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AL 202627

S.No. 5482 Date 18/12/2009 Rs. 100/-
Name: Anil Kumar
S/o. W.B. D/o. Narsing Rao
For Whom: Alpine Estates

U. MASTANA
S.V.L. No. 09/2009
H.No. B-3-226/578/209
YOUSUFGUDA, HYDERABAD

AGREEMENT OF SALE

This Agreement of Sale is made and executed on this 15th day of March 2010 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).

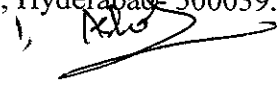

IN FAVOUR OF

1. Mr. Pullaiahgari Ashok Kumar, son of Mr. Eswaraiah, aged about 28 years,
2. Mrs. Vidya Vikram, wife of Mr. Pullaiahgari Ashok Kumar, aged about 28 years 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.). residing at 103, Saivaradhi Residency, Mallikarjuna Nagar, Uppal, Hyderabad - 500039.

For Alpine Estates For Alpine Estates


Partner


Partner

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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. 402 on the fourth floor in block no. 'C' 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. 35,00,000/- (Rupees Thirty Five Lakhs Only) and the Buyer has agreed to purchase the same.
- H. The Buyer has made a provisional booking vide booking form no. 1240 dated 14th March 2010 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.

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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. 402 on the fourth floor in block no. 'C' admeasuring 1375 sft of super built up area.
 - b) An undivided share in the Schedule Land to the extent of 68.75 Sq. Yds.
 - c) A reserved parking space for one car on the stilt floor bearing no. C-38, admeasuring about 100 sft. respectively.
2. That the total sale consideration for the above shall be Rs. 35,00,000/- (Rupees Thirty Five 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. 34,75,000/- to the Vendor in installments as stated below:

Installment	Amount	Due Date of Payment
Installment I	Rs. 2,25,000/-	27.03.2010
Installment II	Rs. 10,50,000/-	14.04.2010
Installment III	Rs. 14,00,000	27.04.2010
Installment IV	Rs. 6,00,000/-	On completion of flooring, bathroom tiles, door windows, 1 st coat of painting.
Installment V	Rs. 2,00,000/-	On completion.

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

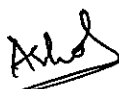
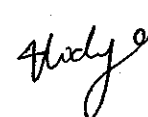
5. That the Buyer shall pay the installments as mentioned in clause 4 above regularly in favour of the Vendor either by demand draft / pay-order / cheque / cash and obtain receipt for the same and the Buyer shall pay such installments on the due dates, subject to clause 6 given below.
6. In case the 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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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 31st July 2010, 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.

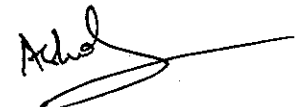
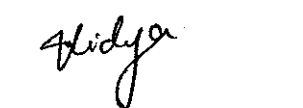
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23. That upon completion of construction of the apartment the Vendor shall intimate to the Buyer the same at his last known address and the Buyer shall be obliged to take possession thereof, subject to the condition that he has fulfilled all his obligations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

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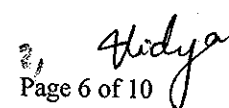
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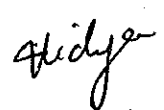
30. That the Buyer shall impose all the conditions laid down in the agreement upon the transferee, tenant, occupiers or user of each apartment. However, even if such conditions are not laid down explicitly such transfers etc., shall be bound by them because these conditions are attached to the apartment 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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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. 402 on the fourth floor in block no. 'C' admeasuring 1375 sft. of super built-up area (i.e., 1,100 sft. of built-up area & 275 sft. of common area) together with proportionate undivided share of land to the extent of 68.75 sq. yds. and reserved parking space for one car bearing no. C-38, admeasuring about 100 sft. in the residential apartment named as Mayflower Heights, forming part of Sy. Nos. 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	Flat no.401
South By	Flat no.403
East By	open to sky
West By	6' wide corridor & open to sky

WITNESSES:

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For Alpine Estates


Partner

For Alpine Estates


Partner

VENDOR

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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	


Note:


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:


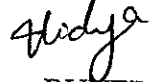
WITNESSES:

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For Alpine Estates

 Partner

For Alpine Estates

 Partner

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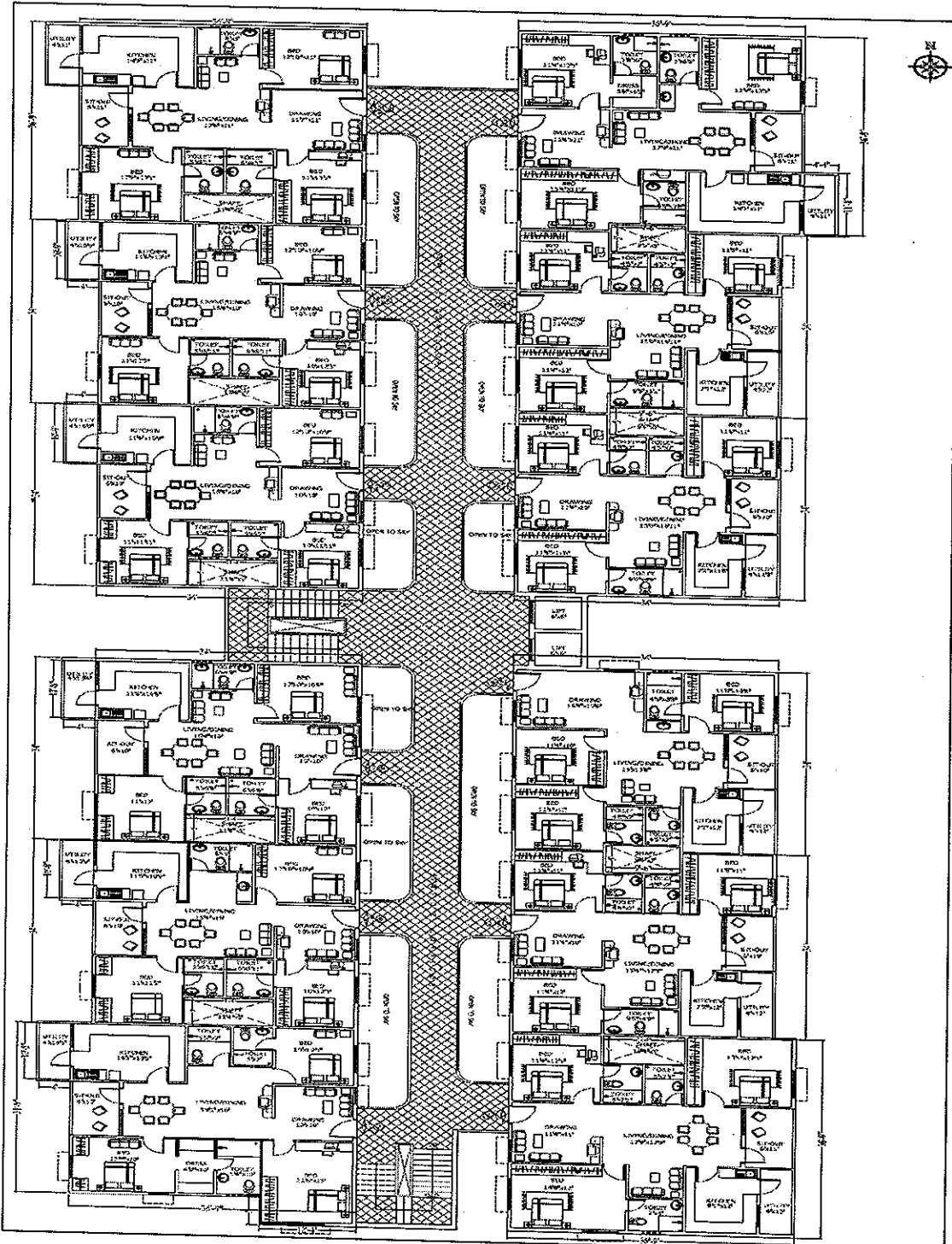
VENDOR
 1, 
 2, 
 BUYER

