



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

P 367389

Date : 22-10-2008 Serial No : 39,168 Denomination : 100

Purchased By :

G. VENKATESH
S/O. G.A. RAO
SECAD

For Whom :

ALPINE ESTATES

SECRET


Sub Registrar
Ex. Officio Stamp Vendor
G.S.O., C&IG Office, Hyd

AGREEMENT OF SALE


This Agreement of Sale is made and executed on this 26th day of November 2008 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. A. R. Satish Kumar, son of Mr. A. S. Raj Kumar, aged about 32 years, residing at 04 B, Creative Nivas Apartments, Nacharam, Hyderabad - 500076, 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


Partner

For ALPINE ESTATES


Partner



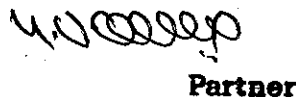
WHEREAS:

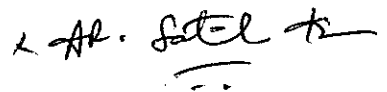
- A. The Vendor is the absolute owner and is possessed of all that land forming a part of Sy. No. 1/1, (Ac. 1-39 Gts.), Sy. No. 191 (Ac. 2-00) & Sy. No. 2/1/1 (Ac. 0-12 Gts.), bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District, admeasuring Ac. 4-11 Gts., (hereinafter 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. 403 on the fourth floor in block no. 'A' 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. 29,30,000/- (Rupees Twenty Nine Lakhs Thirty Thousand Only) and the Buyer has agreed to purchase the same.
- H. The Buyer has made a provisional booking vide booking form no. 1274 dated 5th June 2008 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



NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Vendor agrees to sell for a consideration and the Buyer agrees to purchase a Luxury 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:

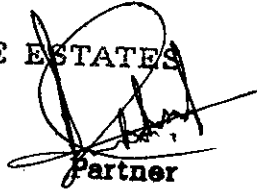
- a) Luxury Apartment No. 403 on the fourth floor in block no. 'A' admeasuring 1075 sft of super built up area.
 - b) An undivided share in the Schedule Land to the extent of 53.75 Sq. Yds.
 - c) A reserved parking space for one car on the stilt floor bearing no. A 63, admeasuring about 100 sft.
2. That the total sale consideration for the above shall be Rs. 29,30,000/- (Rupees Twenty Nine Lakhs Thirty 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. 29,05,000/- to the Vendor in installments as stated below:

Installment	Amount	Due Date of Payment
Installment I	2,00,000/-	20.06.2008
Installment II	8,00,000/-	04.08.2008
Installment III	4,76,250/-	01.10.2008
Installment IV	4,76,250/-	01.01.2009
Installment V	4,76,250/-	01.04.2009
Installment VI	4,76,250/-	01.07.2009

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.

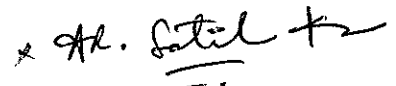
For ALPINE ESTATES


Partner

For ALPINE ESTATES

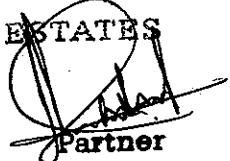


Partner



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.

FOR ALPINE ESTATES


Partner

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Partner



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 July 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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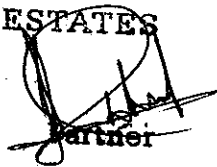
Partner

FOR ALPINE ESTATES

Partner




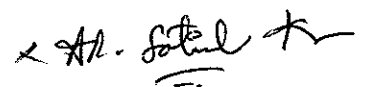
23. That upon completion of construction of the apartment the Vendor shall intimate to the Buyer the same at his last known address and the Buyer shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations including payment of the entire consideration 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.

For ALPINE ESTATES


Partner

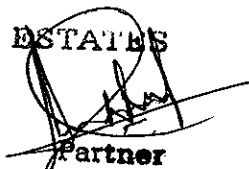
For ALPINE ESTATES


Partner

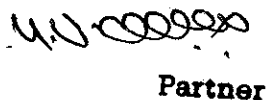


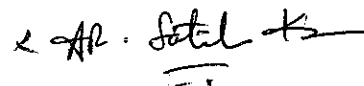
29. That the Buyer shall become a member of the Mayflower Heights Owners Association, the body that has been / shall be formed for the maintenance of the building. As a member, the Buyer shall abide by the rules and by-laws framed by the said association, which shall be the administrator, and supervisor 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.

