

C. BALAGOPAL
AMEERUNISA BEGUM
K. VIJAYA SARADHI
C.V. CHANDRA MOULI
P. VIKRAM KUMAR
ADVOCATES



o/c
Door No. 10-2-278, Flat No. 103,
Suresh Harivillu Apartments,
Road No. 11, West Marredpally,
Secunderabad - 500 026.
Ph : 64570512,
Cell : 9441782451, 9246172988

By reqd. Post (Ack - Due)

Date: 27.06.2014

To

Mohd. Azar Mujahid S/o. Ajiuddin,
Flat No. 202, Rainbow Apartments,
Behind Gandhi Bhavan,
Nampally, Hyderabad - 500 001

Also at
Lakhotia Institute of Fashion Designing,
5th Floor, MPM Mall, OPP: GPO,
Abdis, Hyderabad.

Under the instructions from our client Sri. Sathish Modi (HUF) rep by its Kartha Sri Sathish Modi S/o. Late Sri Mani Lal Modi, we have to address you as follows.

You were a lease holder of a portion in the 4th floor in premises bearing no. 5-9-189/190, Methodist Complex, Abdis, Hyderabad, admeasuring 6000 sq feet. You had defaulted in the payments of rents to the tune of Rs. 4,58,000/- and you were also liable to pay Rs. 6,50,000/- towards arrears of property tax, electricity bills and maintaince charges as on the date of vacating the premises i.e. 30/04/2013.

Our client had filed a suit for recovery of the above dues by way of O.S. No. 434 of 2013 on the file of the III Senior Civil Jude, City Civil Court, Secunderabad. At your insitance the matter was compromised and a memorandum of compromise signed by our client and yourself was filed in the Hon'ble Court and as per the terms of memorandum you have agreed to pay a total sum of Rs. 7,00,000/- towards full and final settlement of all dues and it was further agreed that you would pay the above amount in a monthly installment of Rs. 50,000/- per month from the date October 2013, you have not paid the installments from April 2014 onwards i.e. for three months totalling to Rs. 1,50,000/-.

You are well aware that as per the compromise decree passed by the Hon'ble Court our client is at liberty to file an execution petition even when one installment is not paid by you and recover the entire due in lumpsum. In spite of the above clause our client is giving this notice so that you can amicably settle the matter. In this regard our client also informs that you had given 15 cheques to GHMC towards the property tax dues out of which 9 have been dishonored by you, the total amount of which comes to Rs. 2,20,455/- which you are liable to pay to the GHMC authorities.

We now call upon you to pay our client the three overdue installments amounting to Rs. 1,50,000/- within 7 days from the date of receipt of this notice without prejudice to our client's right to file the Execution Petition for recovery of all the dues from you in lumpsum.

Please pay a sum of Rs.5, 000/- towards the cost of this notice.


J (C.BALAGOPAL)
ADVOCATE

From,
Mrs. Ayesha Azhar Mujahidi,
W/o. Mohd. Azhar Mujahid,
Flat No. 202, Rainbow Apartments,
Gandhi Bhavan,
Hyderabad.

Date: 21.09.2013

To,
Satish Modi (HUF),
5-4-187/3&4, M.G. Road,
Secunderabad - 500 003.

Sub.: Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist Complex, Abids, Hyderabad, admeasuring about 6,000 sft.

Dear Sir,

My husband Mr. Mohd. Azhar Mujahid has taken on lease the above referred premises from 01.07.2006 to 30.4.2013. The said premises was jointly leased by M/s. Shiv Shakti Constructions & Shri Satish Modi (HUF). Rent for the premises is being paid from month to month with an annual increase of 10% every month.

My husband has handed over vacant possession of the said premises on 30.04.2013. As on date the total arrears of rent to Satish Modi HUF after adjusting the security deposit is Rs. 4,58,000/- (Rupees Four Lakhs Fifty Eight Thousand only). I confirm that the arrears of the rent given herein have been arrived at by cross checking the accounts with your office. I have accepted the said figure as final and shall not raise any objections on this count.

Further property tax arrears for the said premises from 2010 have not been paid or records for payment, if any, are not available with me. There are arrears of electricity bills and maintenance charges for the said premises. The sum total of the total dues are Rs. 3.75 lakhs plus Rs. 0.25 lakhs plus Rs. 2.50 lakhs = Rs. 6.75 lakhs. At my request you have agreed to waive part of the amount and accept a payment of Rs. 3.42 lakhs as full and final settlement towards these dues.


I along with my husband hereby agree to pay the total arrears of Rs. 8 lakhs mentioned above in monthly instalments at the rate of Rs. 50,000/- per month starting from October 2013. The said instalments shall be paid on or before 10th of each month.

I along with my husband further agree to file a compromise petition, as given above, in the civil suit filed before the Third Senior Civil Judge, City Civil Court, Secunderabad so that a court compromise decree can be obtained. I assure you that my husband will personally present himself in the civil court to record the compromise as and when called for.

After filing the compromise petition, I request you to withdraw all civil and criminal suits relating to the above.

Thank You.

Yours sincerely,


Mrs. Ayesha Azhar Mujahidi

*Met Azhar on
3/10/13. AS property
Jan calculated was in arrears
by 2 lacs, total payment
due reduced from
8 lacs to 7 lacs
8/10/13*

Modi Properties & Investments Pvt.Ltd			
Date:	07.08.2013		
Description:	Dues of LCC		
Prepared By:	Praveen.B		
Sl.No	Details	Paid to	Amount
1	LCC Ivth Floor rent	Satish Modi HUF	458,000.00
2	Property tax Illrd Floor	GHMC	357,324.00
3	Maintenance Charges Illrd floor	MBMCOA	73,610.00
4	Maintenance Charges IVth floor	MBMCOA	175,735.00
5	Electricity Bills	APCPDCL ✓	25,601.00
Total			1,090,270.00

?
 till
 30/11/2012

Praveen B

Praveen B

APPROVED BY
 06 SEP 2013
 SATISH MODI
 MANAGING DIRECTOR

8.00
 10.00
 3.00

10.00
 1.50
 6.50

357324
 195524
 162200 ✓



Greater Hyderabad Municipal Corporation

హైదరాబాదు మహానగర పాలక సంస్థ

Property Tax Dues Details 2013-14

New PTIN/ASMT NO : 1080514153 Old PTIN/ASMT No: 04620400300695
 Circle : 8
 Name : MODI ENTERPRISES
 Door Number : 5-9-190/309
 Locality : ABIDS

Property Tax Due as on APR-2013

Arrears Tax	181622
Arrears Tax Interest	47435
Current Tax	134822
Adjustment	0
Total	363879

Property Tax Due Half-Year Wise (As on Oct-2013)

Tax Details	Demand Year	Tax Amount (Rs)	Interest (Rs)	Total (Rs)	Cumulative Amount (from top) (Rs)
Arrear Tax	2010-2011-1	18090	15196	33286 ✓	33286
Arrear Tax	2010-2011-2	19452	16340	35792 ✓	69078
Arrear Tax	2011-2012-2	9258	1295	10553 ✓	79631
Arrear Tax	2012-2013-1	67411	20220	87631 ✓	167262
Arrear Tax	2012-2013-2	67411	16176	83587 ✓	250849
Current Tax	2013-2014-1	67411	4044	71455	322304
Current Tax	2013-2014-2	67411	0	67411	390264

167262
 27862

 1,95,124
 TMR
 NOV '12

Property Tax Due as on Oct-2013

Arrears Tax	181622
Arrears Tax Interest	69227
Current Tax	134822
Current Tax Interest	4044
Cheque Bounce Penalty	549
Advance	0
Total	390264

Property tax Pay Online

Amount (With Out Interest) [Download NEFT/RTGS Instruction Slip](#)
 Mode Of Payment Credit Card/Debit Card Other

* Click Here for Building Usage And Measurement Details

Site Best viewed in 1024*768 / IE7 (Designed, Developed & Maintained by IT Department, GHMC.)

Tax upto NOV '12 - 1,95,124 ✓

From Dec '12 to March '13 - 55725
 71,455
 13-14 - 67,411
 13-14 II

1,94,591 - From Dec '12 to March '14

Date: 21.09.2013

From,
Mrs. Ayesha Azhar Mujahidi,
W/o. Mohd. Azhar Mujahid,
Flat No. 202, Rainbow Apartments,
Gandhi Bhavan,
Hyderabad.