Plan showing Apartment No. 402 on the fourth floor in block 'C' of 'May Flower Heights' at Premises No. 3-3-27/1, Mallapur, Near Nacharam, Hyderabad - 500 076.

Vendor: M/s. Alpine Estates
 Buyer: Mr. Pullaiahgari Ashok Kumar & Mrs. Vidya Vikram
 Flat area: 1375 Sft.
 Undivided share of land: 68.75 Sq. Yds.

Boundaries :

North by: Flat No. 401
 South by: Flat no.403
 East by: Open to sky
 West by: Open to sky & 6' wide corridor



WITNESSES:

For Alpine Estates

For Alpine Estates

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[Signature]
Partner

[Signature]
VENDOR Partner

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[Signature]

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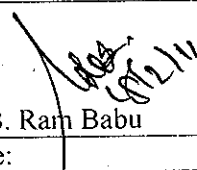
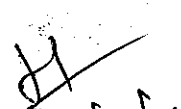
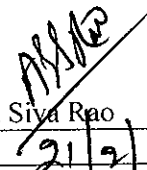

Authorization form for handing over the possession of Flat in 'Mayflower Heights'

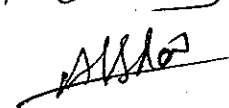
Flat No.	C-402
Name of Buyer	Mr.P.Ashok kumar&Vidya Vikram

A.	Total sale consideration.	35,00,000:-
B.	Less: Discount for early payments.	1,00,000:-
C.	Add: Reg. Charges	75,000:-
D.	Add: VAT & Service Tax.	35000 + 9812.5 = 125125
E.	Add: Extra Specs Charges (revised)	1915
F.	Add: Misc. Charges	4500 + 15000 C.F.
G.	Less: Amount paid	3621540:-
H.	Balance amount Due	NIL.
I.	Interest Amount	6767:-
J.	Refund if any	NIL.
Remarks: Service tax calculated @ 2.575% on sale consideration		
- Corpus fund collected payable to A.S.M.		
- M. charges + M.F.O to be collected w.r.f		
? 1/3/11		
K.	Interest Amount to be 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 + M.F.O. collected. handed over to	
5.	Corpus fund (amount Rs. _____) collected	

Authorized by:

 G. B. Ram Babu Date: _____	 Accounts: Date: 25/2/11	 Samba Siva Rao Date: 21/2/11	 APPROVED BY Managing Partner: Sdham Modi Date: _____ Sdham Modi MANAGING DIRECTOR
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Note: 1) Overtime Payment discount Subject approval of MP Sir
2) Cheques Rs. 202050/- & 15000/- Subject Clearing


ALPINE ESTATES

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

LETTER OF POSSESSION

Date: 26.2.11

To,

MR. PULLAIAHGARI ASHOK KUMAR, &

MRS. VIDYA VIKRAM,
103, Saivaradhi Residency, Mallikarjuna Nagar,
Uppal, Hyderabad - 500 039

Sub: Letter of Possession for Flat No. 402 in block no. 'C' 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 'Mayflower Heights Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,



Authorised Signatory.
(SOHAM MODI)

Interest calculation for delayed payments.

Project Name Alpine Estates
 Flat no. C-402
 Customer Name P. Ashok Kumar
 Booked by karunakar
 Prepared by Vineela
 Date 04.01.2011
 Sign

Interest rate 18% p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
14-Mar-10	25000	Booking Amount	-	-	-	25,000
14-Mar-10	(25000)	Booking Amount	-	25,000	-	-
25-Mar-10	35000	Vat	11	-	-	35,000
27-Mar-10	225000	Ist Installement	2	35,000	35	260,000
30-Mar-10	(133490)	Payment Received	3	260,000	385	126,510
30-Mar-10	(100000)	Payment Received	-	126,510	-	26,510
30-Mar-10	(225000)	Payment Received	-	26,510	-	(198,490)
31-Mar-10	75000	Registration	1	(198,490)	(98)	(123,490)
31-Mar-10	(400000)	Payment Received	-	(123,490)	-	(523,490)
31-Mar-10	(900000)	Payment Received	-	(523,490)	-	(1,423,490)
05-Apr-10	2000	Doc Expenses	5	(1,423,490)	(3,510)	(1,421,490)
05-Apr-10	2000	Miscellaneous Expens	-	(1,421,490)	-	(1,419,490)
05-Apr-10	200	EC Expenses	-	(1,419,490)	-	(1,419,290)
05-Apr-10	(103000)	Payment Received	-	(1,419,290)	-	(1,522,290)
05-Apr-10	(246485)	Payment Received	-	(1,522,290)	-	(1,768,775)
05-Apr-10	(3515)	Payment Received	-	(1,768,775)	-	(1,772,290)
05-Apr-10	(85000)	Payment Recived	-	(1,772,290)	-	(1,857,290)
05-Apr-10	(62000)	Payment Received	-	(1,857,290)	-	(1,919,290)
14-Apr-10	1050000	IInd Installment	9	(1,919,290)	(8,518)	(869,290)
27-Apr-10	1400000	IIIRD Installment	13	(869,290)	(5,573)	530,710
03-Jul-10	(450000)	Payment Received	67	530,710	17,535	80,710
08-Sep-10	(430000)	Payment Received	67	80,710	2,667	(349,290)
25-Oct-10	600000	Bal HL amt to be pd on	47	(349,290)	(8,096)	250,710
25-Oct-10	200000	On Completion	-	250,710	-	450,710
25-Oct-10	(240000)	Payment Received	-	450,710	-	210,710
20-Nov-10	1915	Extra Specs	26	210,710	2,702	212,625
29-Nov-10	300	Stamp Papers	9	212,625	944	212,925
16-Feb-11	(218050)	amount received	79	212,925	8,295	(5,125)

