



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

6115 618109
 Sl. No. Date Rs. 100/-
 Sold To A. Ramesh
 S/o A. Pochaiiah
 For Whom Alpine Estates

See

LEELA G CHIMALGI
 Z 039134
 STAMP VENDOR
 Licence No.1/2009
 5-4-76/A, Cellar Ranigunj,
 SECUNDERABAD-500 003.

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this 26th day of October 2009 at Secunderabad by and between:

M/S. ALPINE ESTATES, a registered partnership firm having its office at 5-4-187/3&4, II floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Partners/duly authorized representatives Mr. Rahul B. Mehta, S/o. Late Mr. Bharat U. Mehta, aged about 27 years, and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 43 years, hereinafter called the "Vendor" (Which expression where the context so permits shall mean and include its successors in interest, nominee, assignees, etc).

IN FAVOUR OF

Mr. Irfan Basha Shaik, son of Mr. S. MD. Ishaque, aged about 32 years, residing at S 11, Ballad Estate, Opp. David Memorial High School, Tarnaka, Secunderabad - 500017, hereinafter called the "Buyer" (Which expression where the context so permits shall mean and include his/her/their heirs, successors, legal representative, executors, nominee, assignee etc.).

For Alpine Estates

[Signature]
 Partner

For Alpine Estates

[Signature]

Partner

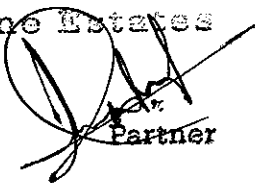
* Irfan Basha

*Given to Alpine Estates
 08/04/11/09*

WHEREAS:

- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, admeasuring Ac. 4-11 Gts., (hereinafter the said land is referred to as "**The SCHEDULE LAND**") having purchased the same by virtue of registered Agreement of Sale cum General Power of Attorney with Possession dated 31.03.2007 bearing document no. 4591/07, duly registered at the office of the Sub-Registrar, Uppal, R.R. District executed in favour of the Vendor by the former owners M/s. Mayflower Heights. The Schedule Land is described more fully and specifically in Schedule A annexed to this Agreement.
- B. Originally, the Schedule Land belonged to a partnership firm M/s. Mayflower Heights, having purchased the same by virtue of a registered sale deeds dated 16.09.2006 and 23.09.2006 bearing document nos. 15639/06 & 14056/06 respectively, duly registered at the office of the Sub-Registrar, Uppal, R.R. District, executed by its former owners viz., (1) Mrs. M. Geetha, W/o. Mr. N. Krishna Rao and (2) Mrs. M. Suneetha, D/o. M. Venkat Rama Rao, both represented by their General Power of Attorney Holder Mr. M. Venkat Ramana Rao, S/o. Mr. M. Venkat Rama Rao.
- C. The Vendor is in the business of real estate development and on the Scheduled Land is constructing residential apartments consisting of 3 blocks and certain common amenities named as 'MAYFLOWER HEIGHTS'.
- D. The Vendor has obtained the necessary technical approval from HUDA and Kapra Municipality vide permission no. 14013/P4/Plg/H/2006, dated 23/03/2007.
- E. The Buyer is desirous of purchasing apartment no. 418 on the fourth floor in block no. 'B' in the proposed residential apartment known as MAYFLOWER HEIGHTS and has approached the Vendor. Such apartment hereinafter is referred to as Scheduled Apartment.
- F. The Buyer has inspected all the title documents of the Vendor in respect of the Scheduled Land and also about the capacity, competence and ability of the Vendor to construct the apartment thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Mayflower Heights. The Buyer upon such inspection etc., is satisfied as to the title and competency of the Vendor.
- G. The Vendor has agreed to sell the Scheduled Apartment together with proportionate undivided share in land and parking space as a package for a total consideration of Rs. 38,60,000/- (Rupees Thirty Eight Lakhs Sixty Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Buyer has made a provisional booking vide booking form no. 1230 dated 7th September 2009 for the above referred apartment and has paid a booking amount of Rs. 25,000/- to the Vendor.
- I. The parties hereto after discussions and negotiations have agreed to certain terms and conditions of sale and are desirous of reducing the same into writing.


For Alpine Estates


Partner

For Alpine Estates



Partner


Partner

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Vendor agrees to sell for a consideration and the Buyer agrees to purchase a Deluxe Apartment together with proportionate undivided share in land and parking space, as a package, as detailed here below in the residential apartment named as Mayflower Heights, being constructed on the Scheduled Land (such apartment hereinafter is referred to as Scheduled Apartment) which is more fully described in Schedule 'B' annexed to this agreement. The construction of the Scheduled Apartment will be as per the specifications given in Schedule 'C'.