To,
Satish Modi (HUF),
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Secunderabad - 500 003.

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My husband Mr. Mohd. Azhar Mujahid has taken on lease the above referred premises from 01.07.2006 to 30.4.2013. The said premises was jointly leased by M/s. Shiv Shakti Constructions & Shri Satish Modi (HUF). Rent for the premises is being paid from month to month with an annual increase of 10% every month.

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After filing the compromise petition, I request you to withdraw all civil and criminal suits relating to the above.

Thank You.

Yours sincerely,


Mrs. Ayesha Azhar Mujahidi

*Met Azar on
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Jan calculation was in correct
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Prepared By:	Praveen.B		
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5	Electricity Bills	APCPDCL ✓	25,601.00
Total			1,090,270.00

Praveen B

CP

APPROVED BY
 06 SEP 2013
 SUDHAR MODI
 MANAGING DIRECTOR

8000
 11500
 3142

10000
 3150
 632

From,
Mrs. Ayesha Azhar Mujahidi,
W/o. Mohd. Azhar Mujahid,
Flat No. 202, Rainbow Apartments,
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Mrs. Ayesha Azhar Mujahidi

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Prepared By:	Praveen.B		
<u>Sl.No</u>	<u>Details</u>	<u>Paid To</u>	<u>Amount</u>
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3	Maintenance Charges IIIrd floor	MBMCOA	73,610.00
4	Maintenance Charges IVth floor	MBMCOA	175,735.00
	Total		1,064,669.00

[Handwritten signature]

[Handwritten signature]

APPROVED BY
07 AUG 2013
SOHAM MODI
MANAGING DIRECTOR

From,
Mr. Mohd. Azhar Mujahid,
S/o. Late Mr. Mohd. Aijazuddin,
Flat No.202, Rainbow Apartments,
Gandhi Bhavan,
Hyderabad.

Date

To,
Mr. Satish Modi (HUF),
5-4-187/3 & 4, M G Road,
Secunderabad – 500 003.

Subject:- Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist Complex, Abids, Hyderabad, admeasuring about 6,000 sft.

Dear Sir,

I have taken on lease the above referred premises from 01.07.2012 to 01.03.2015. The said premises were jointly leased by M/s. Shiv Shakti Constructions & Shri. Satish Modi (HUF). Rent for the premises is being paid from month to month with an annual increase of 10% every month.

I have handed over vacant possession of the said premises on 30.04.2013. As on that date the total arrears of rent to Satish Modi HUF after adjusting the security deposit was Rs. 4,58,000/- (Rupees four lakhs fifty eight thousand only). I confirm that the arrears of the rent given herein have been arrived at by cross checking the accounts with your office. I have accepted the said figure as final and shall not raise any objections on this count.

Out of the said arrears I have paid an amount of Rs. _____. Please find enclosed a cheque of Rs. _____, dated _____ drawn on _____ bank for the balance amount.

Thank You.

Yours sincerely,



Mohd. Azhar Mujahid.

Vaccinated 10/11-12

View Bill History

Let's pair! 2013/12

Bill History
Service Number: E104188
Category: COMMERCIAL

Sr No	Bill Date	Due Date	Sheet Utility	Meter Status	Bill Amount (Rs.)	Arrears (Rs.)	Total Bill Amount (Rs.)
1	05-Aug-2013	19-Aug-2013	0	UNDER DISCONNECTION	4036.00	25091.00	29129.00
2	04-Jul-2013	18-Jul-2013	0	UNDER DISCONNECTION	4430.00	20661.00	25091.00
3	06-Jun-2013	20-Jun-2013	51	NORMAL	3317.55	20317.00	23634.55
4	05-May-2013	19-May-2013	1932	NORMAL	20317.00	0.00	20317.00
5	05-Apr-2013	20-Apr-2013	1365	NORMAL	11089.00	0.00	11089.00

Let's pair! 2013/12

Tasks & Requirements

Teachers

Services

Hours & Salary

Jobs

Contract Information

Employee

Contact Us

April-13

Vaccinated -

Hand pay 22249/13

View Bill History

Bill History
Service Number: E1003470
Category: COMMERCIAL

Item	Bill Date	Dist Date	Based Units	Rate Status	Bill Amount (Rs.)	Arrears ** (Rs.)	Total Bill Amount ** (Rs.)
1	04-Aug-2013	18-Aug-2013	2	NORMAL	637.00	6240.00	6877.00
2	03-Jul-2013	17-Jul-2013	6	NORMAL	791.00	5449.00	6240.00
3	04-Jun-2013	18-Jun-2013	161	NORMAL	1622.50	4284.00	5906.50
4	05-May-2013	19-May-2013	155	NORMAL	1571.00	2713.00	4284.00
5	04-Apr-2013	18-Apr-2013	60	NORMAL	654.00	0.00	651.00

fcc at flood

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4284

View Bill History



Bill History

Service Number: E1003577

Category: COMMERCIAL

Let paid 2/12/12

Vaccines 9 cc 12

S/N	Bill Code	Due Date	Amount (Rs)	Amount (Rs)	Amount (Rs)	Total (Rs)
1	04-Aug-2013	16-Aug-2013	1430.00	8700.00		10130.00
2	03-Jul-2013	17-Jul-2013	1309.00	7391.00		8700.00
3	04-Jun-2013	16-Jun-2013	891.49	7717.00		8608.49
4	05-May-2013	19-May-2013	877.00	6840.00		7717.00
5	04-Apr-2013	16-Apr-2013	847.00	5993.00		6840.00

Let 3500

DCS12 = 1000/-

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Details of LCC rents (Satish Modi HUF 4th Floor)

Lessor	Satish Modi HUF	Lease period	
Lessee	Mohd. Azhar Mujahid (Lakhotia)	Lease period	01/07/2006 to 31/03/2008 (Lease agreement dated 05.09.2006)
		Lease period	01/07/2009 to 30/06/2012 (Lease agreement dated 18.11.2009)
Rent:		Lease period	01/07/2012 to 31/03/2015 (Lease agreement dated 07.08.2012)
Account Settled as on 31.03.2012			268,003.00 (01.07.2011 to 31.03.2012)
Received PDC's against total dues			
17 Cheques	15,000.00		
1 Cheque	13,000.00		
			268,000.00 Pdc Received
	<u>Cheque No</u>	<u>Date</u>	<u>Amount</u>
	406501	15.04.2012	15,000.00 PDC Cleared
	406502	15.05.2012	15,000.00 PDC Cleared
	406503	15.06.2012	15,000.00 Bounced
	406504	15.07.2012	15,000.00 Bounced
	406505	15.08.2012	15,000.00 Bounced
As on 31.03.2012			268,000.00
Less 2 Pdc cleared			30,000.00
Total			238,000.00 Dues as on 31.03.12
	<u>BALANCE DUES</u>		
			238,000.00 (01.07.2011 to 31.03.2012)
			28,000.00 April'12 rent + amenities
			28,000.00 May'12 rent + amenities
			28,000.00 June'12 rent + amenities
			23,100.00 July'12 rent + amenities new agreement
			23,100.00 Aug'12 rent + amenities
			23,100.00 Sep'12 rent + amenities
			23,100.00 Oct'12 rent + amenities
			23,100.00 Nov'12 rent + amenities
			23,100.00 Dec'12 rent + amenities
			23,100.00 Jan'13 rent + amenities
			23,100.00 Feb'13 rent + amenities
			23,100.00 Mar'13 rent + amenities
			23,100.00 Apr'13 rent + amenities
			553,000.00
Less : received online 05.03.2013			50,000.00 ✓
Total Dues as on 30.04.2013			503,000.00
	<u>LESS: DEPOSIT</u>		45000
			458,000.00 TOTAL OUTSTANDING DUES, AS ON 30.04.2013

M/S. SATISH MODI INF
 /M MODI PROP AND INVESTS P LTD,
 -4-187/3 AND 4, SUMAN MODI, H G RD, 3-FLR, ADV BANK OF BARODA, BANEGHRA
 SECUNDERABAD 500003
 ANDHRA PRADESH India

BENEFICIARIES :