(5,125.00)

Approx Interest Payable

6,767

Note:

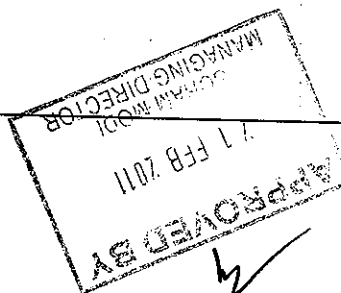
Column A, B & C: Enter Installemnts & payments received

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



Alpine Estates
 # 5-4-187/3 & 4, II Floor,
 Soham Mansion, M.G. Road,
 Secunderabad - 500 003.

C-402 Pullaiahgari Ashok Kumar & Vidya Vikram
 Ledger Account

1-Apr-2010 to 21-Feb-2011

Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	Credit
1-4-2010	By Opening Balance		Vch Type	Vch No.			14,23,490.00
5-4-2010	To Cash		Cash Payment	CP\5	Being cash paid towards documentation charges	2,000.00	
	To Cash		Cash Payment	CP\6	Being cash paid towards miscellaneous expenses	2,000.00	
	To Cash		Cash Payment	CP\7	Being cash paid towards EC expenses	200.00	
	By HDFC Bank	198692	Bank Receipt	BR\1	Ch. No. :198692, Being cheque received from c-402 ASHok, Rt. No. 2626		1,03,000.00
	By HDFC Bank	889186	Bank Receipt	BR\2	Ch. No. :889186, Being cheque received from C-402, Ashok, Rt. No. 2627		2,46,485.00
	By HDFC Bank	056638	Bank Receipt	BR\3	Ch. No. :056638, Being cheque received from C-402, Ashok, Rt. No. 2628		3,515.00
	By HDFC Bank	385121	Bank Receipt	BR\4	Ch. No. :385121, Being cheque received from C-402, Ashok, Rt. No. 2629		85,000.00
	By HDFC Bank	735131	Bank Receipt	BR\5	Ch. No. :735131, Being cheque received from C-402, Ashok, Rt. No. 2630		62,000.00
3-7-2010	By HDFC Bank	886313	Bank Receipt	BR\1	Ch. No. :886313, Being ch issued to C-402, Rt.No. 2957		4,50,000.00
8-9-2010	By HDFC Bank	893514	Bank Receipt	BR\5	Ch. No. :893514, Being ch received from C-402, Rt.No. 3006		4,30,000.00
25-10-2010	By HDFC Bank	012923	Bank Receipt	BR\2	Ch. No. :012923, Being ch received from C-402, Rt.No. 3044		2,40,000.00
29-11-2010	To Legal Expenses		Journal	JV\2	Being amount debited towards stamp papers for reg. & electricity meter transfers	300.00	
21-2-2011	By Instalments Receivable 09-10		Journal	JV\1	Being earlier declared instalments now reversed		2,50,000.00
	To Sales		Journal	JV\2	Being sales declared	35,00,000.00	
	To Extra Spects		Journal	JV\3	Being extra spects debited	1,915.00	
	To MFH Owners Association		Journal	JV\4	Being corpus fund collected on your behalf	15,000.00	
	By Discount Expenses		Journal	JV\5	Being ontime disocunt given to customer		1,00,000.00
	By Closing Balance					35,21,415.00	33,93,490.00
							1,27,925.00
						35,21,415.00	35,21,415.00

Less: Ch
 15,000
 2,03,050

2,18,050
 90,125
 90,125
 2,18,050

AWP
 21/2/11

Cell: ST
 Balance

ALPINE ESTATES 2009-10
Ledger for the period 01 Apr, 2009 to 31 Mar, 2010

31 Mar, 2010

Group : Liabilities

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document			Narration	Debit	Credit	Running Balance
Date	Number					
C-402 Pullaiahgari Ashok Kumar & Vidya Vikram			Opening Balance			0.00 Cr
15 Mar, 2010	SCR C15032010	2	Being cash received from C-402 Pullaiahgari Ashok Kumar & Vidya Vikram, Rt.No. 2621		25,000.00	25,000.00 Cr
25 Mar, 2010	SBP A25032010	2	Being cheque issued to ACTO/Hyd. towards VAT for C-402 Pullaiahgari Ashok Kumar & Vidya Vikram	35,000.00		10,000.00 Dr
30 Mar, 2010	SBR A30032010	1	Being cheque received from C-402 Pullaiahgari Ashok Kumar & Vidya Vikram, Rt.No. 2453		1,33,490.00	1,23,490.00 Cr
	SBR A30032010	2	Being cheque received from C-402 Pullaiahgari Ashok Kumar & Vidya Vikram, Rt.No. 2454		1,00,000.00	2,23,490.00 Cr
	SBR A30032010	3	Being cheque received from C-402 Pullaiahgari Ashok Kumar & Vidya Vikram, Rt.No. 2622		2,25,000.00	4,48,490.00 Cr
31 Mar, 2010	JV 31032010	49	Being C-402 Pullaiahgari Ashok Kumar & Vidya Vikram is debited & credited to Prabhakar Reddy petty cash account towards registration expenses for C-402, Ashok Kumar	75,000.00		3,73,490.00 Cr
	JV 31032010	98	Being amount debited to C-402 Pullaiahgari Ashok & credited to Instalments declared 09-10 towards instalments declared during the year.	2,50,000.00		1,23,490.00 Cr
	SBR A31032010	7	Being cheque received from C-402 Pullaiahgari Ashok Kumar & Vidya Vikram, Rt.No. 2458		4,00,000.00	5,23,490.00 Cr
	SBR A31032010	8	Being cheque received from C-402 Pullaiahgari Ashok Kumar & Vidya Vikram, Rt.No. 2457		9,00,000.00	14,23,490.00 Cr
			Total/Closing Balance	3,60,000.00	17,83,490.00	14,23,490.00 Cr

OK

MEMBERSHIP ENROLMENT FORM

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

Date: 26.2.11

Dear Sir,

I am the owner of Flat No.402 in block no. 'C' 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 on the same.