Schedule of Apartment:

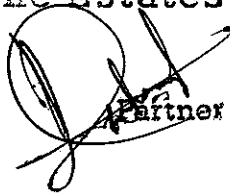
- a) Deluxe Apartment No. 418 on the fourth floor in block no. 'B' admeasuring 1475 sft of super built up area.
 - b) An undivided share in the Schedule Land to the extent of 73.75 Sq. Yds.
 - c) A reserved parking space for one car on the stilt floor bearing no. B 84, admeasuring about 100 sft.
2. That the total sale consideration for the above shall be Rs. 38,60,000/- (Rupees Thirty Eight Lakhs Sixty Thousand only).
 3. That the Buyer has paid an amount of Rs. 25,000/- to the Vendor, the receipt of which is admitted and acknowledged by the Vendor.
 4. The Buyer agrees to pay the balance sale consideration amount of Rs. 38,35,000/- to the Vendor in installments as stated below:

Installment	Amount	Due Date of Payment
Installment I	2,00,000/-	21.09.2009
Installment II	3,35,000/-	06.10.2009
Installment III	31,00,000/-	31.10.2009
Installment IV	2,00,000/-	On Completion of Flat

The installments received will be appropriated first towards the consideration for sale of undivided share in land.

5. That the Buyer shall pay the installments as mentioned in clause 4 above regularly in favour of the Vendor either by demand draft / pay-order / cheque / cash and obtain receipt for the same and the Buyer shall pay such installments on the due dates, subject to clause 6 given below.
6. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause 21 below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause 4 above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Vendor as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.

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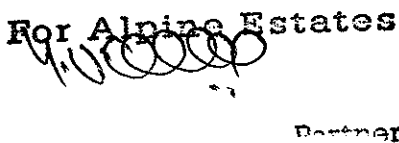


7. In the event the installment payments are delayed by more than 15 days after they become due, the Buyer shall be liable to pay the overdue installments with interest calculated @1.5% p.m. Under no circumstances the Buyer shall delay the payment of installments for more than 1 month from the due date. That in case of delay in payment of installments for more than 1 month from the due date, this agreement shall stand cancelled and the Vendor shall be entitled to charge cancellation charges @ 15% of the agreed total sale consideration. In the event of the Buyer proposing to avail a housing loan and the Buyer fails to obtain housing loan within 30 days of the provisional booking, the cancellation charges will be nil provided necessary intimation to this effect is given to the Vendor in writing along with necessary proof of non-sanction of the loan. In case of such non intimation the cancellation charges shall be Rs. 25,000/-. Further if on the request of the Buyer the booking is cancelled within 60 days of the provisional booking the cancellation charges shall be Rs. 50,000/-.
8. The non-payment of any installments and/or any amounts due by the Buyer to the Vendor as stipulated under this agreement, shall entitle the Vendor to cancel the agreement 'suo-moto', unilaterally without any recourse to the Buyer and the Vendor need not give any prior notice or intimation to the Buyer of such action of cancellation of the Agreement.
9. The Vendor shall be entitled to re-allot / sell the said apartment thus cancelled in favour of any other person. No notice from the Vendor shall be necessary to the defaulting Buyer to take action as stated herein, and such action shall be the sole prerogative and discretion of the Vendor and the defaulting Buyer shall have no say in or to object to the same.
10. That the Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanction within 30 days from the date of provisional booking. The Vendor shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Vendor by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
11. That for the purposes of creating a charge in favour of the bank / financial institutions on the apartment being constructed so as to enable the Buyer to avail housing loan, the Vendor will execute a sale deed in favour of the Buyer for sale of apartment in a semi-finished state. In the event of execution of sale deed before the apartment is fully completed, the Buyer shall be required to enter into a separate construction contract with the Vendor for completing the unfinished apartment and the Buyer shall not raise any objection for execution of such an agreement.
12. That in the event the Buyer is arranging/has arranged finance under Housing Finance scheme/or any other scheme for the purchase of schedule apartment and payment of sale consideration under this Agreement, it shall be the sole responsibility of the Buyer for timely payments from such financier to the Vendor. Any default in payment by such financier to the Vendor shall be deemed to be the default by the Buyer and the consequence as regards default in payments as contained under this Agreement shall become operative.
13. That any time given to the Buyer for fulfillment of his obligations hereunder by the Vendor or the nominee of the Vendor shall not be considered to be a waiver of any term or condition of this agreement nor shall it give any rights to the Buyer other than the time so granted. Such granting of the time etc., shall not prejudice the rights of the Vendor in any manner whatsoever.