Continuation Facility: Not Registered
 Statement From : 01/01/13 To: 08/03/13

Account Branch : SECUNDERABAD
 Address : USHA KIRAN COMPLEX, GN FLOOR
 PARADISE CIRCLE
 SAROJINI DEVI ROAD
 City : SECUNDERABAD 500 003
 State : ANDHRA PRADESH
 Phone no. : 040-61606161
 Email : accounts@modiproperties.com
 IB Limit : 0.00 Currency : INR
 Cust ID : 5521846 Fr. Code : 190
 Account No : 00421000119739 Imperis
 A/C Open Date : 17/02/2004 Br. Code : 42
 Account Status : Regular

Date	Description	Account No	Debit	Credit	Balance
2/01/13	CHR PAID-INHAND TRON-AJAY MEHTA	000000058670	1,655.00		4,661
2/01/13	L/H CHR NET-DRAWER SIGNATURE DIFFERS	000000058670		1,655.00	6,316
5/03/13	NEFT CR-SBIIN0003529-ADIES LAKHOTIA INST OF ARTS DESIGN-SRI SATISH MODI-SBIINL3064328655	SBIINL3064328655		50,000.00	56,316

STATEMENT SUMMARY :-

Opening Balance	Debits	Credits	Closing Bal
6,316.61	1,655.00	51,655.00	56,316
	Dr Count	Cr Count	
	1	2	

HDFC Bank Service Tax Registration No (PAN Based): AAR03H2702HST001
 Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013

Undertaking

From,
Mr. Mohd. Azhar Mujahid,
S/o. Late Mr. Mohd. Aijazuddin,
Flat No.202, Rainbow Apartments,
Gandhi Bhavan,
Hyderabad.

Date: 11.05.13

To,
Mr. Satish Modi (HUF),
5-4-187/3 & 4, M G Road,
Secunderabad - 500 003.

Subject: - Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist Complex, Abids, Hyderabad, admeasuring about 6,000 sft.

Dear Sir,

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At my request you have agreed to let me pay the arrears of Rs. 4,58,000/- in installments by way of post dated cheques as per the details given below. I confirm that I shall honor the cheques when presented to the bank for clearing.

Sl No.	cheque number	cheque date	drawn on	Amount
1.	217138	25.05.13	SBI ✓	50,000/-
2.	217139	25.06.13	SBI	50,000/-
3.	217140	25.07.13	SBI	50,000/-
4.	217141	25.08.13	SBI	50,000/-
5.	217142	25.09.13	SBI	50,000/-
6.	217143	25.10.13	SBI	50,000/-

7.	217144	25.11.13	SBI	50,000/-
8.	217145	25.12.13	SBI	50,000/-
9.	217146	25.01.14	SBI	58,000/-

The arrears of rent for M/s. Shiv Shakti Construction have been separately settled.

Thank You.

Yours sincerely,

Azhar
11/5/2013

Name : Mohd. Azhar Mujahid

Place : Hyderabad

Date : 11/05/2013

Undertaking

From,
Mr. Mohd. Azhar Mujahid,
S/o. Late Mr. Mohd. Aijazuddin,
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Date : 11/05/2013

From,
Mr. Mohd. Azhar Mujahid,
S/o. Late Mr. Mohd. Aijazuddin,
Flat No.202, Rainbow Apartments,
Gandhi Bhavan,
Hyderabad.

Date

To,
Mr. Satish Modi (HUF),
5-4-187/3 & 4, M G Road,
Secunderabad - 500 003.

Subject:- Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist
Complex, Abids, Hyderabad, admeasuring about 6,000 sft.

Dear Sir,

I have taken on lease the above referred premises from 01.07.2012 to 01.03.2015. The said premises were jointly leased by M/s. Shiv Shakti Constructions & Shri. Satish Modi (HUF). Rent for the premises is being paid from month to month with an annual increase of 10% every month.

I have handed over vacant possession of the said premises on 30.04.2013. As on that date the total arrears of rent to Satish Modi HUF after adjusting the security deposit was Rs. 4,58,000/- (Rupees four lakhs fifty eight thousand only). I confirm that the arrears of the rent given herein have been arrived at by cross checking the accounts with your office. I have accepted the said figure as final and shall not raise any objections on this count.

Out of the said arrears I have paid an amount of Rs. _____, Please find enclosed a cheque of Rs. _____, dated _____ drawn on _____ bank for the balance amount.

Thank You.

Yours sincerely,



Mohd. Azhar Mujahid.

PAY Smt Satisb modli (HUF)

को या उनके आदेश पर OR ORDER

रुपये RUPEES Fifty thousand only

अदा करें ₹ 50,000/-

खा.सं.
A/c No. 30329576148

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER

Prefix : 1515800004

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

Agun
DIRECTOR

⑈ 217138 ⑈ 500002015⑈ 000021 ⑈ 29

SSK Infotech 12/01/2013 R: 95 - P100 : 3563

MADRAS SECURITY PRINTERS PVT. LTD., CHENNAI / CTS - 2010

PAY Smt Satisb modli (HUF)

को या उनके आदेश पर OR ORDER

रुपये RUPEES Fifty thousand only

अदा करें ₹ 50,000/-

खा.सं.
A/c No. 30329576148

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER

Prefix : 1515800004

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

Agun
DIRECTOR

⑈ 217139 ⑈ 500002015⑈ 000021 ⑈ 29

SSK Infotech 12/01/2013 R: 95 - P100 : 3564

MADRAS SECURITY PRINTERS PVT. LTD., CHENNAI / CTS - 2010

PAY Smt Satisb modli (HUF)

को या उनके आदेश पर OR ORDER

रुपये RUPEES Fifty thousand only

अदा करें ₹ 50,000/-

खा.सं.
A/c No. 30329576148

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER

Prefix : 1515800004

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

Agun
DIRECTOR

⑈ 217140 ⑈ 500002015⑈ 000021 ⑈ 29

SSK Infotech 12/01/2013 R: 95 - P100 : 3565

MADRAS SECURITY PRINTERS PVT. LTD., CHENNAI / CTS - 2010

PAY *Sri Satish Modi (HUF)*

को या उनके आदेश पर OR ORDER

रुपये RUPEES *Fifty thousand only*

अदा करें ₹ *50,000/-*

खा.सं.
A/c No. 30329576148

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER



Prefix : 1515800004

Agam

DIRECTOR

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈ 2 1 7 1 4 1 ⑈ 5000020151: 000021⑈ 29

SSK Infotech 12/01/2013 R: 95 : P100 : 3566

MAGNUS SECURITY PRINTERS PVT. LTD., CHENNAI / CTS - 2010

PAY *Sri Satish Modi (HUF)*

को या उनके आदेश पर OR ORDER

रुपये RUPEES *Fifty thousand only*

अदा करें ₹ *50,000/-*

खा.सं.
A/c No. 30329576148

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER



Prefix : 1515800004

Agam

DIRECTOR

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈ 2 1 7 1 4 2 ⑈ 5000020151: 000021⑈ 29

SSK Infotech 12/01/2013 R: 95 : P100 : 3567

MAGNUS SECURITY PRINTERS PVT. LTD., CHENNAI / CTS - 2010

PAY *Sri Satish Modi (HUF)*

को या उनके आदेश पर OR ORDER

रुपये RUPEES *Fifty thousand only*

अदा करें ₹ *50,000/-*

खा.सं.
A/c No. 30329576148

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER



Prefix : 1515800004

Agam

DIRECTOR

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈ 2 1 7 1 4 3 ⑈ 5000020151: 000021⑈ 29

SSK Infotech 12/01/2013 R: 95 : P100 : 3568

MAGNUS SECURITY PRINTERS PVT. LTD., CHENNAI / CTS - 2010

SSK Infotech 12/01/2013 R: 95 : 0100 : 3569

MADRAS SECURITY PRINTERS PVT. LTD., CHENNAI / CTS - 2010

PAY Sri Satish modli (HUF)
रुपये RUPEES Fifty thousand only

को या उनके आदेश पर OR ORD

अदा करें ₹ 50,000/-

खा. सं.
A/c No. 30329576148

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER



Prefix : 1515800004

Agar

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

DIRECTOR

Please sign above

⑈ 2 1 7 1 4 4 ⑈ 50000 20 1 5 ⑈ 0000 2 1 ⑈ 29

SSK Infotech 12/01/2013 R: 95 : 0100 : 3570

MADRAS SECURITY PRINTERS PVT. LTD., CHENNAI / CTS - 2010

PAY Sri Satish modli (HUF)
रुपये RUPEES Fifty thousand only

को या उनके आदेश पर OR ORD

अदा करें ₹ 50,000/-

खा. सं.
A/c No. 30329576148

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER



Prefix : 1515800004

Agar

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

DIRECTOR

Please sign above

⑈ 2 1 7 1 4 5 ⑈ 50000 20 1 5 ⑈ 0000 2 1 ⑈ 29



भारतीय स्टेट बैंक
State Bank Of India

(03529) - CHIRAG ALI LANE (HYDERABAD)
5-8-512, ABIDS SHOPPING CENTRE JAGDISH SHOPPING
CENTRE
HYDERABAD, ANDHRA PRADESH 500001