I undertake to make a declaration, giving details of the proposed occupier of my flat, in case my flat is being given for occupation to a third party under lease / license or by other understandings, as per prescribed format. I shall obtain an NOC from the Association before giving occupation to a third party.

Thank You.

Yours faithfully,

Signature: Ashok

Name: Mr.P.Ashok kumar

Address for correspondence:

P-Ashok Kumar

Phone: 9885581901

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

ALPINE ESTATES

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

NO DUE CERTIFICATE

To,

Date: 26.2.11

MR. PULLAIAHGARI ASHOK KUMAR, &

MRS. VIDYA VIKRAM,
103, Saivaradhi Residency, Mallikarjuna Nagar,
Uppal, Hyderabad - 500 039

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.402 in block no.C 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: MR. P. Ashok kumar

UNDERTAKING

From,
_Mr.P.Ashok Kumar & Vidya Kiran
103, Sai Varadhi residency
.Mallikarjun Nagar, Uppal,
Hyderabad

Date: 26-1-11

To,
The Managing Partner,
M/s. Alpine Estates
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Sub.: Undertaking for payment of service tax along with interest and penalty.
Ref.: Booking for flat No402 on _fourth floor in Block 'C_' in the project known as
'_May Flower Heights_' situated at Mallapur
Dear Sir,

I have booked the above referred flat and in that regard documents like booking form, agreement of sale, sale deed, construction agreement and agreement for development charges were executed. As per the terms agreed between us, I have agreed to pay the service tax that is leviable or may become leviable for the purchase of the said flat.

I am aware of the divergent views regarding the applicability of service tax for the flat purchased by me. I have also been explained and I am aware of the following facts:

- A. As per the provisions of Finance Act, the Builder M/s. Alpine Estates is liable to collect service tax from its Purchasers (myself), as applicable from time to time and remit it to the government.
- B. The Builder has undertaken the construction of my flat and the construction service being provided is a subject matter of levy of service tax under the Finance Act, 1994 and the rules made there under. And that there are divergent views as to applicability of service tax on the Builders for such construction activity.
- C. The Department of Central Excise and Service Tax (Hyderabad Commissionerate) had summonsed the Builder for collection of service tax on the construction activity provided by the Builder to the Purchaser. And that the Central Board of Excise and Customs (CBEC) have issued the circular 108/2/2009-ST dated 29.01.2009 stating that there is no service tax liability on the Builders.
- D. There is a legal view/opinion that service tax is not applicable on the construction provided by Builder in view of the referred circular.

E. Service tax is consumption based indirect tax and the service recipient that is the Purchaser is liable to make the payment of service tax to the service provider, that is, the Builder.

I request you to not pay the service tax that is applicable or may become applicable for the purchase of my flat in view of the divergent views as to applicability of taxation as on date and also for the reason that the final outcome is uncertain. I understand that M/s Alpine Estates has the burden of payment of service tax and therefore, I undertake to pay the service tax to you as and when such a liability arises along with interest and penalty, if any. I request you to not make any payment towards service tax for the transaction between us till there is a final conclusion/decision in this regard.

I have as a security against the contingent liability that may arise as a result of clarity/decision in the matter or at the end of the litigation have deposited a sum of **Rs 90125 (Rupees Ninty thousand one hundred twenty five Only)** as interest free security deposit with you.

In case a liability to pay service tax arises as a consequence mentioned above, I request you to discharge the liability from the security deposit lying with you. I further request you to refund the amount to me in case no service tax liability arises as a result of clarity/decision in the matter or at the end of the litigation

I further agree that the decision to make the payment of service tax along with interest and penalty shall be solely be your privilege. You may at your discretion decide to pay the service tax instead of continuing with the litigation. I shall not raise any objection on this count.

Thank you.

Yours sincerely,



P.Ashok Kumar

Date: 26th Feb 2011



NSC No :
Date :

Central Power Distribution Company of Andhra Pradesh Limited
Customer Service Center
APPLICATION FOR SUPPLY OF ELECTRICITY AT LOW TENSION
For New Loads

To
The AE / Opn

I / We request you to supply electricity at L.T. to my premises as mentioned below :-

1. Name of Customer :
2. (a) Location of Premises where supply is required
(b) Is wiring in the premises completed. Yes / No
(c) If any services consisting in the same premises Yes / No
3. Address for Communication with Telephone No.

4. Status of Customer :
Individual Registered Partnership
Unregistered Partnership Public Ltd. Company
Pvt. Limited Company Any Others

5. Social Group S.C. S.T. Others

6. Category of Supply
Cat - I Domestic Cat - II Non-Domestic
Cat - II Industrial Cat - IV - Cottage Industry
Cat V - Agriculture Cat VI - Street Lights
Cat VII - General Purpose Cat VIII - Temporary Supply

7. Contacted Load K.W / H.P.

Details of Connected Load		
Appliances	Nos Watts	Total Watts
Lights		
Fans		
Fridge		
Mixer		
Grinder		
Washing Machine		
Electric Iron		
A.C.		
Geyser		
Water Pump		
Cooking Range		
Others		
Total Load		-----
Existing Load		-----
Additional Load		
Total Load		

[Handwritten Signature]

Central Power Distribution Company of A.P. Limited
OPERATION CIRCLE, RANGA REDDY (NORTH)

a) Sanction No _____
 b) W.O. No. _____
 c) Board's portion estimated charges _____

TEST REPORT
PART - A

S.C. No. _____
 Distribution _____
 Date _____

(To be filled in by Distribution Engineers)

