

Kind Attention : P. L. AME SH
Project Manager
11/11

ALPINE ESTATES

5-4-187/3&4, II Floor, M. G. Road, Secunderabad - 500 003.
Phone: 66335551

LETTER OF POSSESSION

To,

Date: 10-10-2009

K.S. Saroja
Flat No. 207, H.No. 15-8-296,
Durga Complex, Goshanahat,
Hyderabad.

Sub: Letter of Possessions for Flat No. 201 in block no. B in our project known as 'Mayflower Heights' at Premises No. 3-3-27/1, Mallapur, Hyderabad - 500 076.

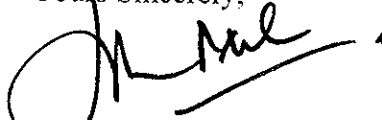
Dear Sir / Madam,

We hereby hand over possession of the above mentioned Flat to you as per the terms and conditions of our sale deed / agreement.

You shall become a member of 'May Flower Heights Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,



Authorised Signatory.
(SOHAM MODI)

ALPINE ESTATES

5-4-187/3&4, II Floor, M. G. Road, Secunderabad – 500 003.
Phone: 66335551

NO DUE CERTIFICATE

To,

Date: 10-10-2009

K.S. Saroja
Goshanahal
Hyderabad.

Dear Sir / Madam,

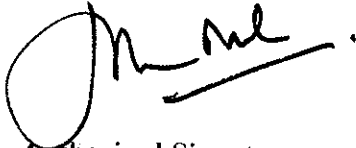
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Flat No. 201 in block no. B in our project known as 'Mayflower Heights' at Premises No. 3-3-27/1, Mallapur, Hyderabad -500 076.

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of flat.

Please sign a copy of this letter as your confirmation of the above.

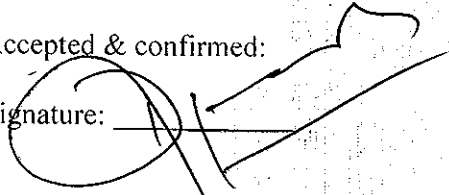
Thank You.

Yours sincerely,



Authorised Signatory.
(SOHAM MODI)

Accepted & confirmed:

Signature: 

Name: K.S. Saroja

ALPINE ESTATES

5-4-187/3&4, II Floor, M. G. Road, Secunderabad – 500 003.

Phone: 66335551

MEMBERSHIP ENROLMENT FORM

Date: 10.10.2009

To,
The President,
Mayflower Heights Owner's Association,
Premises No. 3-3-27/1,
Mallapur,
Hyderabad.

Dear Sir,


I am the owner of Flat No. 201 in block no. 'B' in our project known as 'Mayflower Heights' at Premises No. 3-3-27/1, Mallapur, Hyderabad – 500 076. I request you to enroll me as a member of the 'Mayflower Heights Owners Association'.

I have paid an amount of Rs. 50/- towards membership enrollment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same.

Thank You.

Yours faithfully,

Signature: 

Name: K.S. Saroja.

Address for correspondence:

Flat No. 207, H.No. 15-8-296

Durga Complex Goshwamahal

Hyderabad.

Phone: _____

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

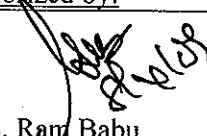
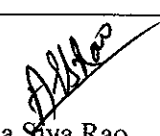

Authorization form for handing over the possession of Flat in 'Mayflower Heights'

Flat No.	B-201
Name of Buyer	K.S. KAMM SAROJA

A.	Total sale consideration.	31,00,000 = 00
B.	Less: Discount for early payments.	-
C.	Add: Reg. Charges	87,000 = 00
D.	Add: VAT & Service Tax.	1,00,723 = 00 (31,000 + 69,723)
E.	Add: Extra Specs Charges (revised)	-
F.	Add: Misc. Charges	4000 = 00
G.	Less: Amount paid	32,76,000 = 00
H.	Balance amount Due	15,723 = 00
I.	Interest Amount	38389 = 00
J.	Refund if any	
Remarks:		
1) S.T. Full amount debited.		
2) Maint & Corpus fund to be collected.		
3) Amount of Adjustment A/cn Provision for your approval We can P&S extrick		
K.	Interest Amount to be charged	NIL

	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. 15,000/-) collected	yes

Authorized by:

 G. B. Ram Babu	Accounts:	 Samba Siya Rao	 Managing Partner Soham Model 2009
Date:	Date:	Date: 08/10/09	Date:

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

↑
Missing?