For ALPINE ESTATES


Partner

For ALPINE ESTATES


Partner



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. 403 on the fourth floor in block no. 'A' admeasuring 1075 sft. of super built-up area (i.e., 860 sft. of built-up area & 215 sft. of common area) together with proportionate undivided share of land to the extent of 53.75 sq. yds. and reserved parking space for one car bearing no. A 63, 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 & 6' wide corridor
South By	Open to sky
East By	Flat No. 402
West By	Flat No. 404

WITNESSES:

- 1.
- 2.

For ALPINE ESTATES

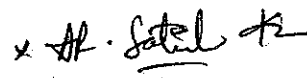

Partner

For ALPINE ESTATES



Partner

VENDOR

x 

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"> Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided. Change of colour or fixing of grills & gates to the main door / balcony shall not be permitted. Changes in walls, door positions or other structural changes shall not be permitted. Only select alterations shall be permitted at extra cost. 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.
- 2.

For ALPINE ESTATES



Partner

For ALPINE ESTATES



Partner

VENDOR



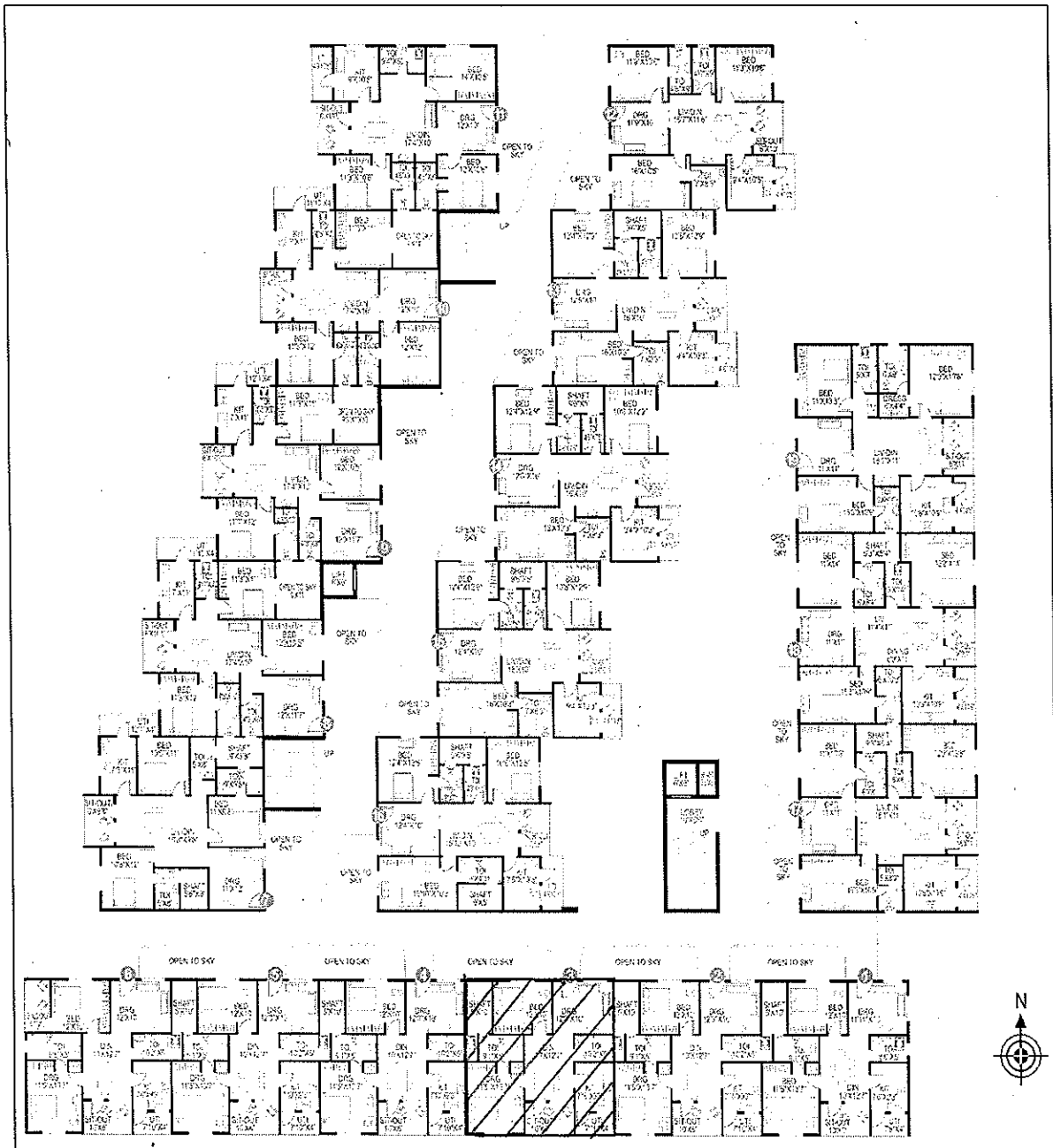
BUYER

Plan showing Apartment No. 403 on the fourth floor in block 'A' of 'May Flower Heights' at Premises No. 3-3-27/1, Mallapur, Near Nacharam, Hyderabad – 500 076.

Vendor: M/s. Alpine Estates
 Buyer: Mr. A. R. Satish Kumar
 Flat area: 1075 Sft.
 Undivided share of land: 53.75 Sq.Yds.

Boundaries :

North by: Open to sky & 6' wide corridor
 South by: Open to sky
 East by: Flat No. 402
 West by: Flat No. 404



WITNESSES:

For ALPINE ESTATES

For ALPINE ESTATES

[Handwritten signature]
 Partner

[Handwritten signature]

Partner
 VENDOR

1.

2.

[Handwritten signature]

BUYER

ALPINE ESTATES

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

LETTER OF POSSESSION

To,

Date: 29.11.10

A.R. Satish Kumar
504.B. Creative Nivas
Nacharam
Hyderabad.

Sub: Letter of Possessions for Flat No. 403 in block no. A in our project known as 'Mayflower Heights' at Premises No. 3-3-27/1, Mallapur, Hyderabad – 500 076.

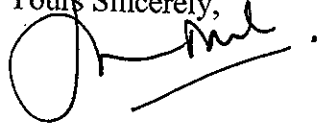
Dear Sir / Madam,

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: 29.2.10

A.R. Satish Kumar
504.B. Creative Nivas
Nacharam. Hyd.

Dear Sir / Madam,

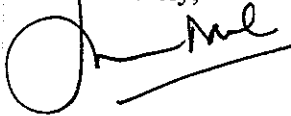