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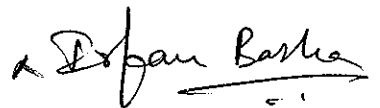

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Partner

2 

14. That on payment of the full consideration amount as mentioned above and on completion of construction of the said apartments, the Vendor shall deliver the possession of the schedule apartment to the Buyer with all amenities and facilities as agreed to between the parties and the Buyer shall enter into possession of the schedule apartment and enjoy the same with all the rights and privileges of an owner.
15. That the Buyer has examined the title deeds, plans, permissions and other documents and is fully satisfied with regard to the title of the Vendor and the authority of Vendor to transfer the rights hereunder and the Buyer shall not hereafter, raise any objection on this account.
16. That it is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the sale / construction of the apartments under this agreement, or the sale deed, and/or the agreement of construction.
17. That the Vendor shall build the apartment, etc. in the proposed building according to the plans and designs made out and according to the specifications mentioned in Schedule 'C' hereto with such modifications and alterations as may be required or are deemed necessary by the Vendor under the circumstances from time to time. The cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charges extra.
18. That it is specifically understood and agreed by the Buyer that the Sale Deed executed in favour of the Buyer and the Agreement for Construction entered into, if any, between the parties hereto in pursuance of this agreement are interdependent, mutually co-existing and are inseparable.
19. That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only to the Vendor and the Buyer shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Buyer.
20. That the residential apartment shall always be called 'Mayflower Heights' and the name thereof shall not be changed.
21. That the Vendor agrees to deliver the schedule apartment to the Buyer on or before 1st December 2009, with a further grace period of 6 months.
22. That in event of any delay in the completion of the construction of the scheduled apartment and delivery of possession of the said tenement by reason of non-availability of essential inputs like cement, steel etc. or by reason of war, civil commotion, etc. or due to any act of God or due to any difficulty arising from any Government ordinances, legislation or notification by the Government or local authority etc., the Vendor shall not be held responsible. The Buyer shall not have any right to claim any interest, loss or damage etc. or shall not insist for the refund of any amount till the final work is completed.



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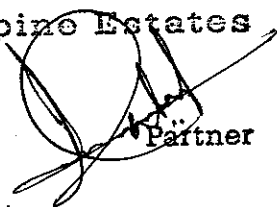
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23. That upon completion of construction of the apartment the Vendor shall intimate to the Buyer the same at his last known address and the Buyer shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration hereunder according to the terms hereof strictly. After such intimation, the Vendor shall not be liable or responsible for any loss, theft, breakage, damages, trespass and the like and the Buyer shall also be obliged to pay for maintenance thereof to the Vendor or the respective society.
24. That the Buyer shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission, assistance to him or his nominated contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the building or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary.
25. That the Buyer shall not cut, maim, injure, tamper or damage any part of the structure or any part of the building nor shall he/she/they make any additions or alterations in the building without the written permission of the Vendor or from the Mayflower Heights Owners Association, the body that has been / shall be formed for the maintenance of the Apartments.
26. That the Buyer shall keep and maintain the building in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Buyer shall not (a) throw dirt, rubbish etc, in any open place, compound etc; (b) use the apartment for illegal and immoral purpose; (c) use the apartment in such manner which may cause nuisance, disturbances or difficulty to the occupiers of the other apartments etc.; (d) store extraordinarily heavy material therein; (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof; (f) use the premises as an office or for any other commercial purpose; (g) install grills or shutters in the balconies, main door, etc.; (h) change the external appearance of the building.
27. That from the intimation as to possession of the Scheduled Apartment or date of receipt of possession of the apartment, which ever is earlier the Buyer shall be responsible for payment of all taxes, levies, rates, dues, duties charges, expenses etc that may be payable with respect to the Schedule apartment including Municipal taxes, water and electricity charges either assessed/charged individually or collectively and such other taxes, etc. payable to state or Central Government or other local bodies or any other concerned body or authority, etc.
28. That the Buyer shall not have the right to let, sublet, alienate, charge, encumber or otherwise deal with apartment before it is fully constructed and possession delivered unless he/she/they have made full payments including other charges such as for electricity, water and other connections etc., under and strictly according to this agreement.