MFH - Buyer Info Table

Block No	B 201	Sold	Yes	Booking Date	08-May-07
Agr Executed	<input type="checkbox"/>	Agr Date		Area	1450
Parking	B21	Booked by	Jagdish	Pmt. Scheme	QIS
Buyer Name	K.R.Ganesh			Phone	98482 - 66160
Address	15-8-296, Durga Complex, Gosamahal, Hyd-12				
Occupation	Andhra Bombay Carrier - Managing Director			Sale Amt	3100000
Total Amt	3100000	Other Amt	191723	Receipts	3276000
HL Req		HL App for	0	HL Released	0
HL From		App Made	<input type="checkbox"/>	HL Approved	<input type="checkbox"/> Pre HL Info <input type="checkbox"/>
NOC / OCR	<input type="checkbox"/>	Doc Complete	<input type="checkbox"/>	Reg Done	<input type="checkbox"/>
Payments Terms		Sale Completed	<input type="checkbox"/>	HL Release	<input type="checkbox"/>

Date	Description	Amount	Cheque No	Paid	PDC	PDC Dt.	Exp date
08-May-07	Booking Amount	25000	Cash	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
23-May-07	1st Instalment	200000	Cash	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
07-Jul-07	2nd Instalment	1000000	281770	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
01-Oct-07	3rd Instalment	375000	049426	<input checked="" type="checkbox"/>	<input type="checkbox"/>		31,00,000
01-Jan-08	4th Instalment	375000	313815	<input checked="" type="checkbox"/>	<input type="checkbox"/>		1,91,723
01-Apr-08	5th Instalment	375000	858378	<input checked="" type="checkbox"/>	<input type="checkbox"/>		32,91,723
01-Jul-08	6th Instalment	375000	834323	<input checked="" type="checkbox"/>	<input type="checkbox"/>		32,76,000
01-Oct-08	7th Instalment	375000		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Other Payments

31-Mar-09	Service Tax	69723		<input type="checkbox"/>	<input type="checkbox"/>		
22-Aug-09	Vat	31000		<input type="checkbox"/>	<input type="checkbox"/>		
26-Aug-09	Miscellaneous Charges	2000		<input type="checkbox"/>	<input type="checkbox"/>		
26-Aug-09	Documentation Charges	2000		<input type="checkbox"/>	<input type="checkbox"/>		
26-Aug-09	Registration Charges	87000		<input type="checkbox"/>	<input type="checkbox"/>		

due 15,723-00
 Corrupted 15,000-00
 1473x7 - 10,150-00
 50-00
 40,923-00
 less 25,000-00
 due 15,923-00

Receipts

Date	Towards	Amount	Cheque No	Cleared	Receipt No
08-May-07	Booking Amount	25000	Cash	<input checked="" type="checkbox"/>	1102
21-May-07	1st instalment	200000	Cash	<input checked="" type="checkbox"/>	1027
07-Jul-07	2nd Instalment	1000000	281770	<input checked="" type="checkbox"/>	1154
12-Oct-07	3rd instalment	375000	049426	<input checked="" type="checkbox"/>	1417
24-Jan-08	4th Instalment	375000	313815	<input checked="" type="checkbox"/>	1552
23-Jun-08	5th Instalment	375000	858378	<input checked="" type="checkbox"/>	1763
23-Sep-08	Payment Recd	375000	834323	<input checked="" type="checkbox"/>	1920
14-Mar-09	Payment Recd	150000	834328	<input checked="" type="checkbox"/>	
12-Jul-09	Payment Received	100000	837921	<input checked="" type="checkbox"/>	2545
31-Jul-09	Payment Received	301000	837925	<input checked="" type="checkbox"/>	2566

Remarks

Date	Remarks	Taken By	Work Done
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08-May-0	1. Booked Under PPT No.102 2. Discount Rs.38/- Per Sft (Rs.55,000/-) 3.Luxury 4.Single Parking 5.Resident of MFP	Jagdish	<input checked="" type="checkbox"/>
06-Nov-08	Comparing to the construction schedule customer is saying that he can release last instalment only during 1st week of December 2008	Rambabu	<input checked="" type="checkbox"/>
28-Feb-09	Visited site and promised for payment, call and collect payment by 2nd March, ask P.Ramesh to inform when he visits site	Anand Meht	<input checked="" type="checkbox"/>
09-Mar-09	Customer wants to visit the site and pay, check with Ramesh and confirm payments	Anand meht	<input checked="" type="checkbox"/>
09-Mar-09	Jagdish will speak to the customer they have bought 12 flats from us	Anand Meht	<input checked="" type="checkbox"/>
28-Mar-09	Balance amount payable - 2.94 call and ask for PDC	Anand Meht	<input checked="" type="checkbox"/>
17-Jul-09	Total balance due is 1.94+Service Tax+Extra specs to be collected on day of registration. Collect 1 lac, no problem balance we will see later	Anand Meht	<input checked="" type="checkbox"/>
30-Jul-09	Present his PDC on 1st Aug. Harita to check & present the cheque with Venkat	Anand Meht	<input checked="" type="checkbox"/>

Interest calculation for delayed payments.