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of Flat No. 403 in block no. A in our project known as 'Mayflower Heights' at Premises 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: A.R. Satish Kumar

Name: A.R. Satish Kumar

MEMBERSHIP ENROLMENT FORM

Date: 29.4.10

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. 403 in block no. A 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.

I further declare that I have read and understood the exclusion clause (32) mentioned in the bye laws and have no objections to the same. I undertake to make a declaration as mentioned in clause 26 (v) of the bye laws relating to my flat being given for occupation to a tenant/ lessees/ license / other occupier.

Thank You.

Yours faithfully,

Signature: A.R. Satish Kumar

Name: A.R. Satish Kumar

Address for correspondence:

Phone: _____

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

Occupant Details - Declaration Form

From,

Date: 29.12.10

Name: A.R. Satish Kumar

Address: _____

Phone: _____

To,

The Secretary,

Mayflower Heights Owners Association,

Dear Sir / Madam,

Sub.: Occupant details- Declaration for proposed occupant of Flat no. 403 Block no. A,
Mayflower Heights, Mallapur, Hyderabad.

I am the member of Mayflower Heights Owners Association and the owner of the above referred flat. I propose to give on occupation the above referred flat to a third party. The details of the proposed occupier are enclosed herein.

I hereby declare that the facts enclosed herein are true to the best of my knowledge and that the byelaws of the Association shall be applicable to the occupants of the flat. I declare that I shall be liable to pay maintenance charges and other charges, in case of any default in payment of the same by the proposed occupier. I confirm that the said flat shall be utilized for residential purposes only and shall not be used for commercial or illegal activities. I further declare that the occupant is a person of good repute and social standing.

I request you to issue a no objection certificate (NOC) for the proposed occupation within 7 days of receipt of this letter.

Thank You.

Yours sincerely,

Sign: Al. Satish Kumar

Declaration by proposed occupant.

I hereby declare that I shall abide by the byelaws of Mayflower Heights Owners Association and shall use the premises for residential purposes only and shall not use it for any other commercial or illegal activity.