IFS Code: SBIN0003529

केवल 3 महीने के लिए वैध / VALID FOR 3 MONTHS

25 01 20 16
D D M M Y Y Y

SSK Infotech 12/01/2013 R: 95 : 0100 : 3571

MADRAS SECURITY PRINTERS PVT. LTD., CHENNAI / CTS - 3010

PAY Sri Satish Modi (HUF) को या उनके आदेश पर OR ORDER
रुपये RUPEES Fifty Eight thousand only
अदा करें ₹ 58,000/-

अ.स. A/c No. 30329576148

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER



Prefix : 1515800004

Agun

DIRECTOR

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈ 2 1 7 1 4 6 ⑈ 50000 20 1 5 ⑈ 0000 2 1 ⑈ 2 9



भारतीय स्टेट बैंक
State Bank Of India

(03529) - CHIRAG ALI LANE (HYDERABAD)
5-8-512, ABIDS SHOPPING CENTRE JAGDISH SHOPPING
CENTRE
HYDERABAD, ANDHRA PRADESH 500001

IFS Code: SBIN0003529

केवल 3 महीने के लिए वैध / VALID FOR 3 MONTHS

⑈ ⑈ ⑈ ⑈ ⑈ ⑈ ⑈ ⑈
D D M M Y Y Y

SSK Infotech 12/01/2013 R: 95 : 0100 : 3572

MADRAS SECURITY PRINTERS PVT. LTD., CHENNAI / CTS - 3010

PAY Sri Satish Modi (HUF) को या उनके आदेश पर OR ORDER
रुपये RUPEES
अदा करें ₹

अ.स. A/c No. 30329576148

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER



Prefix : 1515800004

Valid to be Not to Exceed more than 500000/-

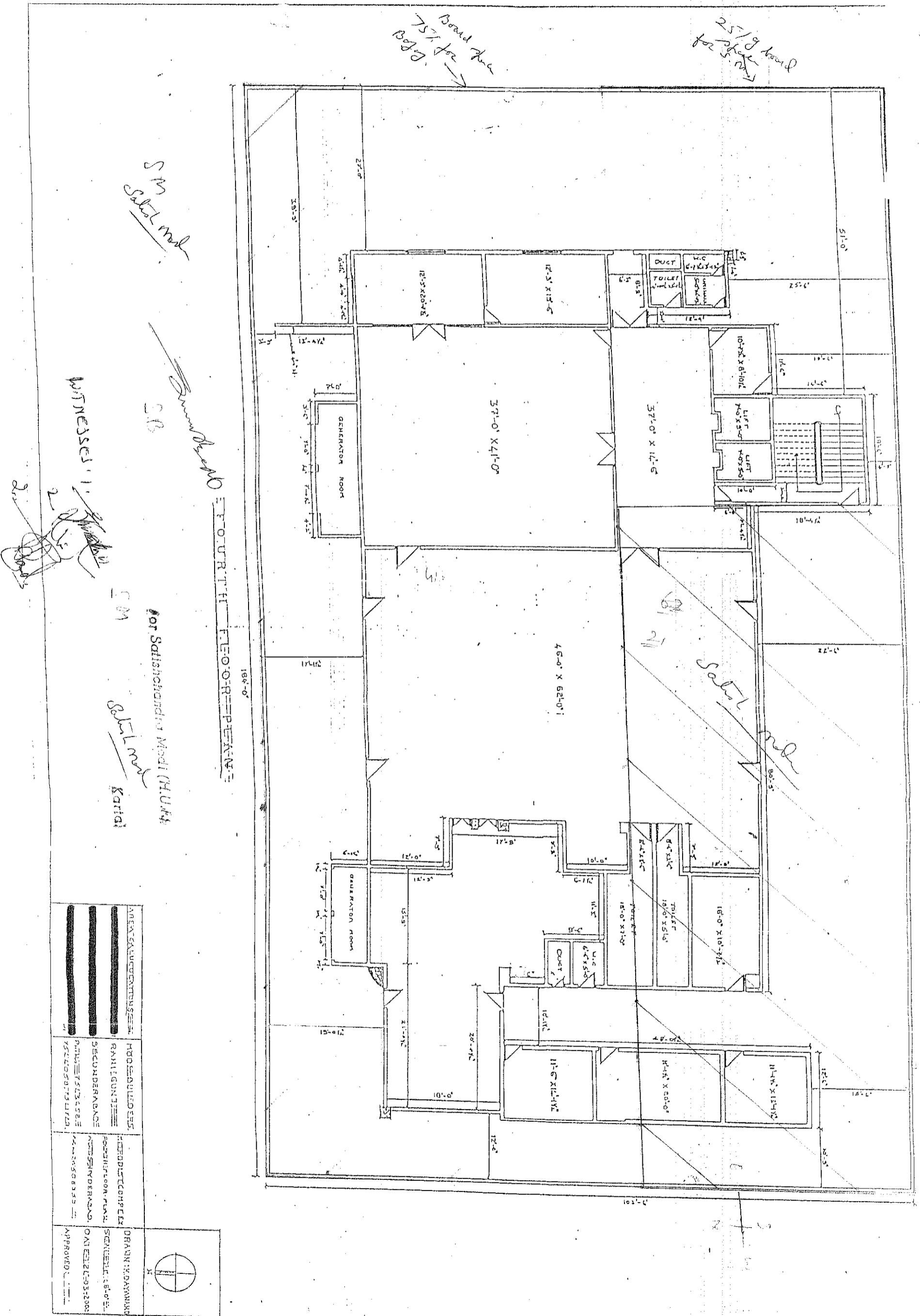
Agun

DIRECTOR

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈ 2 1 7 1 4 7 ⑈ 50000 20 1 5 ⑈ 0000 2 1 ⑈ 2 9



25 7/8 board
for phase 1

Board phase
75% for
Bldg 10

S M
Sahel Moh

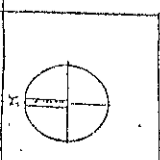
S M
Sahel Moh

WITNESSES

(Handwritten signatures)

for Satischandni Modi (H.U.M.)
S M
Sahel Moh
Kantia

ANEX SA LUCCO CONTIBUS SEEL	HOODS DULUED RES	REBODICT COMPLE EX	DRAWING: 12-DRAWING
RAHILIGUNJ	RAHILIGUNJ	REBODICT COMPLE EX	SCALE: 1/8" = 1'-0"
SECUNDERABADE	SECUNDERABADE	REBODICT COMPLE EX	DATE: 20-03-2004
75720507331712	75720507331712	REBODICT COMPLE EX	APPROVED: <i>(Signature)</i>