- a) Name of the Consumer :
 (Full Surname and Name in block letters)
 b) Father's Name in block letters
 c) In case the consumer is not owner of the premises specify
 owners name and address
 d) Premises to which supply relates specify
 i) Nature of Business
 ii) Purpose in case of non domestic / Industrial supply :
 iii) Type of Industry
 (Specify small scale or Cottage)

e) Particulars of premises to which supply relates Door No.
 S.F. No.
 Street
 Town / Village

f) Permanent address of Consumer Door No.
 Street
 Town / Village

- g) Other S.C. No / Distribution in the name of the above
 consumer under the A.P. Electricity Board (Full
 details to be furnished)
 a) Whether the service now released is for a new premises
 or to a old premises to a new consumer (Specify the
 S.C. No. if any available, already under disconnection)
 b) Whether a clearance certificate is obtained from the
 Electricity Revenue Office before releasing the supply to
 new consumer in the old premises

Particulars of connected load

	No. of Points	Wattage Points	Total Wattage
LIGHTING			

Lights
 Fans
 Convenient wall plugs for Light and Fans

- h) **DOMESTIC / NON DOMESTIC ELECTRICAL APPARATUS**
 Cookers
 Water Heaters
 Pumpsets
 Motors
 Other purposes (Specify Details)
 Convenient wall plugs 5 Amps / 15 Amps

i) **STREET LIGHT**

No. of Fixtures	Ordinary Filament Lamps	M.V. Lamps	Flourescent Lamps	Blended Lamps

Installed by Board / Consumer
 Connected Load

- j) **INDUSTRIAL**
 Rice Milling
 Oil Pressing
 Spinning
 Other purposes (Specify nature of Industry)

MOTORS
 (Furnish name plate details make etc. of the motor
 installed)

DOMESTIC ELECTRICAL

Pumpsets	_____
Total	_____

Other purposes (Specify details)

E.T.P.

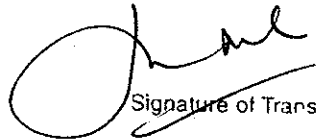
[Signature]

Central Power Distribution Company of A.P. Ltd.

OPERATION CIRCLE, RANGA REDDY NORTH


TRANSFER APPLICATION FORM

I _____ hereby
transfer my service connection No. _____ at door No. _____
Street _____ Town _____
to Sr / Smt. / Kumari _____ with
Security Deposit of Rs. _____ (Rupees _____)
pledge by me, as I have (1) left the house or (2) sold the house or (3) mortgaged and I have
nothing to do with the service from henceforth, as have foregone all my rights in the service connections.


Signature of Transferer

I _____ hereby agree to
transfer of the said service connection No. _____ at Door No. _____
Street _____ Town _____
with the security deposit as I have taken possession of the said premises from
Sr / Smt. / Kumari _____
I hereby agree to abide by the conditions of the agreement for the requisition entered into
by Sr / Smt. / Kumari _____
with the Board. I agree to execute agreement and L.T. requisition and abide by the conditions laid down
by the Board if required.




Signature of Transferee



సంక్రమణ పవర్ డిస్ట్రిబ్యూషన్ కంపెనీ ఆఫ్ ఏ.పి. లిమిటెడ్

రంగారెడ్డి (North), జిల్లా

ఫిర్యాదు పత్రము

దరఖస్తుదారుని వివరాలు :

విద్యుత్ వినియోగ సర్వీసు నెం. _____

పేరు _____

చిరునామ _____

ఫోన్ (ఉన్న పక్షంలో) కార్యాలయం _____

ఫ్యాక్స్ _____ ఇ-మెయిల్ _____

ఫిర్యాదుదారుని సంప్రదించుటకు సరియైన.

సమయం ఆఫీసు వద్ద..... గం|| ఇంటి వద్ద..... గం||

నా విద్యుత్ కనెక్షన్కు సంబంధించి, ఇదిగవ ఫిర్యాదు సమస్యలు ఉన్నవి.

(దయచేసి సంబంధిత సమస్యకు ఎదురుగానున్న బాక్సులో () మార్కు చేయండి)

బిల్లింగ్

ఆపరేషన్ / మెయిన్ టెన్షన్

1. తప్పుడు మీటరు రీడింగ్ నమోదు
2. తప్పుడు బిల్లింగ్
3. బకాయి వివరాలు
4. అదనపు ఛార్జీ / సర్ఛార్జీ వివరాలు
5. సాత బిల్లింగ్ వివరాలు
6. డోర్ లాక్ కేసులు

-
-
-
-
-
-
-
-
-
-
-

1. లో వోల్టేజ్
2. హై వోల్టేజ్
3. సర్వీసు వైరు సమస్యలు

-
-
-
-
-

ఇతరములు : (దయచేసి తెలియజేయండి)

కమిర్షియల్ (వాణిజ్యపరమైన)

1. టైటిల్ బదలాయింపులో జాప్యం
2. కేటగిరీ మార్పిడి
3. సర్వీసు / మీటరు షిఫ్టింగ్
4. ఫేజ్ మార్పిడి
5. కొత్త కనెక్షన్ల జారీ

-
-
-
-
-
-
-
-
-

మీటరు సమస్యలు

1. మీటరు అగిపోవడం
2. మీటరు కాలిపోవడం
3. మీటరు కవర్ గల్లంతు
4. మీటరు కవర్ సీల్ / మీటర్ సీల్ గల్లంతు
5. ఇతరత్రా మీటరు లోపాలు

-
-
-
-
-
-
-
-
-

మీరు ఫిర్యాదు చేయవలసిన విధానం :