Name: _____

Sign: Al. Satish Kumar

Date: _____

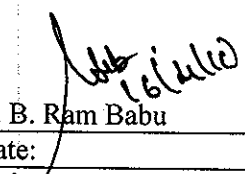
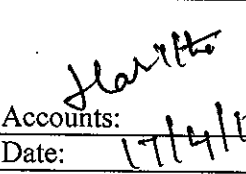
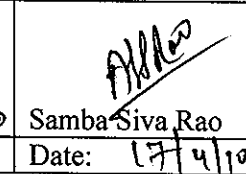
Authorization form for handing over the possession of Flat in 'Mayflower Heights'

Flat No.	A-203
Name of Buyer	MR. A. R. SATHISH KUMAR.

A.	Total sale consideration.	2930000 :
B.	Less: Discount for early payments.	-
C.	Add: Reg. Charges	61825 :
D.	Add: VAT & Service Tax.	(293000+99620) 128920 :
E.	Add: Extra Specs Charges (revised)	4000 :
F.	Add: Misc. Charges	c.f: 10000+6100 + 8850 + 50000 (Mull) + 280 + 495
G.	Less: Amount paid	3200355 :
H.	Balance amount Due	495
I.	Interest Amount	168,438 50000. collected.
J.	Refund if any	-
Remarks:		
- Service tax @ 3.2% collected in 99620. ✓		
- Account to make a/c for service tax.		
- corpus fund in 10000: collected.		
- Pl. charges + Pl. fee in 16500: collected		
- Account to Pl. funds to AMM.		
- Interest charged and collected in 50000:		
K.	Interest Amount to be charged	50000: charged ✓

	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. 10000 :) collected	✓

Authorized by:

 G. B. Ram Babu	 Accounts:	 Samba Siva Rao	<div style="border: 2px solid black; padding: 5px; transform: rotate(-5deg);"> <p align="center">APPROVED BY</p> <p align="center">17 APR 2010</p> <p align="center">Managing Partner Soham MODI DIRECTOR</p> </div>
Date: _____	Date: 17/4/10	Date: 17/4/10.	Date: _____



A-102

vineela

From: "JayaSree VS" <jayasree.vs@aircel.co.in>
To: <cr@modiproperties.com>
Sent: Tuesday, February 16, 2010 8:40 PM
Attach: Picture 096.jpg; Picture 097.jpg; Picture 098.jpg
Subject: Intrest Waiver

Dear Sir,

This is to let you know that the interest amount levied on my property is too high for which I will not be able to afford to make such huge payments. I agree that I have delayed in making payments for a few months but am not in a position nor in a financial condition where in I will be able to make such payments. Hence I request you to please waive off the charges due to the reasons mentioned above. Looking forward for a positive reply considering the good relation we had with your organization.

Attention Ram Babu : For further clarifications on the payments please find the above attachment.

○ Thanks & Regards,
JayaSree VS.