MBMC Rent Arrears Statement

Building Name	Methodist Complex	Area	6000sq.ft	Floor / Off No.	(14th Floor)	#	PT Paid By	Tenant / Owner
Name of Tenant	Mohd.Azhar Mujahid(Lakhotia)	De of occupation	01.07.2006	Maint. by	Tenant	Maint. Amount	9000/-	
Rent Paid to	Satish Modi HUF	Deposit	90,000/-	Lease expires on	30.06.2011.	Lease Period	5 years	
Lease Agr	Executed	Last Agr Dt	14.07.2006	Rent increase @	5 % Every Year	Next Increase Dt	1st April 2010	
Rent Payment	7th day of Succeeding month	Service Tax %	Nil	TDS %	Nil	Amount Received	Received for the	Remarks
Remarks	First increase on 1st April 2007	Rent Receivable after (TDS deduction)	Month	Month	Cheque No.	Month of		
S. No.	Month	Rent Receivable	Month	Month	Cheque No.	Month of		
1	Jul-2006	13334	13334	5-Sep-06	742279	13334	Jul-2006	
2	Aug-2006	13334	13334	1-Oct-06	724398	13334	Aug-2006	
3	Sep-2006	13334	13334	16-Nov-06	742290	13334	Sep-2006	
4	Oct-2006	13334	13334	6-Dec-06	724338	13334	Oct-2006	
5	Nov-2006	13334	13334	11-Dec-06	648919	13334	Nov-2006	
6	Dec-2006	13334	13334	31-Jan-07	648953	13334	Dec-2006	
7	Jan-2007	13334	13334	1-Mar-07	649013	13334	Jan-2007	
8	Feb-2007	13334	13334	2-Apr-07	Cheque	13334	Feb-2007	
9	Mar-2007	13334	13334	2-May-07	649090	13334	Mar-2007	
10	Apr-2007	15000	15000	31-May-07	656957	13334	Apr-2007	
11	May-2007	15000	15000	5-Jul-07	657005	13334	May-2007	
12	Jun-2007	15000	15000	4-Aug-07	657061	15000	Jun-2007	
13	Jul-2007	15000	15000	10-Aug-07	657068	3332	Jul-2007	Incr. amount
14	Aug-2007	15000	15000	4-Sep-07	668817	15000	Aug-2007	
15	Sep-2007	15000	15000	3-Oct-07	668863	15000	Sep-2007	
16	Oct-2007	15000	15000	31-Oct-07	668705	15000	Oct-2007	
17	Nov-2007	15000	15000	19-Nov-07	668743	15000	Nov-2007	
18	Dec-2007	15000	15000	8-Jan-08	668771	15000	Dec-2007	
19	Jan-2008	15000	15000	5-Mar-08	675225	15000	Jan-2008	
20	Feb-2008	15000	15000	5-Mar-08	675273	15000	Feb-2008	
21	Mar-2008	15000	15000	30-Apr-08	681381	15000	Mar-2008	
22	Apr-2008	15750	15750	4-May-08	583574	15000	Apr-2008	Diff. due
23	May-2008	15750	15750	3-Jul-08	333230	15000	May-2008	750
24	Jun-2008	15750	15750	07-Jul-08	583662	15000	Jun-2008	750
25	Jul-2008	15750	15750	31-Aug-08	353791	15750	Jul-2008	
26	Aug-2008	15750	15750	30-Sep-08	353160	15750	Aug-2008	
27	Sep-2008	15750	15750	31-Oct-08	353343	15750	Sep-2008	
28	Oct-2008	15750	15750	30-Nov-08	361293	15750	Oct-2008	
29	Nov-2008	15750	15750	8-Jan-09	361337	15750	Nov-2008	
30	Dec-2008	15750	15750	17-Feb-09	365882	15750	Dec-2008	
31	Jan-2009	15750	15750	23-Feb-09	368908	15750	Jan 2009	
32	Feb-2009	15750	15750	5-Jul-09	369024	13125	Feb-2009	PDC chq cleared on 10/07/09
33	Mar-2009	15750	15750	5-Aug-09	369025	13125	Mar-2009	PDC chq cleared on 14/08/09
34	Apr-2009	16537.5	16537.5	5-Sep-09	369026	13125	Apr-2009	PDC chq cleared on 09/09/09
35	May-2009	16537.5	16537.5	5-Oct-09	369027	13125	May-2009	
36	Jun-2009	16537.5	13982	5-Nov-09	369028	13125	Jun-2009	787.5
37	Jul-2009	20000	16910	5-Dec-09	369029	13125	Jul-2009	787.5
38	Aug-2009	20000	16910	28-Jul-09	377324	13073	Aug-2009	
39	Sep-2009	20000	16910	31-Aug-09	380420	13073	Sep-2009	
40	Oct-2009	20000	18000	5-Oct-09	380361	13125	Oct-2009	
41	Nov-2009	20000	18000	29-Oct-09	380387	13125	Nov-2009	
42	Dec-2009	20000	18000	3-Dec-09	600006	13125	Dec-2009	
43	Jan-2010	20000	18000				Jan-2010	
44	Feb-2010	20000	18000				Feb-2010	
45	Mar-2010	20000	18000				Mar-2010	
Total		718619	694793			584527	134092	3075
Received		584527	584527					
Dues		134092	110266					

Signature

Due after TDS deduction

Due after TDS deduction



भारतीय स्टेट बैंक
State Bank Of India

(03529) - CHIRAG ALI LANE (HYDERABAD)
5-8-512, ABIDS SHOPPING CENTRE JAGDISH SHOPPING
CENTRE
HYDERABAD, ANDHRA PRADESH 500001
IFS Code: SBIN0003529

केवल 3 महीने के लिए वैध / VALID FOR 3 MONTHS ONLY
2 2 0 6 2 0 1 3
D D M M Y Y Y Y

को या उनके आदेश पर OR ORDER

PAY Sri Satish modi (HUF)
रुपये RUPEES four Lakhs fifty Eight thousand
only

अदा करें ₹ 4,58,000/-

खा.सं. 30329576148
A/c No.

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER
Valid to be Not to Exceed
more than 500000/-

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

[Signature]
DIRECTOR

⑈ 2 1 7 1 4 7 ⑈ 5000020151: 000021⑈ 29

HDFC BANK LTD
SURYODAYA, HYDERABAD
SURYODAYA

Date : 25-JUN-2013

HYDERABAD 500016
ANDHRA PRADESH
INDIA

Dear Customer,

In accordance with the details shown below, we have debited your SAVINGS/CURRENT account 004210000119739 as under:

Instrument Amount	Cheque No.	Payee Bank and Branch
Return Charges	Slip/Ref No.	Reason for return

458,000.00	000000217147	STATE BANK OF INDIA & CHIRAG ALI LANE (C
100.00	000000000000	INSUFFICIENT FUNDS

DETAILS : Being the amount of cheque(s) deposited by you and returned unpaid (cheque(s) enclosed).

TO,
SATISH MODI HUF
C/O MODI PROP AND INVSTS P LTD,
5-4-187/3 AND 4, SOHAM MODI, M G RD
3-FLR, ABV BANK OF BARODA, RANIGUNJ
SECUNDERABAD 500003
ANDHRA PRADESH

IN THIS IS A COMPUTER GENERATED STATEMENT AND REQUIRES NO SIGNATURE.

Dt. 16.09.2014

Mr. Soham,


Sub: Statement of bounced cheques which are issued by LCC to GHMC towards property tax for the office premises no. 309, MBMC.

Please find enclosed herewith a statement of bounced/cleared cheques which are issued by LCC to GHMC towards property tax of 3rd floor office premises in MBMC between 2003 and 2013.

LCC have issued total 15 cheques to GHMC from 2003 to 2013 out of that 8 (eight) cheques have bounced. The total amount of bounced cheques is Rs.2,20,455/- (Rupees Two Lakhs Twenty Thousand Four Hundred and Fifty Five only).

GHMC people are asking us to pay the amount. I told them those cheques are issued by the tenant we are no way concern of bounced cheques. They said Owner is liable to pay the tax.

This is for your information.


Kanaka Rao

C.C. Jai Kumar/Praveen.