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29. That the Buyer shall become a member of the Mayflower Heights Owners Association, the body that has been / shall be formed for the maintenance of the building. As a member, the Buyer shall abide by the rules and by-laws framed by the said association, which shall be the administrator, and supervisor of common services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other services and property of common enjoyment) and shall pay such amount or amounts as decided by the said association every month for the proper maintenance of the common services. If the Buyer ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity, etc. The Buyer shall pay a sum of Rs. 10,000/- & Rs. 15,000/- for two & three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed apartments.
30. That the Buyer shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each apartment. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the apartment and the transfer of all or any rights therein shall only be subject to such conditions.
31. That the Buyer shall be bound to execute such other papers and documents and to do all such acts and things as may be required from time to time to safeguard the interest of the Vendor which impose reasonable restrictions with regard to the ownership of such share in the land and/or the apartment etc., on account of joint ownership of the same by a number of persons.
32. That any disputes or differences between the parties hereto shall be subject to Hyderabad/Secunderabad Jurisdiction only.
33. That the Vendor shall cause this Agreement of sale to be registered in favour of the Buyer as and when the Buyer intimates in writing to the Vendor his/her/their preparedness with the amount payable towards stamp duty, registration charges and other expenses related to the registration of this Agreement.
34. That the Vendor shall, in due course, cause sale deed/s or other conveyance to be executed and registered in favour of the Buyer for transfer of the apartment, etc. and the undivided share in the land, subject to the Buyer paying all dues payable under or in pursuance of this Agreement.
35. That the stamp duty, registration charges and other expenses related to the execution and registration of this agreement of sale and other deeds, or conveyances and agreements shall be borne by the Buyer only.

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Partner

For Alpine Estates

Partner

Dr. J. Basha

SCHEDULE 'A'

SCHEDULE OF LAND

All that piece of land admeasuring Ac. 4-11 Gts., forming part of Sy. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, are bounded as under:

North By	Sy. No. 2/1/2 (road)
South By	Village
East By	Village
West By	Sy. No. 2/1/1(part), Sy. No. 189, Sy. No. 190 & Sy. No. 191(part)

SCHEDULE 'B'

SCHEDULE OF APARTMENT

All that portion forming Apartment No. 418 on the fourth floor in block no. 'B' admeasuring 1475 sft. of super built-up area (i.e., 1180 sft. of built-up area & 295 sft. of common area) together with proportionate undivided share of land to the extent of 73.75 sq. yds. and reserved parking space for one car bearing no. B 84, admeasuring about 100 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District marked in red in the plan enclosed and bounded as under:

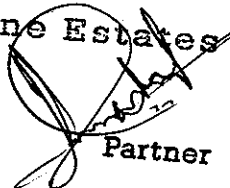
North By	Open to sky & Flat No. 419
South By	6' Wide Corridor
East By	6' Wide Corridor & Open to sky
West By	Open to sky


WITNESSES:

1.

VENDOR

2.

For Alpine Estates  Partner

For Alpine Estates  Partner


BUYER

SCHEDULE 'C'

SPECIFICATIONS		
Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	
Walls	4"/6" solid cement blocks	
External painting	Exterior emulsion	
Internal painting	Smooth finish with OBD	
Flooring	Vitrified tiles	Marble slabs
Door frames	Wood (non-teak)	
Doors & hardware	Panel doors with branded hardware	
Electrical	Copper wiring with modular switches	
Windows	Aluminum sliding windows with grills	
Bathroom	Designer ceramic tiles with 7' dado	Superior designer ceramic tiles with 7' dado with bathtub in one bathroom.
Sanitary	Branded sanitary ware	Branded sanitary ware with counter top basins.
C P fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink.	Granite slab, 2 ft granite tiles dado, SS sink with drain board.
Plumbing	GI & PVC pipes	
Lofts	Lofts in each bedroom & kitchen	
<p>Note:</p> <ol style="list-style-type: none"> 1. Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided. 2. Change of colour or fixing of grills & gates to the main door / balcony shall not be permitted. 3. Changes in walls, door positions or other structural changes shall not be permitted. 4. Only select alterations shall be permitted at extra cost. 5. Specifications / plans subject to change without prior notice. 		

IN WITNESS WHEREOF the parties hereto have signed this agreement in token of their acceptance after understanding the contents with free will and without any influence or coercion in presence of the witness:

WITNESSES:

1.

VENDOR

2.

For Alpine Estates

For Alpine Estates

Partner

Dr. Jan Basha
BUYER



GOVERNMENT OF ANDHRA PRADESH/ఆంధ్రప్రదేశ్ ప్రభుత్వం
REGISTRATION AND STAMPS DEPARTMENT/రిజిస్ట్రేషన్ మరియు స్టాంపు శాఖ

CERTIFICATE OF ENCUMBRANCE ON PROPERTY/ఆస్తిపై తాకట్టు భార భీష్కరణ పత్రము

556/109 **CARD**
 THE REAL ESTATE REGISTRATION DEPARTMENT
 VILLAGE NO. 11: HANAMANTAPETA
 DISTRICT: SRI POTTURU

SRO/ S. R. NO. KAPRA

Sr/Smt
IRFAN BASHA SHAIK
 VILL/ COL : MALLAPURMALLAPUR SURVEY : 1/1,191,2/1/1, HOUSE : 3-3-27/1 APARTMENT : MAY FLOWER HEIGHTS FLAT: 418
 CORRIDOR EAST: 6' WIDE CORRIDOR & OPEN TO SKY WEST: OPEN TO SKY

Certificate No/ భీష్కరణ పత్రము సంఖ్య : **5685**
 Application No/ ధర్మాణ సంఖ్య : **9966**
 having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.

