2.4 General Constraints

N/A

2.5 Assumptions and Dependencies

N/A

3. Specific Requirements

Functional specification:

Stakeholders:

Head of Loan Department (LuckyHomes), Head Of Accounts Department (LuckyHomes),
Head of IT (LuckyHomes), Head of Process (Modular4), Director Projects (Modular4)

Annexure I

Lucky Homes (Pvt) Ltd

Stamp duty details as of : xxxxxxxxxxxxxxxx

Printed :

Printed Time :

Branch Name:

[illegible]

Printed Date :

Required criteria option

- Project Wise
- Pending hand over deeds

Annexure II

Lucky Homes (Pvt) Ltd

Stamp duty payment details as of : xxxxxxxxxxxxxx

Printed :

Printed Time :

Branch Name:

Printed
Date :

Project	Lot No	Client Name	Sale Value Rs.	Legal Fees Rs.	Stamp Duty Received	Stamp Duty Payment
Total						

Required criteria option

- Project Wise

Annexure II**Lucky Homes (Pvt) Ltd****Instructions For Depositing Stamp Duty To The Credit Of Provincial Council****LEGAL DEPARTMENT**

Deed No :

Name of Project :

Date :

Plan No. :

Stamp Duty Rs. :

Lot No. :

Situation of Land :

District :

Name of the Grantor :

Address :

Name of Grantee :

Address :

Name & Address of the Notary :

Prepared By :

Authorized By :

CONFIRMATION - REAL ESTATE & FINANCE DEPARTMENTClient Name : System Reference
Real Estate No

Receipt No. & Date : :

Amount Received : Easy Payment No

Checked By : Checked By :

Real Estate Division

Finance Division

.....

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Recommended By

Approved By

PAYMENT DETAILS AND ACKNOWLEDGEMENT

Amount Paid :

Date :

Cheque No :

Voucher No. :

Name :

Signature :

Annexure IV

Acknowledgement SLIP