Property Tax Payment Summery

New PTIN	: 1080514153	Old PTIN	: 04620400300695
Owner Name	: MODI ENTERPRISES	Door No	: 5-9-190/309
Circle No	: 8	Locality	: ABIDS
PTIN Status	: Active		

Demand as on 2013-2014

Arrear Tax	Current Tax	Penalty	Adjustment	Total
181622	134822	62263	0	378707

Sl No	Date of Entry	Receipt No	Receipt Date	DD/Chq No	DD/Chq Date	Payment Status	Paid At	Paid Amount
1	20-MAR-2013	019117200313411	20-MAR-2013	222769	16-MAR-2013	Cleared	Bill Collector	77808 ✓
2	04-JAN-2012	1	04-JAN-2012	277915	28-DEC-2011	Bounce	Bill Collector	38903 ✓
3	03-FEB-2012	87	03-FEB-2012	621508	02-FEB-2012	Cleared	Bill Collector	38904
4	20-JUL-2011	91	20-JUL-2011	439824	20-JUL-2011	Bounce	Bill Collector	38904 ✓
5	28-OCT-2010	45	28-OCT-2010	123550	28-OCT-2010	Bounce	Bill Collector	38904
6	31-MAR-2008	2381/53	31-MAR-2008	694308	15-MAR-2008	Bounce	Bill Collector	25936
7	03-MAR-2006	197/69	03-MAR-2006	188743	03-MAR-2006	Bounce	Bill Collector	25936
8	29-NOV-2006	1239/38	29-NOV-2006	240334	30-NOV-2006	Cleared	Bill Collector	25936
9	29-NOV-2005	197/25	29-NOV-2005	188741	30-NOV-2005	Bounce	Bill Collector	12968
10	15-MAR-2004	2516/82	15-MAR-2004	904895	13-MAR-2004	Cleared	Bill Collector	12968
11	20-MAR-2004	2516/89	20-MAR-2004	405491	30-MAR-2004	Cleared	Bill Collector	25936
12	20-MAR-2004	2516/88	20-MAR-2004	291355	19-MAR-2004	Bounce	Bill Collector	12968
13	31-DEC-2004	3083/62	31-DEC-2004	154149	31-DEC-2004	Bounce	Bill Collector	25936
14	16-DEC-2004	3083/52	16-DEC-2004	327401	15-DEC-2004	Cleared	Bill Collector	13048
15	31-MAR-2003	1612/81	31-MAR-2003	770347	31-MAR-2003	Cleared	Bill Collector	12968

Date: 21.09.2013

From,
Mrs. Ayesha Azhar Mujahidi,
W/o. Mohd. Azhar Mujahid,
Flat No. 202, Rainbow Apartments,
Gandhi Bhavan,
Hyderabad.

To,
Satish Modi (HUF),
5-4-187/3&4, M.G. Road,
Secunderabad - 500 003.

Sub.: Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist Complex, Abids, Hyderabad, admeasuring about 6,000 sft.

Dear Sir,

My husband Mr. Mohd. Azhar Mujahid has taken on lease the above referred premises from 01.07.2006 to 30.4.2013. The said premises was jointly leased by M/s. Shiv Shakti Constructions & Shri Satish Modi (HUF). Rent for the premises is being paid from month to month with an annual increase of 10% every month.

My husband has handed over vacant possession of the said premises on 30.04.2013. As on date the total arrears of rent to Satish Modi HUF after adjusting the security deposit is Rs. 4,58,000/- (Rupees Four Lakhs Fifty Eight Thousand only). I confirm that the arrears of the rent given herein have been arrived at by cross checking the accounts with your office. I have accepted the said figure as final and shall not raise any objections on this count.

Further property tax arrears for the said premises from 2010 have not been paid or records for payment, if any, are not available with me. There are arrears of electricity bills and maintenance charges for the said premises. The sum total of the total dues are Rs. 3.75 lakhs plus Rs. 0.25 lakhs plus Rs. 2.50 lakhs = Rs. 6.75 lakhs. At my request you have agreed to waive part of the amount and accept a payment of Rs. 3.42 lakhs as full and final settlement towards these dues.

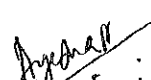
I along with my husband hereby agree to pay the total arrears of Rs. 8 lakhs mentioned above in monthly instalments at the rate of Rs. 50,000/- per month starting from October 2013. The said instalments shall be paid on or before 10th of each month.

I along with my husband further agree to file a compromise petition, as given above, in the civil suit filed before the Third Senior Civil Judge, City Civil Court, Secunderabad so that a court compromise decree can be obtained. I assure you that my husband will personally present himself in the civil court to record the compromise as and when called for.

After filing the compromise petition, I request you to withdraw all civil and criminal suits relating to the above.

Thank You.

Yours sincerely,


Mrs. Ayesha Azhar Mujahidi

*Met Azhar on
8/10/13. As property
Jan calculation was in amount
by 2 lacs, total payment
due reduced from
8 lacs to 7 lacs
h
8/10/13*

C. BALAGOPAL
AMEERUNISA BEGUM
K. VIJAYA SARADHI
C.V. CHANDRA MOULI
P. VIKRAM KUMAR
ADVOCATES



o/c
Door No. 10-2-278, Flat No. 103,
Suresh Harivillu Apartments,
Road No. 11, West Marredpally,
Secunderabad - 500 026.
Ph : 64570512,
Cell : 9441782451, 9246172988

By regd. Post (Ack - Due)

Date: 27.06.2014

To

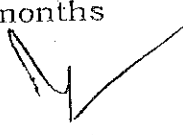
Mohd. Azar Mujahid S/o. Ajiuddin,
Flat No. 202, Rainbow Apartments,
Behind Gandhi Bhavan,
Nampally, Hyderabad - 500 001

Also at
Lakhotia Institute of Fashion Designing,
5th Floor, MPM Mall, OPP: GPO,
Abdis, Hyderabad.

Under the instructions from our client Sri. Sathish Modi (HUF) rep by its
Karthi Sri Sathish Modi S/o. Late Sri Mani Lal Modi, we have to address you
as follows.

You were a lease holder of a portion in the 4th floor in premises bearing
no. 5-9-189/190, Methodist Complex, Abdis, Hyderabad, admeasuring 6000 sq
feet. You had defaulted in the payments of rents to the tune of Rs. 4,58,000/-
and you were also liable to pay Rs. 6,50,000/- towards arrears of property tax,
electricity bills and maintaince charges as on the date of vacating the premises
i.e. 30/04/2013.

Our client had filed a suit for recovery of the above dues by way of O.S.
No. 434 of 2013 on the file of the III Senior Civil Judge, City Civil Court,
Secunderabad. At your insitance the matter was compromised and a
memorandum of compromise signed by our client and yourself was filed in the
Hon'ble Court and as per the terms of memorandum you have agreed to pay a
total sum of Rs. 7,00,000/- towards full and final settlement of all dues and it
was further agreed that you would pay the above amount in a monthly
installment of Rs. 50,000/- per month from the date October 2013, you have
not paid the installments from April 2014 onwards i.e. for three months
totalling to Rs. 1,50,000/-.



Modi Properties & Investments Pvt.Ltd			
Date:	07.08.2013		
Description:	Dues of LCC		
Prepared By:	Praveen.B		
Sl.No	Details	Paid to	Amount
1	LCC Ivth Floor rent	Satish Modi HUF	458,000.00
2	Property tax IIIrd Floor	GHMC	357,324.00
3	Maintenance Charges IIIrd floor	MBMCOA	73,610.00
4	Maintenance Charges IVth floor	MBMCOA	175,735.00
5	Electricity Bills	APCPDCL ✓	25,601.00
Total			1,090,270.00

?

till

30/11/2012

Praveen B

CP

APPROVED BY
 06 SEP 2013
 SUDHAKAR MODI
 MANAGING DIRECTOR

8,000
 1,150
 8,112

10,000
 1,150
 8,850

357324
 175735
 162200 ✓



Greater Hyderabad Municipal Corporation

హైదరాబాదు మహానగర పాలక సంస్థ

Property Tax Dues Details 2013-14

New PTIN/ASMT NO : 1080514153 Old PTIN/ASMT No: 04620400300695

Circle : 8

Name : MODI ENTERPRISES

Door Number : 5-9-190/309

Locality : ABIDS

Property Tax Due as on APR-2013		181622
Arrears Tax		47435
Arrears Tax Interest		134822
Current Tax		0
Adjustment		
Total		363879

Property Tax Due Half-Year Wise (As on Oct-2013)					
Tax Details	Demand Year	Tax Amount (Rs)	Interest (Rs)	Total (Rs)	Cumulative Amount (from top) (Rs)
Arrear Tax	2010-2011-1	18090	15196	33286 ✓	33286
Arrear Tax	2010-2011-2	19452	16340	35792 ✓	69078
Arrear Tax	2011-2012-2	9258	1295	10553 ✓	79631
Arrear Tax	2012-2013-1	67411	20220	87631 ✓	167262
Arrear Tax	2012-2013-2	67411	16176	83587 ✓	250849
Current Tax	2013-2014-1	67411	4044	71455	322304
Current Tax	2013-2014-2	67411	0	67411	390264

167262
27862

1,95,124
MAY 12
NOV '12

Property Tax Due as on Oct-2013		181622
Arrears Tax		69227
Arrears Tax Interest		134822
Current Tax		4044
Current Tax Interest		549
Cheque Bounce Penalty		0
Advance		
Total		390264

Property tax Pay Online

Amount (With Out Interest) [Download NEFT/RTGS Instruction Slip](#)

Mode Of Payment Credit Card/Debit Card

* Click Here for Building Usage And Measurement Details

Site Best viewed In 1024*768 / IE7 (Designed, Developed & Maintained by IT Department, GHMC.)