Date/ తేదీ : **09-12-2009**

Page/ పుట : **1 / 1**

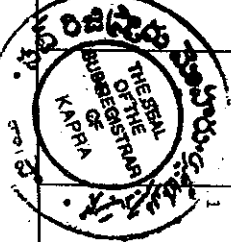
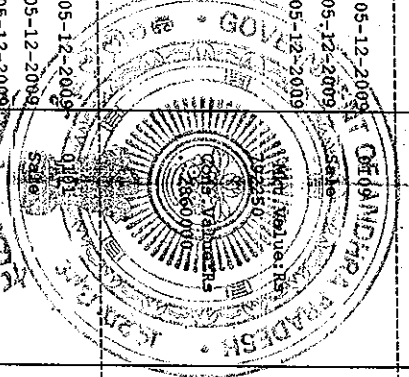
DATE & TIME of Application of EC: **09-12-2009 00:00:00**

DATE & TIME of Generation of EC: **09-12-2009 13:34:32**
 Years from **01-10-2007** to **08-12-2009**

I hereby certify that a search has been made in Book 1 and in the Indexes relating thereto for S. R. NO. KAPRA for 3 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

ఈ ఆస్తిపై ఏ అడ్డంకులు లేనిదిగా నిర్ధారించబడినట్లు నిరూపించినట్లు తెలియజేస్తున్నాను.

Sl.No.	(a) Description of Property	Date of (E) Execution (R) Registration (P) Registration తేదీ	(b) Nature & Value of Document దస్తావేజు వివరము మరియు విలువ	Names of Parties / పార్టీల వివరములు Executees (E) and Claimants (C) (దాని అర్హుల పేర్లు వాళ్ళు చేయుట)	Ref. to Document Entry	
					Volume/Page No. వాల్యూం/పుట	Document No/Year of SHO. దస్తావేజు నెం./సం.
1	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART: PIOT: / HOUSE: 3-3-27/1 FLOOR:#PA,04,# FLAT: 418 APARTMENT: MAY FLOWER HEIGHTS. EXTENT: 0 SQ.Yds BUILT: 1575 Sq.ft Boundaries: [N]: OPEN TO SKY & FLAT NO 419 [S] 6' WIDE CORRIDOR [E]: 6' WIDE CORRIDOR & OPEN TO SKY [W]: OPEN TO SKY LINK DOCT: 1526,3571/2009#	(R) 05-12-2009 (P) 05-12-2009 (E) 05-12-2009	1 (EX)M/S ALPINE ESTATES REP BY RAHUL B. MEHTA 11 (CL) IRFAN BASHA SHAIK 3 (EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR	0/0 3572 /	2009 of SHO KAPRA	
2	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/1/PART: PIOT: / HOUSE: 3-3-27/1 FLOOR:#PA,04,# FLAT: 418 APARTMENT: MAY FLOWER HEIGHTS. EXTENT: 73.75 SQ.Yds BUILT: 1575 Sq.ft Boundaries: [N]: OPEN TO SKY & FLAT NO 419 [S] 6' WIDE CORRIDOR [E]: 6' WIDE CORRIDOR & OPEN TO SKY [W]: OPEN TO SKY LINK DOCT: 1507,4891/2007# 1507,14096/2006# 1507,15699/2006#	(R) 05-12-2009 (P) 05-12-2009 (E) 05-12-2009	1 (EX)M/S ALPINE ESTATES REP BY RAHUL B. MEHTA 11 (CL) IRFAN BASHA SHAIK 2 (EX)M/S MAYFLOWER HEIGHTS REP BY RAHUL B. MEHTA 3 (EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 3 (EX)M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR	0/0 3571 /	2009 of SHO KAPRA	



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found
 ఈ ఆస్తిపై పైన పేర్కొన్న తాకట్టు భార మరియు ఇతర తాకట్టు భారాలు మినహాయించినట్లు నిరూపించినట్లు తెలియజేస్తున్నాను.
 Search made and certificate prepared by/ భీష్కరణ పత్రము తయారు చేయడం చేసిన వారు: **GAREDDY**
 Search verified and certificate examined by/ పరిశోధన మరియు పత్రము పరిశోధించిన వారు: **నర్-శిఖారు శర్మ/సాయి సూర్య/ శేరి**
 Received Rs. 100 +20 towards EC-Fee against Cash Receipt No. 94:
 OFFICE SEAL & D.M. Signature
 Signature of the Officer/

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

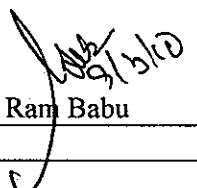
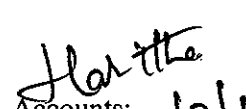


Flat No.	B-418
Name of Buyer	MR. IRFAN BASHA SHAIK.