Project Name	Mayflower Heights					
Flat / Plot no.	B-201					
Customer Name	K.R.Ganesh					
Booked by	Jagdish					
Prepared by	Vineela					
Date	22.08.2009					
Sign						
Interest rate	18.00	% p.a.				
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
08-May-07	25000.00	Booking Amount	-	-	-	25,000
08-May-07	(25000.00)	Booking Amount	-	25,000	-	-
21-May-07	(200000.00)	1st instalment	13	-	-	(200,000)
23-May-07	200000.00	1st Instalment	2	(200,000)	(197)	-
07-Jul-07	1000000.00	2nd Instalment	45	-	-	1,000,000
07-Jul-07	(1000000.00)	2nd Instalment	-	1,000,000	-	-
01-Oct-07	375000.00	3rd Instalment	86	-	-	375,000
12-Oct-07	(375000.00)	3rd instalment	11	375,000	2,034	-
01-Jan-08	375000.00	4th Instalment	81	-	-	375,000
24-Jan-08	(375000.00)	4th Instalment	23	375,000	4,253	-
01-Apr-08	375000.00	5th Instalment	68	-	-	375,000
23-Jun-08	(375000.00)	5th Instalment	83	375,000	15,349	-
23-Sep-08	(375000.00)	Payment Recd	92	-	-	(375,000)
01-Oct-08	375000.00	6th Instalment	8	(375,000)	(1,479)	-
28-Nov-08	69723.00	Service Tax	58	-	-	69,723
14-Mar-09	(150000.00)	Payment Recd	106	69,723	3,645	(80,277)
01-Apr-09	375000.00	7th Instalment	18	(80,277)	(713)	294,723
12-Jul-09	(100000.00)	Payment Received	102	294,723	14,825	194,723
31-Jul-09	(301000.00)	Payment Received	19	194,723	1,825	(106,277)
22-Aug-09	106277.00	payment receivable	22	(106,277)	(1,153)	-
	0.00			Approx Interest Payable	38,389	

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

APPROVED BY
22 AUG 2009
SOHAN MODI
MANAGING DIRECTOR

Interest to be waived off
order this receipt to
the Jagdish (S.M. Haru)

Jas.
22/8/09

ALPINE ESTATES 2009-10
Ledger for the period 01 Apr, 2009 to 08 Oct, 2009

08 Oct, 2009

Group : Liabilities

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
B-201 G.R.Ganesh		Opening Balance			2,94,723.00 Dr
13 Jul, 2009	SBR A13072009 2	Being cheque received from B-201 G.R.Ganesh, Rt.No. 2545 6/7/09		1,00,000.00	1,94,723.00 Dr
30 Jul, 2009	SBR A30072009 3	Being cheque received from B-201 G.R.Ganesh, Rt.No. 2566 22/7/09		3,01,000.00	1,06,277.00 Cr
22 Aug, 2009	SBP A22082009 68	Being cheque issued to ACTO hyd, towards VAT for Flat no. B-201	10,000.00		96,277.00 Cr
	SBP A22082009 69	Being cheque issued to ACTO hyd, towards VAT for Flat no. B-201	21,000.00		75,277.00 Cr
22 Sep, 2009	JV 22092009 7	Being amount credited to Prabhakar Reddy petty cash account & debited to B-201 G.R.Ganesh towards registration expenses	87,000.00		11,723.00 Dr
	SCP C22092009 17	Being cash Reg Mis exp for flat No - B-201	2,000.00		13,723.00 Dr
	SCP C22092009 18	Being cash paid towards Reg Mis expenses for flat No - B-201	2,000.00		15,723.00 Dr
08 Oct, 2009	JV 08102009 4	Being amount debited to Instalments receivable 07-08 & credited to customer towards earlier declared instalments now reversed.		11,25,000.00	11,09,277.00 Cr
	JV 08102009 4	Being amount debited to Instalments receivable 08-09 & credited to customer towards earlier declared instalments now reversed.		19,75,000.00	30,84,277.00 Cr
	JV 08102009 4	Being amount credited to sales & debited to B-201 towards sales declared.	31,00,000.00		15,723.00 Dr
		Total/Closing Balance	32,22,000.00	35,01,000.00	15,723.00 Dr

ADK
8/10/09