

ALPINE ESTATES

5-4-187/3 & 4, IInd Floor, Soham Mansion, M.G. Road, Secunderabad – 500003
Phone: +91-40-66335551, Fax: 040-27544058

To,
The President,
Mayflower Heights Owners Association,
Mallapur,
Hyderabad.

Date 31.10.12

Subject: Clarification on accounts.

Reference: Your email / letter dated 24.9.12, 15.10.12, 19.10.12, 29.10.12, 30.10.12 & 31.10.12.

Dear Sir,

The reply to your queries and clarifications requested in the above mentioned emails / letters is as follows:-

1. In our view the newly elected members are the authorized representatives of the Association. You may handle the account of the Association in HDFC bank as you deem fit. The ex-office bearers of the Association shall sign the appropriate documents as per your request. If you wish to close the account please write to the bank and we will counter sign the said letter. Mr. Jaya Prakash, Manager-Accounts & Finance, Mobile No. 88856 60203, email: jayaprakash@modiproperties.com shall accompany you to the bank to assist you in completing such formalities.
2. The formalities for making changes of authorized signatories in HDFC bank are tedious and time consuming. Therefore, we have suggested that the Association can open a new bank account and the HDFC account can be transferred in due course.
3. We have handed over all items related to the accounts of the Association to the newly elected members on 11.10.12.
4. The address mentioned in HDFC bank for correspondence is at Mayflower Heights, Mallapur. Bank statements and fixed deposit statements are being sent to that address. Attempts to obtain fresh FD statements have not yet been successful. Therefore, we are unable to give the details of the fixed deposits. For the same reason the accounts for FY 11-12 have not been audited. Please find enclosed un-audited books of accounts for FY 11-12 & 1.4.12 to 15.10.12 (on CD) and the same shall be audited and given to you by 1.12.12.
5. Please find enclosed 2 cheque books of HDFC bank (41 cheques bearing nos 785310 785325 & 785176 to 785225).
6. For the past six months several admin officers at site have changed for reasons beyond our control. Till such time there is some stability, we request you to correspond with us in writing so that qualified answers can be given to your queries. Mr. Dakshina Murthy, Admin Officer, Mobile No. 99669 59843, has just joined and it will take a couple of time to understand issues related to the site. Undue pressure is being brought on him and there are several instances where they have been unnecessary communication errors.
7. We have dispensed with the system of maintaining manual registers and instead have shifted the records to a custom made database. The old manual records are neither upto date or verified. Statement of monthly maintenance charges of all customers from the database shall be provided to you latest by 5.11.12. Please note that the database record may not reflect payments directly received by you.

ALPINE ESTATES

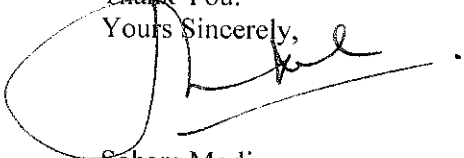
5-4-187/3 & 4, IInd Floor, Soham Mansion, M.G. Road, Secunderabad – 500003
Phone: +91-40-66335551, Fax: 040-27544058

:: 2 ::

8. We suggest that you provide us the details of monthly maintenance charge receipts and Dakshina Murthy can update the database. We are shortly making the database web based so that, the Associations can access it and periodically update it.
9. In the mean time details of monthly maintenance charges of each customer are given in the books of accounts provided to you.
10. We request you to pay the security and house keeping charges from the Association and we shall reimburse the same for our share of the charges. If you wish to discontinue this arrangement the same can be done from 1.11.12.
11. The list of owners along with details of unsold flats is enclosed herein. The details of starting date of monthly maintenance charges shall be provided to you for each flat owner by 5.11.12.
12. You may send us details of discrepancies and we will send you the clarifications. However, we will not be able to response to vague queries about discrepancies.
13. Maintenance charges shall be due from the date of possession or flats being ready for possession. There has been no unauthorized misuse of any resources of the Association. In fact, we have subsidized the expenses of the Association for several years.
14. Water bills for the last few years have been received as a consolidated bill recently. There is nothing to explain in the said matter. Drinking water has never been used for purposes of construction. Our lawyers have also advised us to not litigate in the said matter.
15. Corpus fund details are given in the books of accounts.
16. The DG set next to flat no. A – 101 does not face the windows or balcony of the flat. As such we see no necessity for any corrections. However, we shall review the complaint.

I suggest we have a meeting at site at about 11.30 am on 6.11.12 to resolve all outstanding issues.

Thank You.
Yours Sincerely,


Soham Modi.

Enclosures:

1. Cheque leaves. ✓
2. CD books of accounts. ✓
3. List of flats. ✓


1/11/12