

ALPINE ESTATES

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

LETTER OF POSSESSION

To,

Date: 6.2.2010

M.F.NA DESAI
111, Welcom Court Apartment
Opp: NIN, Sarayaka
Secunderabad, (T)

Sub: Letter of Possessions for Flat No. 218 in block no. B in our project known as 'Mayflower Heights' at Premises No. 3-3-27/1, Mallapur, Hyderabad – 500 076.

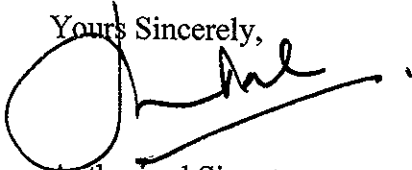
Dear Sir / Madam,

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: 6.2.2010

Mrs. MEENA DESAI
111, Welcoming Court Road
Secunderabad, Secunderabad

Dear Sir / Madam,

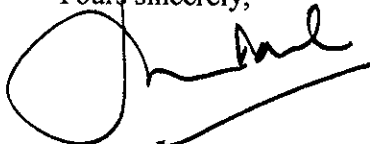
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Flat No. 218 in block no. B in our project known as 'Mayflower Heights' at Premises 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: Jayant Desai

Name: Jayant Desai

ALPINE ESTATES

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

MEMBERSHIP ENROLMENT FORM

Date: 6.2.2010

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. 218 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: Jayanti Deka

Name: Jayanti Deka

Address for correspondence:

Phone: _____

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

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

01 Feb, 2010

Group : Liabilities

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
B-218 Mrs Meena Desai		Opening Balance			1,91,745.00 Dr
30 Oct, 2009	JV 30102009 9	Being Discount Expenses is debited & credited to B-218 Mrs Meena Desai towards Rs. 65,000/- discount allowed		65,000.00	1,26,745.00 Dr
10 Nov, 2009	SBR A10112009 5	Being cheque received from B-218 Mrs Meena Desai, Rt.No. 2794		2,74,500.00	1,47,755.00 Cr
11 Nov, 2009	MBP A11112009 2	Being cheque issue to Acto \ HYD towards Vat for Flat No - B-218	28,660.00		1,19,095.00 Cr
	MBP A11112009 2	Being cheque issue to Acto \ HYD towards Vat for Flat No - B-218	10,000.00		1,09,095.00 Cr
14 Dec, 2009	JV 14122009 7	Being B-218 Mrs Meena Desai is debited & credited to Prabhakar Reddy petty cash account towards registration charges	1,04,660.00		4,435.00 Cr
15 Dec, 2009	SCP C15122009 8	Being cash paid towards misc. expenses for B-218 Mrs Meena Desai	2,000.00		2,435.00 Cr
	SCP C15122009 9	Being cash paid towards doc. expenses for B-218 Mrs Meena Desai	2,000.00		435.00 Cr
01 Feb, 2010	JV 01022010 10	Being amount debited to customer & credited to sales towards sales declared during the year.	38,66,000.00		38,65,565.00 Dr
	JV 01022010 10	Being amount debited to instalment declared 08-09 & credited to customer towards earlier declared instalments now reversed.		38,66,000.00	435.00 Cr
		Total/Closing Balance	40,13,320.00	42,05,500.00	435.00 Cr

AS/RO
1/2/10

MFH - Buyer Info Table

Block No	B 218	Sold	Yes	Booking Date	12-Apr-08
Agr Executed	<input type="checkbox"/>	Agr Date		Area	1475
Parking	B33	Booked by	Jagdish	Pmt. Scheme	QIS
Buyer Name	Mrs.Meena Desai		Phone		
Address	114, Welcome Court Apartments,Opp: NIN, Tarnaka, Secunderabad - 17				
Occupation	Husband works for Indian Railways		Sale Amt	3866000	
Total Amt	3866000	Other Amt	209065	Receipts	4075500
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
09-Apr-08	Booking Amount	21000	724208	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27-Apr-08	1st Instalment	200000	Recd	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11-Jun-08	2nd Instalment	1000000	Recd	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
01-Oct-08	3rd Instalment	1322500	Recd	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
01-Jan-09	4th Instalment	1322500	12,57,500/-Recd	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Other Payments

31-Mar-09	Service Tax	126745		<input type="checkbox"/>	<input type="checkbox"/>		
29-Oct-09	Discount Allowed	-65000		<input type="checkbox"/>	<input type="checkbox"/>		
11-Nov-09	VAT	10000		<input type="checkbox"/>	<input type="checkbox"/>		
11-Nov-09	VAT	28660		<input type="checkbox"/>	<input type="checkbox"/>		
14-Dec-09	Registration Charges	104660		<input type="checkbox"/>	<input type="checkbox"/>		
16-Dec-09	Misc. Expenses	2000		<input type="checkbox"/>	<input type="checkbox"/>		
16-Dec-09	Documentation Expenses	2000		<input type="checkbox"/>	<input type="checkbox"/>		

Receipts

Date	Towards	Amount	Cheque No	Cleared	Receipt No
12-Apr-08	Booking Amount	21000	724208	<input checked="" type="checkbox"/>	1373
12-May-08	Payment Recd	80000	724209	<input checked="" type="checkbox"/>	1712
08-Aug-08	Payment Recd	300000	316472	<input checked="" type="checkbox"/>	1848
19-Aug-08	Payment Recd	2600000	761956	<input checked="" type="checkbox"/>	1859
28-Nov-08	Payment Recd	300000	416821	<input checked="" type="checkbox"/>	2095
28-Nov-08	Payment Recd	200000	761958	<input checked="" type="checkbox"/>	2094
20-Dec-08	payment Recd	300000	742827	<input checked="" type="checkbox"/>	2107
10-Nov-09	Payment Received	274500	349341	<input checked="" type="checkbox"/>	2794

Remarks

Date	Remarks	Taken By	Work Done

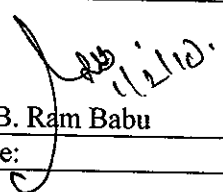
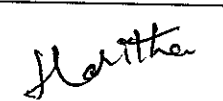
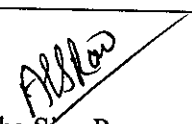

Authorization form for handing over the possession of Flat in 'Mayflower Heights'

Flat No.	B.218.
Name of Buyer	MRS. MEENA DESAI

A.	Total sale consideration.	3266000 : ✓
B.	Less: Discount for early payments.	65000 ✓
C.	Add: Reg. Charges	104660 : ✓
D.	Add: VAT & Service Tax.	165405 : ✓
E.	Add: Extra Specs Charges (revised)	NIL ✓
F.	Add: Misc. Charges	4000 : ✓
G.	Less: Amount paid	4075500 : ✓
H.	Balance amount Due	- 435 : ✓
I.	Interest Amount	early payment discount
J.	Refund if any	
Remarks:		
- Service tax fully debited		
- Corpus fund Rs. 15000/- collected.		
- Maintenance charges & P.D. fee collected.		
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. <u>15000/-</u>) collected	

Authorized by:

			
G. B. Ram Babu	Accounts: Haritha	Samba Siva Rao	Managing Partner
Date: 11/2/10	Date: 11/2/10	Date: 11/2/10	Date: FEB 2010

APPROVED BY
 SOHAM MODI
 MANAGING DIRECTOR