A.	Total sale consideration.	3860000 :
B.	Less: Discount for early payments.	73750 : /
C.	Add: Reg. Charges	104600 : /
D.	Add: VAT & Service Tax.	38600 : /
E.	Add: Extra Specs Charges (revised)	Nil.
F.	Add: Misc. Charges	5770 6195
G.	Less: Amount paid	406600 : /
H.	Balance amount Due	- 131240 : 1,30,365
I.	Interest Amount	50964 :
J.	Refund if any	
Remarks: - Service tax collected @ 3.4% of sale consideration Rs. 1,31,240/-		
- Corpus fund of Rs. 1,50,000/- collected		
- Maintenance charges & N. fee from 11/05/10 collected		
K.	Interest Amount to be charged	

260 Stamp
165 Ele
425

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
2.	Buyer has signed the Association Membership Form.	
3.	No Due Certificate signed	
4.	6 PDC for Maintenance Charges collected	
5.	Corpus fund (amount Rs. _____) collected	

Authorized by:

 G. B. Ram Babu Date: 10/3/10	 Accounts: Date: 10/3/10	 Samba Siva Rao Date: 10/3/10	 Managing Partner Soham Modi Date: 11 MAR 2010
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Interest calculation for delayed payments.

Project Name	May flower heights					
Flat / Plot no.	B-418					
Customer Name	Mr. Irfan Basha Shaik					
Booked by	Swetha					
Prepared by	srilatha					
Date	10-03-10					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
07-Sep-09	25000.00	Booking Amount	-	-	-	25,000
07-Sep-09	(25000.00)	Amount received	-	25,000	-	-
21-Sep-09	200000.00	1st Instalment	14	-	-	200,000
21-Sep-09	(200000.00)	Amount received	-	200,000	-	-
06-Oct-09	335000.00	2nd Instalment	15	-	-	335,000
10-Oct-09	(335000.00)	Amount received	4	335,000	661	-
31-Oct-09	3100000.00	3rd Instalment	21	-	-	3,100,000
24-Nov-09	28600.00	VAT	24	3,100,000	36,690	3,128,600
24-Nov-09	10000.00	VAT	-	3,128,600	-	3,138,600
25-Nov-09	(500000.00)	Amount received	1	3,138,600	1,548	2,638,600
25-Nov-09	(500000.00)	Amount received	-	2,638,600	-	2,138,600
05-Dec-09	(989639.00)	Amount received	10	2,138,600	10,547	1,148,961
05-Dec-09	(1000000.00)	Amount received	-	1,148,961	-	148,961
08-Dec-09	(147620.00)	Amount received	3	148,961	220	1,341
14-Dec-09	104600.00	Regn Expenses	6	1,341	4	105,941
16-Dec-09	2000.00	Misc Expenses	2	105,941	104	107,941
16-Dec-09	2000.00	Doc Expenses	-	107,941	-	109,941
06-Jan-10	200000.00	4th Instalment	21	109,941	1,139	309,941
07-Jan-10	(236111.00)	Amount received	1	309,941	153	73,830
07-Jan-10	(73750.00)	Dis Allowed	-	73,830	-	80
20-Feb-10	1320.00	Electricity Bills	44	80	2	1,400
08-Mar-10	(117832.00)	Amount received	16	1,400	11	(116,432)
10-Mar-10	(14808.00)	Amount received	2	(116,432)	(115)	(131,240)

(131,240.00)

Approx Interest Payable

50,964

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

Let,
 customer is an NRI
 as such faced problem
 in providing local
 address proof. Axis
 has taken deviation
 up on our request.
 Hence delay. Pl. waiver
 job in interest part.