○
17-Feb-10

Interest calculation for delayed payments.						
Project Name	Alpine Estates					
Flat / Plot no.	A-403					
Customer Name	Mr.A. R. Satish Kumar					
Booked by	Rani					
Prepared by	Srilatha					
Date	15.02.2010					
Sign						
Interest rate	18 % p.a.					
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
5-Jun-08	25,000.00	Booking Amount	-	-	-	25,000
5-Jun-08	(25,000.00)	Amount Received	-	25,000	-	-
20-Jun-08	200,000.00	1st Installment	15	-	-	200,000
21-Jun-08	(200,000.00)	Amount Received	1	200,000	99	-
4-Aug-08	800,000.00	2nd Installment	44	-	-	800,000
6-Aug-08	(300,000.00)	Amount Received	2	800,000	789	500,000
19-Aug-08	(200,000.00)	Amount Received	13	500,000	3,205	300,000
1-Sep-08	(100,000.00)	Amount Received	13	300,000	1,923	200,000
1-Sep-08	(50,000.00)	Amount Received	-	200,000	-	150,000
1-Sep-08	(100,000.00)	Amount Received	-	150,000	-	50,000
1-Oct-08	476,250.00	3rd Installment	30	50,000	740	526,250
24-Nov-08	(50,000.00)	Amount Received	54	526,250	14,014	476,250
25-Nov-08	(400,000.00)	Amount Received	1	476,250	235	76,250
1-Jan-09	476,250.00	4th Installment	37	76,250	1,391	552,500
6-Mar-09	(300,000.00)	Amount Received	64	552,500	17,438	252,500
1-Apr-09	476,250.00	5th Installment	26	252,500	3,238	728,750
8-May-09	2,000.00	Valuation	37	728,750	13,297	730,750
8-May-09	2,000.00	SBI Legal	-	730,750	-	732,750
30-May-09	400.00	EC Exp	22	732,750	7,950	733,150
1-Jul-09	476,250.00	6th Installment	32	733,150	11,570	1,209,400
24-Nov-09	8,350.00	VAT	146	1,209,400	87,077	1,217,750
24-Nov-09	20,950.00	VAT	-	1,217,750	-	1,238,700
26-Nov-09	200.00	EC Exp	2	1,238,700	1,222	1,238,900
26-Nov-09	2,000.00	Doc Exp	-	1,238,900	-	1,240,900
26-Nov-09	2,000.00	Misc Exp	-	1,240,900	-	1,242,900
28-Nov-09	61,825.00	Regn Exp	2	1,242,900	1,226	1,304,725
1-Dec-09	(1,277,679.00)	Amount Received	3	1,304,725	1,930	27,046
9-Dec-09	250.00	Axis Bank	8	27,046	107	27,296
9-Dec-09	4,000.00	Extra Specs	-	27,296	-	31,296
11-Feb-10	(145,000.00)	Amount Received	64	31,296	988	(113,704)
	(113,704.00)			Approx Interest Payable	168,438	
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						

*Change to 50,000
on interest*

4/1/10

MFH - Buyer Info Table

Block No	A 403	Sold	Yes	Booking Date	05-Jun-08
Agr Executed	<input type="checkbox"/>	Agr Date		Area	1075
Parking	A63	Booked by	Rani	Pmt. Scheme	HL
Buyer Name	Mr.A.R.Satish Kumar			Phone	9849770123, sk
Address	504B, Creative Nivas Apts, Nacharam, Hyderabad - 76				
Occupation	Works for A.P.Dairy			Sale Amt	2930000
Total Amt	2930000	Other Amt	171230	Receipts	3200355
HL Req		HL App for	1422679	HL Released	1422679
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"/>
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Date	Description	Amount	Cheque No	Paid	PDC	PDC Dt.	Exp date
05-Jun-08	Booking Amount	25000	268383	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
20-Jun-08	1st Instalment	200000	693953	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
04-Aug-08	2nd Instalment	800000	Recd	<input checked="" type="checkbox"/>	<input type="checkbox"/>		29,30,000
01-Oct-08	3rd Instalment	476250	Recd	<input checked="" type="checkbox"/>	<input type="checkbox"/>		171230
01-Jan-09	4th Instalment	476250	2,23,750/-Recd	<input checked="" type="checkbox"/>	<input type="checkbox"/>		31,01,230
01-Apr-09	5th Instalment	476250		<input checked="" type="checkbox"/>	<input type="checkbox"/>		99,620
01-Jul-09	6th Instalment	476250		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Other Payments

08-May-09	Valuation	2000		<input type="checkbox"/>	<input type="checkbox"/>		
08-May-09	SBI Legal	2000		<input type="checkbox"/>	<input type="checkbox"/>		
30-May-09	EC Expenses	400		<input type="checkbox"/>	<input type="checkbox"/>		
24-Nov-09	VAT	20950		<input type="checkbox"/>	<input type="checkbox"/>		
24-Nov-09	VAT	8350		<input type="checkbox"/>	<input type="checkbox"/>		
26-Nov-09	E.C. Expenses	200		<input type="checkbox"/>	<input type="checkbox"/>		
26-Nov-09	Misc. Expenses	2000		<input type="checkbox"/>	<input type="checkbox"/>		
26-Nov-09	Documentation Expenses	2000		<input type="checkbox"/>	<input type="checkbox"/>		
28-Nov-09	Registration Expenses	61825		<input type="checkbox"/>	<input type="checkbox"/>		
09-Dec-09	Extra Specs	4000		<input type="checkbox"/>	<input type="checkbox"/>		
09-Dec-09	Axis Bank	250		<input type="checkbox"/>	<input type="checkbox"/>		
15-Feb-10	Corpus Fund	10000		<input type="checkbox"/>	<input type="checkbox"/>		
15-Feb-10	Maintenance & Membership	6500		<input type="checkbox"/>	<input type="checkbox"/>		
28-Feb-10	Electricity Bill	330		<input type="checkbox"/>	<input type="checkbox"/>		
04-Mar-10	Interest	50000		<input type="checkbox"/>	<input type="checkbox"/>		
23-Mar-10	Electricity Bill	165		<input type="checkbox"/>	<input type="checkbox"/>		
16-Apr-10	Stamp Papers	260		<input type="checkbox"/>	<input type="checkbox"/>		