ఫోన్ ద్వారా : సంబంధిత అసిస్టెంట్ ఇంజనీర్ గారికి

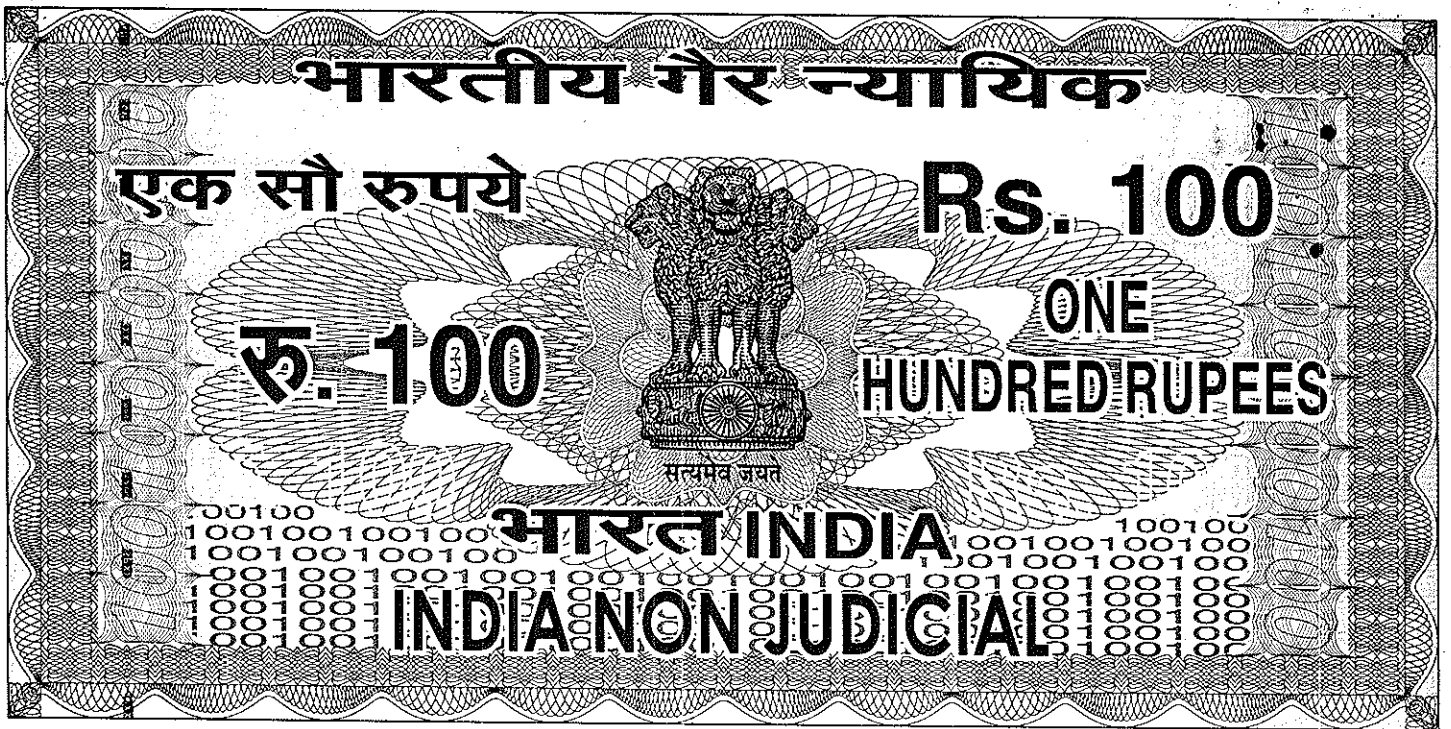
తపాలా ద్వారా : సంబంధిత అసిస్టెంట్ ఇంజనీర్ గారికి వ్రాత

పూర్వకముగా నిర్ణీత సమయములో మీ సమస్య పరిష్కారం గానిచో

సంబంధిత అసిస్టెంట్ డివిజనల్ ఇంజనీర్ లేదా సంబంధిత డివిజనల్

ఇంజనీర్ గారికి తెలుపగలరు.

At...
సంతకము



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

W 713073

S.No. 4458 Date. 09/02/2010 Rs. 1000

Solely for Venkatesh

Stk. D/o. W/o. Pr. A. Rao

For Whom Alpine Estates

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 26th day of March 2010 at SRO, Kapra, Ranga Reddy District 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 29 years, Occupation: Business and Mr. Yerram Vijay Kumar, S/o. Sri Yerram Shankaraiah, aged about 45 years, Occupation: Business., hereinafter called the "Builder" (Which expression where the context so permits shall mean and include its successors in interest, nominees, assignees, etc).

AND

1. MR. PULLAIAHGARI ASHOK KUMAR, SON OF MR. P. ESWARAI AH, aged about 28 years, Occupation: Service
2. MRS. VIDYA VIKRAM, WIFE OF MR. PULLAIAHGARI ASHOK KUMAR, aged about 28 years, Occupation: Housewife, both are residing at 103, Saivaradhi Residency, Mallikarjuna Nagar, Uppal, Hyderabad - 500 039, hereinafter referred to as the Buyer (which term shall mean and include his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

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C-402.const.agr.

Partner

Partner

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WHEREAS:

- A. The Buyer under a Sale Deed dated 25.03.2010 has purchased a deluxe apartment bearing flat no. 402 on the fourth floor in block no. 'C' admeasuring 1375 sft. of super built up area in residential apartments styled as 'Mayflower Heights' forming part of Sy. Nos. 1/1, 191 & 2/1/1, bearing premises no. 3-3-27/1, situated at Mallapur Village, Uppal Mandal, R.R. District together with:
- Proportionate undivided share of land to the extent of 68.75 sq. yds.
 - A reserved parking for one car on the stilt floor bearing no. C-38 admeasuring 100 sft.
- This Sale Deed is registered as document no. 972/10, in the office of the Sub-Registrar, Kapra, R. R. District. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction for completion of construction of the semi-finished apartment as per the agreed specifications.
- B. The Buyer is desirous of getting the construction completed with respect to the scheduled apartment by the Builder.
- C. The Buyer as stated above had already purchased the deluxe apartment bearing flat no. 402 on the fourth floor in block no. 'C' and the parties hereto have specifically agreed that this construction agreement and the Sale Deed referred herein above are and shall be interdependent and co-existing agreements.
- D. The parties hereto after discussions and negotiations have reached certain understandings, terms and conditions etc., for the completion of construction of the scheduled apartment and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- The Builder shall complete the construction for the Buyer a deluxe apartment bearing flat no.402 on the fourth floor in block no. 'C' admeasuring 1375 sft. of super built up area and undivided share of land to the extent of 68.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. C-38, admeasuring about 100 sft. respectively as per the plans annexed hereto and the specifications given hereunder for a amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only).
- The Buyer shall pay to the Builder the said amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) in the following manner:

Installment	Amount	Due Date
I	3,00,000/-	14.04.2010
II	14,00,000/-	27.04.2010
III	6,00,000/-	Bal HL amount to be paid on completion of flooring, bathroom tiles, doors, windows & 1 st coat of paint
IV	2,00,000/-	On Completion

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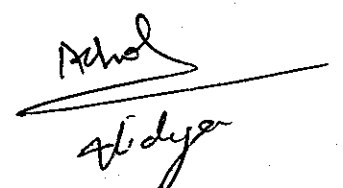