PAID upto NOV '12 - 1,95,124 ✓

From Dec '12 to March '13 - 55,725

13-14 - 71,455

13-14 II - 67,411

1,98,591 - From Dec '12 to March '14



ఆంధ్రప్రదేశ్ రాష్ట్రం ANDHRA PRADESH

AE 676218

No. 29849 Date 18/11/2009
To Satish Modi
D/o M.C. Modi
for whom C.I.F.

K. SRINIVAS
S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 18th day of November 2009 by and between:

1. M/S. SHIV SHAKTI CONSTRUCTIONS, a partnership firm having its office at 5-1-32, R. P. Road, Secunderabad, represented by its partner Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj,
 2. SHRI SATISH MODI (HUF), represented by its Karta Shri Satish Modi, S/o. Late Shri Manilal C Modi, having its office at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad - 3,
- hereinafter collectively referred to as the LESSORS and severally referred to as LESSOR NO. 1 and LESSOR NO. 2, (which term shall mean and include whenever the context may so require their successor-in-interest).

AND

MR. MOHD. AZHAR MUJAHID, S/O. LATE MR. MOHD. AIJAZUDDIN M., aged about 37 years, resident of Flat No.202, Rainbow Apartments, Gandhi Bhavan, Hyderabad, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

[Signature]

Satish Modi

Page 1 of 4

[Handwritten note]

WHEREAS the M/s. Modi Builders Methodist Complex is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement, Registered as Document No. 686/90 on 25/3/88 with the Registrar of Hyderabad, from Methodist Church in India, (Owners) the Owners of the land on which the building is constructed.

WHEREAS under the said agreement, the M/s. Modi Builders Methodist Complex and its Sub-Lessee's have the right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.

WHEREAS the LESSORS have taken on lease the entire 4th floor of the building known as METHODIST COMPLEX, situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad from M/s. Modi Builders Methodist Complex. Under the terms of lease with M/s. Modi Builders Methodist Complex the LESSORS have right to transfer the lease to any other person without giving any prior notice or permission of either the Owners or M/s. Modi Builders Methodist Complex.

WHEREAS the LESSEE has requested the LESSORS to grant on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft., and the LESSORS agreed to give on lease on the terms and conditions specified as hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSORS doth hereby grant and the LESSEE doth hereby taken on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft., more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent as follows per month exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder as per the details given below:

Rent payable in favour of	Amount for the period 2009-10 - @ Rs. 10/- per sft (First year) From 1 st July 2009 to 30 th June 2010	Amount for the period 2010-11 - @ Rs. 12/- per sft (Second year) From 1 st July 2010 to 30 th June 2011	Amount for the period 2010-11 - @ Rs. 14/- per sft (Third year) From 1 st July 2011 to 30 th June 2012
LESSOR NO. 1	Rs. 20,000/-	Rs. 24,000/-	Rs. 28,000/-
LESSOR NO. 2	Rs. 10,000/-	Rs. 12,000/-	Rs. 14,000/-

2. The LESSEE shall pay an amount of **Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only)** as security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSORS. The deposit shall be paid as per the details given below:

Deposit payable to LESSOR NO. 1 - Rs. 2,40,000/-
 Deposit payable to LESSOR NO. 2 - Rs. 1,20,000/-

[Handwritten signature]

[Handwritten signature]

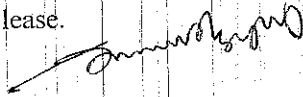
3. The lease shall be for a period of 3 years commencing from 1st July 2009. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE or the LESSORS with an advance notice of three months.
4. The LESSORS and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
5. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSORS.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The agreement will be renewed on mutual understanding between LESSEE and LESSOR after expiry of this lease agreement.
8. The LESSEE shall permit the LESSORS or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSORS shall pay the property taxes pertaining to the leased premises.
2. The LESSORS agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
3. The LESSORS agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.



Saleh Mohd

DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the office space on the fourth floor of the said building known as Methodist Complex, bearing municipal no. 5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft. and bounded by:

NORTH	Open Terrace (facing Lenanie Estate)
SOUTH	Open Terrace (facing Chirag Ali Lane Road)
EAST	Premises occupied by HBL Global Bank
WEST	Open Terrace (facing Brindavan Complex)

IN WITNESS WHEREOF the LESSEE and the LESSORS have signed these presents on the date and at the place mentioned above.

WITNESSES:

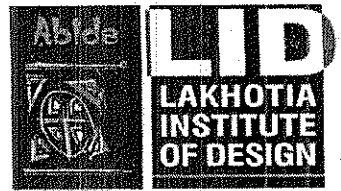
1.

Selvakumar
LESSOR NO. 1

Srinivas
LESSOR NO. 2

2.

LESSEE



लखोटिया इंस्टिट्यूट ऑफ डिजाईन
ISO 9001:2008 CERTIFIED
SHAPING FUTURES, DESIGNING DESTINIES
Institute of Fashion, Textile and Interior Designing



Letter of confirmation

From :
Mohd Azhar Mujahid,
Hydearbbad.

Date: 30-04-2013

To
Mr.Soham Modi
5-4-187/3 & 4,
IInd Floor, M.G. Road,
Secunderabad.

Subject: Handing over the vacant possession.

Reference : Lease agreement for about 6000 sft office space on the IV floor of the building known as Modi Builders Methodist Complex, Situated at Abids, Hyderabad.

Dear Sir,

I had taken the above mentioned premises on lease, and as per your e mail conversations we agree to vacate the premises. We had mailed you to give us some time to clear your dues, you did not reply us, unable to spend so much on increasing rents and to avoid protracted litigation I have decided d to hand over the vacant possession of the said premises with effect from 30/04/2013.

I hereby confirm that I have handed over the vacant possession of said premises from this day i.e 30th April- 2013. I further confirm that I will settle all the dues till April 2013 with your firm. I also hereby confirm that I have no right, title or interest of whatsoever nature in the said premises or against M/s. Modi Builders Methodist Complex.

Thanks for the cooperation for all these years. Kindly mail us the dues deducting the refundable deposit laying with you. We are now operating from 305, 3rd Floor, Methodist complex, Abids, Hyderabad.

MOHD. AZHAR MUJAHID

Head Office: IV Floor, Methodist Complex, Abids Road, Hyderabad, (A.P.), 500001. Phone: 040-66681108 / 66786598

Branch: V Floor, Tejaswi Plaza, Above Tanishq, Punjagutta, Hyderabad, (A.P.), Phone: 040-66617788

URL: www.lakhotia institute of design.com / www.aliad.in / EMAIL: lid.hyderabad@gmail.com

Soham Modi

From: "LID- LAKHOTIA INSTITUTE OF DESIGN" <lid.hyderabad@gmail.com>
Date: 30 April, 2013 4:39 PM
To: "admin" <admin@modiproperties.com>; <soham@modiproperties.com>; <sohammodi@hotmail.com>;
"shiv shakthi" <shivi_shakti@yahoo.co.in>
Attach: 4th floor vacating letter to soham modi.jpg
Subject: Re: Vacate premises immediately - Lakhotia ,4th floor,MBMC

Letter of confirmation

From : Date: 30-04-2013

Mohd Azhar Mujahid,

Hydearbbad.

To

Mr.Soham Modi

5-4-187/3 & 4,

IInd Floor, M.G. Road,

Secunderabad.

Subject: Handing over the vacant possession.

Reference : Lease agreement for about 6000 sft office space on the IV floor of the building known as Modi Builders Methodist Complex, Situated at Abids, Hyderabad.

Dear Sir,

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I hereby confirm that I have handed over the vacant possession of said premises from this day i.e 30th April- 2013. I further confirm that I will settle all the dues till April 2013 with your firm. I also hereby confirm that I have no right, title or interest of whatsoever nature in the said premises or against M/s. Modi Builders Methodist Complex.