9/5/10

ALPINE ESTATES 2009-10
Ledger for the period 01 Apr, 2009 to 10 Mar, 2010

10 Mar, 2010

Group : Liabilities

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
B-418 Irfan Basha Shaik		Opening Balance			0.00 Cr
07 Sep, 2009	SBR A07092009 3	Being cheque received from B-418 Irfan Basha, Rt.No.2613		25,000.00	25,000.00 Cr
19 Sep, 2009	SBR A19092009 3	Being cheque received from B-418 Irfan Basha Shaik, Rt.No. 2615		2,00,000.00	2,25,000.00 Cr
10 Oct, 2009	SBR A10102009 1	Being cheque received from B-418 Irfan Basha Shaik, Rt.No. 2756		3,35,000.00	5,60,000.00 Cr
24 Nov, 2009	SBP A24112009 5	Being cheque issued to ACTO/Hyd . towards VAT B-418 Irfan Basha Shaik	10,000.00		5,50,000.00 Cr
	SBP A24112009 6	Being cheque issued to ACTO/Hyd . towards VAT B-418 Irfan Basha Shaik	28,600.00		5,21,400.00 Cr
25 Nov, 2009	SBR A25112009 2	Being cheque received from B-418 Irfan Basha Shaik, Rt.No. 2804		5,00,000.00	10,21,400.00 Cr
	SBR A25112009 3	Being cheque received from B-418 Irfan Basha Shaik, Rt.No. 2803		5,00,000.00	15,21,400.00 Cr
05 Dec, 2009	SBR A05122009 2	Being cheque received from B-418 Irfan Basha Shaik towards Instalment against R.No - 2825		10,00,000.00	25,21,400.00 Cr
	SBR A05122009 3	Being cheque received from B-418 Irfan Basha Shaik towards instalment against R.No - 2826		9,89,639.00	35,11,039.00 Cr
08 Dec, 2009	SBR A08122009 1	Being cheque received from B-418 Irfan Basha Shaik towards Instalment against R.No - 2827		1,47,620.00	36,58,659.00 Cr
14 Dec, 2009	JV 14122009 6	Being B-418 Irfan Basha Shaik is debited & credited to Prabhakar Reddy petty cash account towards registration charges	1,04,600.00		35,54,059.00 Cr
	SCP C14122009 4	Being cash paid to EC/ SRO kapra EC	200.00		35,53,859.00 Cr

ALPINE ESTATES 2009-10
Ledger for the period 01 Apr, 2009 to 10 Mar, 2010

10 Mar, 2010

Group : Liabilities

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
		expenses for flat no B-418			
15 Dec, 2009	SCP C15122009 6	Being cash paid towards doc. expenses for B-418 Irfan Basha Shaik	2,000.00		35,51,859.00 Cr
	SCP C15122009 7	Being cash paid towards misc. expenses for B-418 Irfan Basha Shaik	2,000.00		35,49,859.00 Cr
26 Dec, 2009	SCP C26122009 3	Being cash paid to Axis legal towards Disbursement at SRO kapra by axis legal advocate	250.00		35,49,609.00 Cr
07 Jan, 2010	JV 07012010 1	Being amount debited to discount & credited to B-418 towards on time payment discount Rs.50/- per sft.		73,750.00	36,23,359.00 Cr
	SBR A07012010 1	Being cheque received from B-418 Irfan Basha Shaik, Rt.No. 2852		2,36,111.00	38,59,470.00 Cr
17 Feb, 2010	MBP A17022010 15	Being cheque issued to AAO/ERO/311 for Jan10	165.00		38,59,305.00 Cr
20 Feb, 2010	JV 20022010 6	Being amount debited to customer & credited to Electricity charges towards electricity bills paid on your behalf as per statement enclosed.	1,320.00		38,57,985.00 Cr
08 Mar, 2010	SBR A08032010 1	Being cheque received from B-418 Irfan Basha Shaik Rt: 2428 Cheque no: 275700		1,17,832.00	39,75,817.00 Cr
10 Mar, 2010	JV 10032010 1	Being amount debited to customer & credited to ledgal expenses towards electricity meter transfer bond.	40.00		39,75,777.00 Cr
	JV 10032010 1	Being amount debited to customer & credited to sales towards sales declared during the year.	38,60,000.00		1,15,777.00 Cr
	JV 10032010 1	Being amount debited to customer & credited to ledgal expenses towards registration	220.00		1,15,557.00 Cr

ALPINE ESTATES 2009-10
Ledger for the period 01 Apr, 2009 to 10 Mar, 2010

10 Mar, 2010

Group : Liabilities

(All amounts in Rs.)

Document			Narration	Debit	Credit	Running Balance
Date	Number					
10 Mar, 2010	SBR A10032010	1	stamp papers. Being cheque received from B-418 Irfan Basha Shaik, Rt.No. 2429		14,808.00	1,30,365.00 Cr
			Total/Closing Balance	40,09,395.00	41,39,760.00	<u>1,30,365.00 Cr</u>

AKR
10/2/10.

