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 Loan Management **Product Code** Product Parameters Details **Parametere Code** Description Value COCH No of Consecutive Checks for lease 6 NSRP Non Standared Reminder Printing date 5 **PNON** Perfoming Non performing RGPR 4 Grance Period RODI Default Interest Rate 0 SFEE Default Settlement/Tranfer Fee 2000 STIR Standard Interest Rate 30 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

Figure 1.1

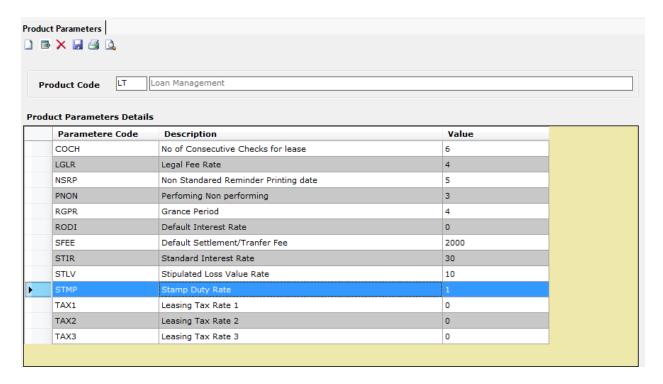


Figure 1.2

Standard Closure				
Next Rental Due Date		Stand	ard Clousure	Ver : 25-01-2008
Client Contract No Closure Type			Contract Amount Contract Status	Office
Future Capital	0		Over Payment	0
Future Interest	0		Pre Payment	0
Ŏ	0	0 %	0	
Future Net Rental	0		Legal Fees	
Future Tax	0	0 %	Sale Value 0	
Future Gross Rental	0		Stamp Duty 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Arrears Gross Other Charges	0			Calculate
ODI Amount	0			
<u>Q</u>	0	0 %	0	
	0			
Tax on Settlement Fee Other	0		Total Amount to be Settled	0
Last Payment Date		Last Rental Due Da		ected 0
Last Payment Amount	0 La	ast Rental Due Amou	nt 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: xxxxxxxxxxxxxxx

Printed: Printed Time: Branch Name:

Project	Lot No	Client Name	Date of Fully Settled	SD Payment Date	SD Request Date	SD Released Date	Bank Acknowl edge Date	Date of Deed Sent to L/R	Date of Deed Received from L/R	Deed Hand ove Date

Printed Date:

Required criteria option

- Project Wise
- Pending hand over deeds

Annexure II

Lucky Homes (Pvt) Ltd

Stamp duty payment details as of : xxxxxxxxxxxxxxx

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)	<u>Ltd</u>	
Instructions Fo	or Depositing Stamp Duty To The Credit Of Prov TMENT	vincia	l Council	
Deed No Date Stamp Duty Rs.	:: ::		Name of Project Plan No. Lot No. Situation of Land District	:
	Name of the Grantor	:		
	Address	:		
	Name of Grantee	:		
	Address	:		
	Name & Address of the Notary	:		
Prepared By	:		Authorized By	:
CONFIRMATIO	ON - REAL ESTATE & FINANCE DEPARTMENT			
Client Name	:	•••••	System Reference Real Estate No	
Receipt No. & Da	te :		:	
Amount Received	:	•••••	Easy Payment No	
Checked By	:		Checked By	:Finance Division

	Approved By				
PAYMENT DET	ΓAI	LS AND ACKNOWLEDGEMENT			
Amount Paid	:		Date	:	
Cheque No	:		Voucher No.	:	
Name	:				
Signature	:				

Annexure IV

Acknowledgement SLIP