Receipts

Date	Towards	Amount	Cheque No	Cleared	Receipt No
05-Jun-08	Payment Recd	25000	268383	<input checked="" type="checkbox"/>	1393

29,30,000
 171230
 31,01,230
 99,620
 +
 32,00,850
 32,00,855
 495
 Balance

21-Jun-08	1st Instalment	200000	693953	✓	1773
06-Aug-08	Payment Recd	300000	268386	✓	1844
19-Aug-08	Payment Recd	200000	268387	✓	1860
01-Sep-08	Payment Recd	100000	Cash	✓	1876
01-Sep-08	Payment Recd	50000	693963	✓	1874
01-Sep-08	Payment Recd	100000	268389	✓	1873
24-Nov-08	Payment Recd	50000	853301	✓	2089
25-Nov-08	Payment Recd	400000	Cash	✓	2091
06-Mar-09	Payment Recd	300000	Cash	✓	2179
01-Dec-09	Payment Received	1277679	443303	✓	2818
11-Feb-10	Payment Received	145000	467669	✓	2882
13-Apr-10	Payment Received	52676	693970	✓	2468

Remarks

Date	Remarks	Taken By	Work Done
05-Jun-08	1) Booked under PPT 127 2) discount @ Rs.50/-p.sft 3) Luxury & Single Parking 4) Last Instalment customer will go for HL	Jagdish	✓
28-Feb-09	Call customer and find out which bank he is going to , 9705930336 Vijay brother follow up by Rambabu, collect PDC on 2nd March or cash, Rajkumar collecting collecting on 1st March	Anand Meht	✓
28-Mar-09	Collect PDC in advance for 5th Instalment	Anand Meht	✓
08-Jul-09	Request to finish the loan as early as possible	Anand Meht	✓
15-Jul-09	12 lacs balance wants to go for loan.Ref. the case to Axis (Anand)	Anand Meht	✓
16-Jul-09	Installment is due since January.Rambabu has now taken up the case.contactno. 09849770123.Note & give the case to IDBI-Finmart or direct	Anand Meht	✓
20-Jul-09	Contact again on 21st July with Banker & Customer	Anand Meht	✓
28-Jul-09	Send reminder notice	Anand Meht	✓
13-Aug-09	Re-send reminder notice	Mr. Soham	✓
10-Sep-09	Send Cancellation Notice	Soham	✓
05-Oct-09	Customer refused to claim the letter for the 2nd time & as such we have scanned & sent through email	Ram Babu	✓

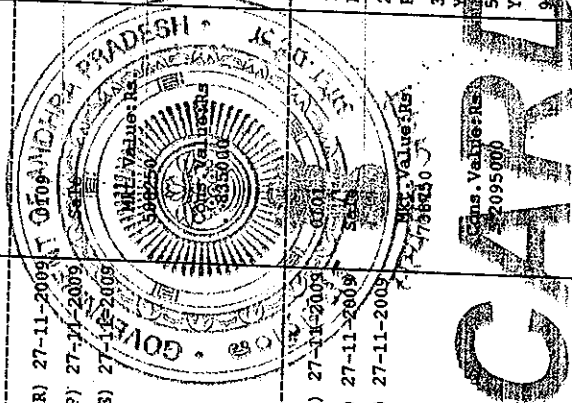
55/07/09 CARD
Visit our website at: <http://www.apreg.nic.in>

SRO/స.ఆ.శ. KAPRA
Certificate No/ ధృవీకరణ పత్రము సంఖ్య: 5626 Application No/ ధృవీకరణ సంఖ్య: 9816 Date/ తేదీ: 04-12-2009
Srl/Srnt శ్రీ/శ్రీమతి A.R.SATISH KUMAR having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of under mentioned property.
VILL/COL: MALLAPURMALLAPUR SURVEY: 1/1,191,2/1/1, HOUSE: 3-3-27/1, HOUSE: 3-3-27/1 APARTMENT: MAY FLOWER HEIGHTS FLAT: 403 NORTH: OPEN TO SKY & 6' WIDE CORRIDOR. SC TO SKY EAST: FLAT NO 402 WEST: FLAT NO 404