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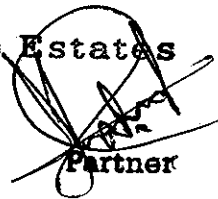
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3. In case the Scheduled Apartment is completed before the scheduled date of completion / delivery mentioned in clause below, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned in clause above. The buyer shall be liable to pay the balance outstanding within 15 days of receiving an intimation from the Builder as to completion of the Scheduled Apartment, notwithstanding the installments and due dates mentioned above.
4. The Buyer shall be liable to pay simple interest calculated @ 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 1 month from the due date.
5. The Buyer at his discretion and cost may avail housing loan from Bank / Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder 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 Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.
6. The Buyer has handed over the vacant and peaceful possession of the deluxe apartment bearing flat no. 402 on the fourth floor in block no. 'C' to the Builder for the purposes of completion of construction of the apartment.
7. The Builder shall construct the Apartment in accordance with the plans and designs and as per specifications annexed hereto. Cost of any additions and alterations made over and above the specifications at the request of the Buyer shall be charged extra.
8. The Builder shall be liable to pay all such amounts for and on behalf of the Buyer as may be required by concerned government / quasi government departments for water & electricity connections and for any other amenities. Such payments shall solely be borne by the Builder.
9. The Builder shall complete the construction of the Apartment and handover possession of the same by 31st July 2010 with a further period of 6 months provided the Buyer fulfils all his obligations under this agreement. However, the Builder shall not be liable and responsible if they are unable to construct and deliver the possession of the said Apartment within the stipulated period if the construction is delayed or stopped by the reason of non-availability of essential inputs like steel, cement etc. or on account of prevention, obstruction, prohibition, ordinance, legislation and/or notification by any governmental / quasi governmental authorities and agencies on account of any other reasons which are beyond the control of the Builder like war, civil commotion etc. The Buyer shall not have any right to claim any interest, loss or damage or shall not insist for the refund of any amount till the work is completed.

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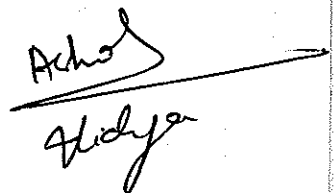


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10. The Builder upon completion of construction of the Apartment shall intimate to the Buyer the same at his last known address and the Buyer shall within 15 days of such intimation take possession of the Apartment provided however, that the Buyer shall not be entitled to take possession if he / she has not fulfilled the obligations under this agreement. After such intimation, the Builder shall not be liable or responsible for any loss, theft, breakages, damages, trespass and the like.
11. The Buyer upon taking possession of the apartment shall own and possess the same absolutely and shall have no claims against the Builder on any account, including any defect in the construction.
12. The Buyer upon receipt of the completion intimation from the Builder as provided above, shall thereafter be liable and responsible to bear and pay all taxes and charges for electricity, water and other services and outgoings payable in respect of the said Apartment.
13. The Builder shall deliver the possession of the completed Apartment to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
14. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Mayflower Heights project.
15. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Mayflower Heights project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
16. It is hereby agreed and understood explicitly between the parties hereto that the Buyer shall be solely responsible for payment of any, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the Apartment under this agreement, or the sale deed.
17. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.

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18. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement, the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 50% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said Apartment to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
19. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and/or differently agreed upon in writing.
20. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
21. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
22. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.
23. Stamp duty and Registration amount of Rs. /- is paid by way of challan no. , dated , drawn on State Bank of Hyderabad, Habsiguda Branch, R. R. District and VAT an amount of Rs. /- paid by the way of pay order No. dated , drawn on HDFC Bank, S. D. Road, Secunderabad.

For Alpine Estates For Alpine Estates

Partner

Partner

Adh
Shidya

SCHEDULE 'A'

SCHEDULE OF LAND

ALL THAT PIECE OF LAND admeasuring Ac. 4-11 Gts., forming part of Sy. Nos. 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 'B'

SCHEDULE OF APARTMENT

All that portion forming deluxe apartment bearing flat no. 402 on the fourth floor in block no. 'C' admeasuring 1375 sft. of super built up area together with proportionate undivided share of land to the extent of 68.75 sq. yds., and a reserved parking space for one car on the stilt floor bearing no. C 38, admeasuring about 100 sft. in the residential apartment named as "Mayflower Heights", forming part of Sy. Nos. 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	Flat No.401
South By	Flat No.403
East By	Open to Sky
West By	6' wide corridor & Open to Sky

IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

For Alpine Estates

For Alpine Estates

1.


Partner



BUILDER Partner

2.



BUYER



SCHEDULE OF SPECIFICATION FOR COMPLETION OF CONSTRUCTION		
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	

Note:

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 WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

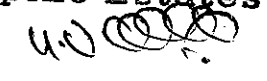
WITNESS:

For Alpine Estates


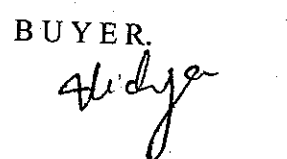
For Alpine Estates

1.


Partner


BUILDER Partner

2.


BUYER.


REGISTRATION PLAN SHOWING

FLAT NO. 402 IN BLOCK NO. 'C' ON FOURTH FLOOR

BEARING PERMISES NO. 3-3-27/1, IN PROJECT KNOWN AS "MAYFLOWER HEIGHTS"

IN SURVEY NOS. 1/1, 2/1/1 & 191

SITUATED AT

MALLAPUR VILLAGE, UPPAL

MANDAL, R.R. DIST.