MFH - Buyer Info Table

Block No	B 418	Sold	Yes	Booking Date	07-Sep-09
Agr Executed	<input type="checkbox"/>	Agr Date		Area	1475
Parking	B84	Booked by	Swetha	Pmt. Scheme	HL
Buyer Name	Mr.Irfan Basha Shaik			Phone	9502979076 / 0
Address	S11, Ballad Estate, Opp David Memorial High School, Tarnaka, Secunderabad				
Occupation	Works for HJ Software Pvt Ltd		Sale Amt	3860000	
Total Amt	3860000	Other Amt	75645	Receipts	4066010
HL Req		HL App for	1989639	HL Released	1989639
HL From	AXIS A	App Made	<input checked="" type="checkbox"/>	HL Approved	<input checked="" type="checkbox"/> Pre HL Info <input checked="" type="checkbox"/>
NOC / OCR	<input checked="" type="checkbox"/>	Doc Complete	<input checked="" type="checkbox"/>	Reg Done	<input checked="" type="checkbox"/>
Payments Terms		Sale Completed	<input type="checkbox"/>	HL Release	<input checked="" type="checkbox"/>

Date	Description	Amount	Cheque No	Paid	PDC	PDC Dt.	Exp date
	On Completion	200000		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
07-Sep-09	Booking Amount	25000		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
21-Sep-09	Ist Installment	200000		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
06-Oct-09	Iind Installment	335000		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31-Oct-09	IIIRD Installment	3100000	Recd. 10 lacs	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Other Payments

24-Nov-09	VAT	28600		<input type="checkbox"/>	<input type="checkbox"/>		
24-Nov-09	VAT	10000		<input type="checkbox"/>	<input type="checkbox"/>		
14-Dec-09	EC	200		<input type="checkbox"/>	<input type="checkbox"/>		
14-Dec-09	Registration Expenses	104600		<input type="checkbox"/>	<input type="checkbox"/>		
16-Dec-09	Misc. Expenses	2000		<input type="checkbox"/>	<input type="checkbox"/>		
16-Dec-09	Documentation Charges	2000		<input type="checkbox"/>	<input type="checkbox"/>		
26-Dec-09	Axis Bank	250		<input type="checkbox"/>	<input type="checkbox"/>		
07-Jan-10	Discount Allowed	-73750		<input type="checkbox"/>	<input type="checkbox"/>		
17-Feb-10	Electricity Bill	165		<input type="checkbox"/>	<input type="checkbox"/>		
20-Feb-10	Electricity Bills	1320		<input type="checkbox"/>	<input type="checkbox"/>		
10-Mar-10	Stamp Papers for Elec tr.	40		<input type="checkbox"/>	<input type="checkbox"/>		
10-Mar-10	Stamp Papers for Reg.	220		<input type="checkbox"/>	<input type="checkbox"/>		

Receipts

Date	Towards	Amount	Cheque No	Cleared	Receipt No
07-Sep-09	Booking Amount	25000	031987	<input checked="" type="checkbox"/>	2613
21-Sep-09	Payment Received	200000	031988	<input checked="" type="checkbox"/>	2615
10-Oct-09	Payment Received	335000	031989	<input checked="" type="checkbox"/>	2756
25-Nov-09	Payment Received	500000	031990	<input checked="" type="checkbox"/>	2804
25-Nov-09	Payment Received	500000	275698	<input checked="" type="checkbox"/>	2803
05-Dec-09	Payment Received	989639	443883	<input checked="" type="checkbox"/>	2826
05-Dec-09	Payment Received	1000000	443882	<input checked="" type="checkbox"/>	2825
08-Dec-09	Payment Received	147620	275699	<input checked="" type="checkbox"/>	2827

07-Jan-10	Payment Received	236111	031991	<input checked="" type="checkbox"/>	2852
08-Mar-10	Payment received	117832	275700	<input checked="" type="checkbox"/>	2428
10-Mar-10	Payment Received	14808	275701	<input checked="" type="checkbox"/>	2429

Remarks

Date	Remarks	Taken By	Work Done
07-Sep-09	Housing Loan Through SBI	Jagdish	<input checked="" type="checkbox"/>
07-Sep-09	All Correspondence to be made at following address. M/s.H.J. Software Pvt. Ltd., S11, Ballad Estate, Opp David Memorial School, Tarnaka, Secunderabad - 500 017.	Jagsish	<input checked="" type="checkbox"/>
07-Sep-09	1. Booked under PPT 158, 2. Discount of Rs.150/- sft 3. Additional on time payment discount of Rs.50/- sft. Letter enclosed.	Jagdish Kan	<input checked="" type="checkbox"/>
07-Jan-10	Customer requesting to adjust additional discount Rs. 73,750/-	Ram Babu	<input type="checkbox"/>
07-Jan-10	Additional on time discount of Rs.50/- per sft. Committed at the time of booking. Customer NRI approaching Axis Bank for HL. Since he is not having local address delay happended. Disbursemtn happended on 5/12/09.	Ram Babu	<input checked="" type="checkbox"/>
06-Mar-10	Maintenace charges to be collected from Jan 2010	Soham Mod	<input checked="" type="checkbox"/>