DATE & TIME of Application of EC: 04-12-2009 00:00:00 DATE & TIME of Generation of EC: 04-12-2009 13:36:17
I hereby certify that a search has been made in Book I and in the indexes relating thereto for S.R.O. KAPRA, for 3 Years from 01-10-2007 to 03-12-2009 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

సం. నంబర్ సం. ల వరకు 1వ పుస్తకము మరియు అందులకు సంబంధించిన ఇండెక్సులలో సదరు ఆర్డరు కోసం సంబంధించిన తాకట్టు ఖైరాలను వెదకడము మరియు ఈ క్రింద నమోదు చేయబడిన తాకట్టు ఖైరాలను పుస్తకములలో అందుముగా చేసి ధృవీకరించుచున్నాను.

Sl.No. వరుస సంఖ్య (1)	(a) Description of Property ఆస్తి వివరములు (2)	Date of (E)xecution (F)registration దస్తావేజు ప్రాయోజన తేదీ రిజిస్ట్రేషన్ తేదీ (3)	(b) Nature & Value of Document దస్తావేజు స్వభావం మరియు విలువ (4)	Names of Parties / పేర్ల వివరములు Executants (Ex) and Claimants (Cl) ప్రాసి ఫిల్పిన్ వారు హక్కుదారులు (5) (6)	Ref. to Document Entry దస్తావేజు కాపీ వివరాలు	
					Vol.No/Page No. వాల్యూం/పుట	Document No/Year దస్తావేజు నెం./సం.
1	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#PA,04, # FLAT: 403 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 0 SQ.Yds BUILT: 1175 Sq.ft Boundaries: (N): OPEN TO SKY & 6' WIDE CORRIDOR (S) OPEN TO SKY (E): FLAT NO 402 (W): FLAT NO 404 LINK DOCT: 1526,3471/2009#	(R) 27-11-2009 (P) 27-11-2009 (B) 27-11-2009	1 (EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 2 (EX)M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 3 (EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 9 (CL)A.R.SATISH KUMAR	0/0	3472 / 2009 of SRO KAPRA 1	
2	VILL/COL: MALLAPUR MALLAPUR OLD VILLAGE W-B: 3-3 SURVEY: 1/1/PART 191/PART 2/1/PART PLOT: / HOUSE: 3-3-27/1 FLOOR:#PA,04, # FLAT: 403 APARTMENT: MAY FLOWER HEIGHTS EXTENT: 53.75 SQ.Yds BUILT: 1175 Sq.ft Boundaries: (N): OPEN TO SKY & 6' WIDE CORRIDOR (S) OPEN TO SKY (E): FLAT NO 402 (W): FLAT NO 404 LINK DOCT: 1507,4591/2007# 1507,14056/2006# 1507,15639/2006#	(R) 27-11-2009 (E) 27-11-2009 (B) 27-11-2009	1 (EX)M/S ALPINE ESTATES REP BY RAHUL B.MEHTA 2 (EX)M/S MAYFLOWER HEIGHTS REP BY RAHUL B.MEHTA 3 (EX)M/S ALPINE ESTATES REP BY YERRAM VIJAY KUMAR 5 (CL)M/S MAYFLOWER HEIGHTS REP BY YERRAM VIJAY KUMAR 9 (CL)A.R.SATISH KUMAR	0/0	3471 / 2009 of SRO KAPRA 1	



I also certify that except the aforesaid acts and encumbrances no other act and encumbrances affecting the said property have been found in the records of the office of the Registrar, KAPRA.

Search made and certificate prepared by/ ధృవీకరణ పత్రము తయారు చేసిన వారు: GERRIDY
Search verified and certificate examined by/ సమాచార ధృవీకరణ పత్రము పరీక్షించిన వారు: H.A.

Received Rs. 100 +20 towards EC-Fee against Cash Receipt No. 93:
సేద-రిజిస్ట్రేషన్ కార్యాలయము

OFFICE SEAL & DATE/ తాకట్టు మరియు తేదీ
Signature of Registering Officer/ రిజిస్ట్రేషన్ అధికారి