BUILDER: M/S. ALPINE ESTATES, REPRESENTED BY ITS PARTNERS

1. SRI RAHUL B. MEHTA, SON OF LATE MR. BHARAT U. MEHTA
2. SRI YERRAM VIJAY KUMAR, SON OF SRI YERRAM SHANKARAIHAH

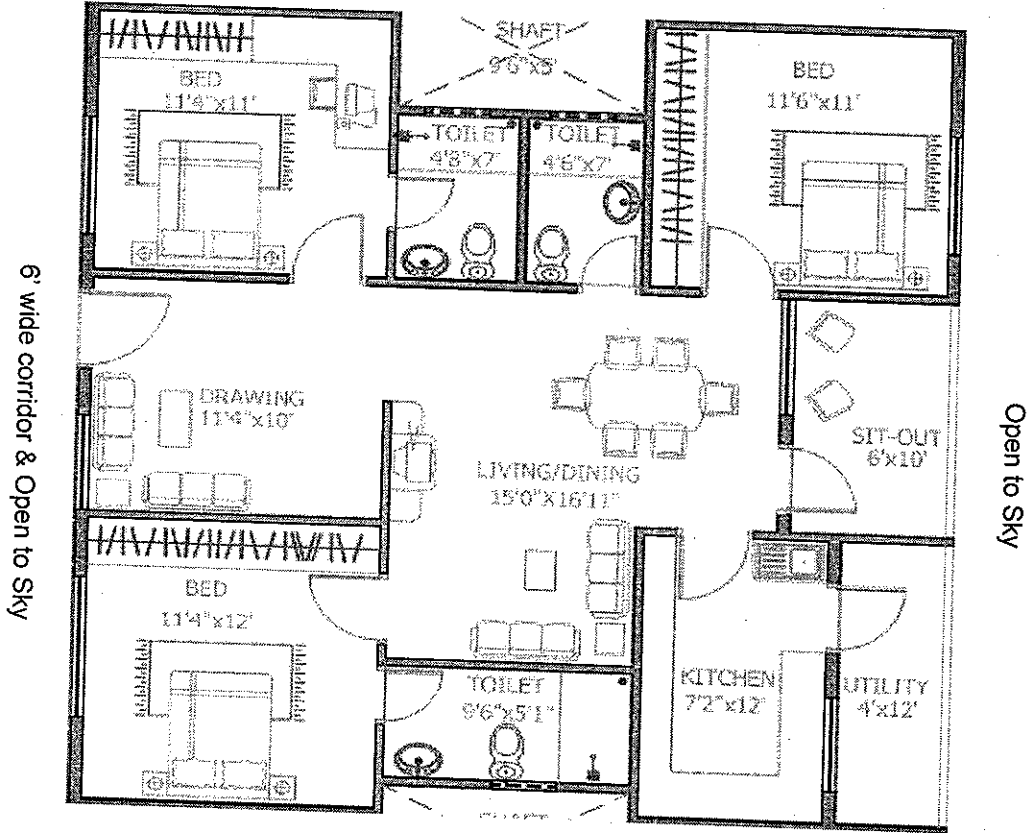
BUYER:

1. MR. PULLAIAHGARI ASHOK KUMAR, SON OF MR. P. ESWARAIHAH
2. MRS. VIDYA VIKRAM, WIFE OF MR. PULLAIAHGARI ASHOK KUMAR

REFERENCE: AREA: 68.75 **SCALE:** SQ. YDS. OR **INCL:** SQ. MTRS. **EXCL:**

Total Built-up Area = 1375 sft.
Out of U/S of Land = Ac. 4-11 Gts.

Flat No. 401



Flat No. 403

For Alpine Estates

For Alpine Estates

WITNESSES:

- 1.
- 2.

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Partner

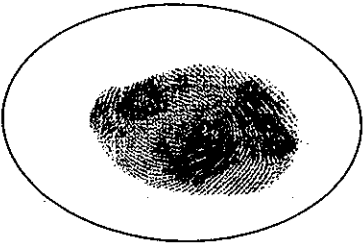
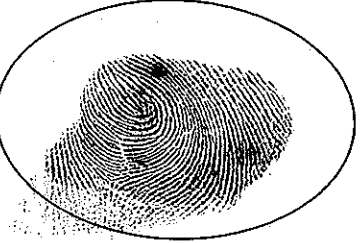
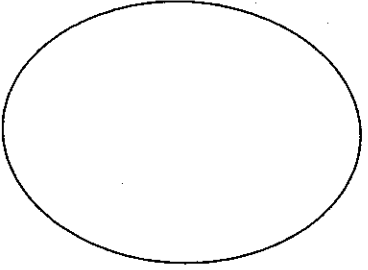
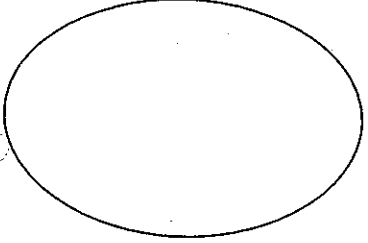
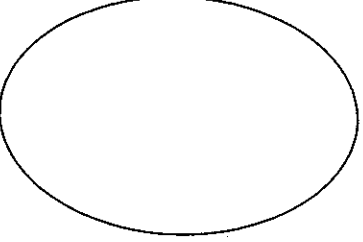
[Signature]
Partner

SIGNATURE OF THE BUILDER

[Signature]
Ashok

SIGNATURE OF THE BUYER




**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
		PHOTO BLACK & WHITE	<p>BUILDER:</p> <p>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:</p> <p>1. MR. RAHUL B. MEHTA S/O. LATE SRI. BHARAT U. MEHTA R/O. PLOT NO. 2-3-577, UTTAM TOWERS D. V. COLONY, MINISTER ROAD SECUNDERABAD – 500 003.</p> <p>2. MR. YERRAM VIJAY KUMAR SON OF SRI YERRAM SHANKARAIHAH R/O. PLOT NO. 14 & 15 KARTHIK ENCLAVE DIAMOND POINT SECUNDERABAD.</p> <p>SPA FOR PRESENTING DOCUMENTS VIDE DOC. NO. 169/IV/2007, Dt. 03.08.07</p> <p>MR. K. PRABHAKAR REDDY S/O. MR. K. PADMA REDDY (O). 5-4-187/3 & 4 II FLOOR, SOHAM MANSION M. G. ROAD SECUNDERABAD – 500 003.</p> <p>BUYERS:</p> <p>1. MR. PULLAIAHGARI ASHOK KUMAR S/O. MR. P. ESWARAIHAH. R/O. 103, SAIVARADHI RESIDENCY MALLIKARJUNA NAGAR, UPPAL HYDERABAD – 500 039</p> <p>2. MRS. VIDYA VIKRAM W/O. MR. PULLAIAHGARI ASHOK KUMAR R/O. 103, SAIVARADHI RESIDENCY MALLIKARJUNA NAGAR UPPAL HYDERABAD – 500 039</p>
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		PHOTO BLACK & WHITE	
		PHOTO BLACK & WHITE	

SIGNATURE OF WITNESSES:

- 1.
- 2.

For Alpine Estates For Alpine Estates



 SIGNATURE OF EXECUTANTS
 Partner Partner

 SIGNATURE OF BUYERS