Thanks for the cooperation for all these years. Kindly mail us the dues deducting the

01-May-13

Date 08.09.2013

From,
Mr. Mohd. Azhar Mujahid,
S/o. Late Mr. Mohd. Aijazuddin,
Flat No.202, Rainbow Apartments,
Gandhi Bhavan,
Hyderabad.

To,
Mr. Satish Modi (HUF),
5-4-187/3 & 4, M G Road,
Secunderabad – 500 003.

Subject:- Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist Complex, Abids, Hyderabad, admeasuring about 6,000 sft.

Dear Sir,

I have taken on lease the above referred premises from 01.07.2012 to 01.03.2015. The said premises were jointly leased by M/s. Shiv Shakti Constructions & Shri. Satish Modi (HUF). Rent for the premises is being paid from month to month with an annual increase of 10% every month.

I have handed over vacant possession of the said premises on 30.04.2013. As on ^{the} date the total arrears of rent to Satish Modi HUF after adjusting the security deposit ^{is} Rs. 4,58,000/- (Rupees four lakhs fifty eight thousand only). I confirm that the arrears of the rent given herein have been arrived at by cross checking the accounts with your office. I have accepted the said figure as final and shall not raise any objections on this count.

Out of the said arrears I have paid an amount of Rs. _____ . Please find enclosed a cheque of Rs. _____, dated _____ drawn on _____ bank for the balance amount.

Thank You.

Yours sincerely,

Mohd. Azhar Mujahid

Note:

Collect undated PDC marked as not more than Rs. 5 lacs in favour of Satish Modi HUF amount to be left blank. Cheque to be deposited in case of failure to pay any installment in time.

Collect similar letter and cheques for Suresh Bajaj.

Undertaking

Date

From,
Mr. Mohd. Azhar Mujahid,
S/o. Late Mr. Mohd. Aijazuddin,
Flat No.202, Rainbow Apartments,
Gandhi Bhavan,
Hyderabad.

Azhar
APPROVED BY
10 MAY 2013
SOHAM MODI
MANAGING DIRECTOR

To,
Mr. Satish Modi (HUF),
5-4-187/3 & 4, M G Road,
Secunderabad – 500 003.

Subject: - Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist Complex, Abids, Hyderabad, admeasuring about 6,000 sft.

Dear Sir,

I have taken on lease the above referred premises from 01.07.2006 to 30.4.2013. The said premises was jointly leased by M/s. Shiv Shakti Constructions & Shri. Satish Modi (HUF). Rent for the premises is being paid from month to month with an annual increase of 10% every month.

I have handed over vacant possession of the said premises on 30.04.2013. As on date the total arrears of rent to Satish Modi HUF after adjusting the security deposit is Rs. 4,58,000/- (Rupees four lakhs fifty eight thousand only). I confirm that the arrears of the rent given herein have been arrived at by cross checking the accounts with your office. I have accepted the said figure as final and shall not raise any objections on this count.

At my request you have agreed to let me pay the arrears of Rs. 4,58,000/- in installments by way of post dated cheques as per the details given below. I confirm that I shall honor the cheques when presented to the bank for clearing.

Sl No.	cheque number	cheque date	drawn on	Amount
1.				50,000/-
2.				50,000/-
3.				50,000/-
4.				50,000/-
5.				50,000/-
6.				50,000/-

7.				50,000/-
8.				50,000/-
9.				58,000/-

The arrears of rent for M/s. Shiv Shakti Construction have been separately settled.

Thank You.

Yours sincerely,

(_____)

Name : Mohd. Azhar Mujahid

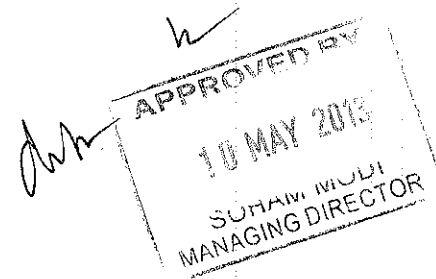
Place : _____

Date : _____

From,
Mr. Mohd. Azhar Mujahid,
S/o. Late Mr. Mohd. Aijazuddin,
Flat No.202, Rainbow Apartments,
Gandhi Bhavan,
Hyderabad.

Date

To,
Mr. Satish Modi (HUF),
5-4-187/3 & 4, M G Road,
Secunderabad – 500 003.



Subject:- Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist Complex, Abids, Hyderabad, admeasuring about 6,000 sft.

Dear Sir,

I have taken on lease the above referred premises from 01.07.2012 to 01.03.2015. The said premises were jointly leased by M/s. Shiv Shakti Constructions & Shri. Satish Modi (HUF). Rent for the premises is being paid from month to month with an annual increase of 10% every month.

I have handed over vacant possession of the said premises on 30.04.2013. As on that date the total arrears of rent to Satish Modi HUF after adjusting the security deposit was Rs. 4,58,000/- (Rupees four lakhs fifty eight thousand only). I confirm that the arrears of the rent given herein have been arrived at by cross checking the accounts with your office. I have accepted the said figure as final and shall not raise any objections on this count.

Out of the said arrears I have paid an amount of Rs. _____. Please find enclosed a cheque of Rs. _____, dated _____ drawn on _____ bank for the balance amount.

Thank You.

Yours sincerely,

Mohd. Azhar Mujahid.

Collect undated PDC marked as not more than Rs. 5 lacs in favour of Satish Modi HUF amount to be left blank. Cheque to be deposited in case of failure to pay any installment in time.

Collect similar letter and cheques for Suresh Bajaj.

Date 08.05.2013

From,
Mr. Mohd. Azhar Mujahid,
S/o. Late Mr. Mohd. Aijazuddin,
Flat No.202, Rainbow Apartments,
Gandhi Bhavan,
Hyderabad.

To,
Mr. Satish Modi (HUF),
5-4-187/3 & 4, M G Road,
Secunderabad – 500 003.

Subject:- Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist
Complex

Dear Sir,

I have taken on lease the above referred premises from 01.07.2012 to 01.03.2015. The said premises were jointly leased by M/s. Shiv Shakti Constructions & Shri. Satish Modi (HUF). Rent for the premises is being paid from month to month with an annual increase of 10% every month.

I have handed over vacant possession of the said premises on 30.04.2013. As on date the total arrears of rent after adjusting the security deposit is Rs. 4,58,000/- (Rupees four lakhs fifty eight thousand only). I confirm that the arrears of the rent given herein have been arrived at by cross checking the accounts with your office. I have accepted the said figure as final and shall not raise any objections on this count.

Out of the said arrears I have paid an amount of Rs. _____

Please find enclosed a cheque of Rs. _____, dated _____ drawn on _____ for the balance amount.

Thank You.

Yours sincerely,

Mohd. Azhar Mujahid

Collect undated PDC marked as not more than Rs. 5 lacs in favour of Satish Modi HUF amount to be left blank. Cheque to be deposited in case of failure to pay any installment in time.

~~(Collect similar letter and cheques for Suresh Bajaj.)~~

↑
provide enough space to write by hand!

Details of LCC rents (Safish Modi HUF 4th Floor)			
Lessor	Safish Modi HUF	Lease period	
Lessee	Mohd. Azhar Mujahid (Lakhotia)	Lease period	01/07/2006 to 31/03/2008 (Lease agreement dated 05.09.2006)
		Lease period	01/07/2009 to 30/06/2012 (Lease agreement dated 18.11.2009)
		Lease period	01/07/2012 to 31/03/2015 (Lease agreement dated 07.08.2012)
<u>Rent:</u>			
Account Settled as on 31.03.2012		268,003.00	(01.07.2011 to 31.03.2012)
Received PDC's against total dues			
17 Cheques	15,000.00	255,000.00	
1 Cheque	13,000.00	13,000.00	
		268,000.00	Pdc Received
	<u>Cheque No</u>	<u>Date</u>	<u>Amount</u>
	406501	15.04.2012	15,000.00 PDC Cleared
	406502	15.05.2012	15,000.00 PDC Cleared
	406503	15.06.2012	15,000.00 Bounced
	406504	15.07.2012	15,000.00 Bounced
	406505	15.08.2012	15,000.00 Bounced
As on 31.03.2012		268,000.00	
Less 2 Pdc cleared		30,000.00	
Total		238,000.00	Dues as on 31.03.12
	BALANCE DUES	238,000.00	(01.07.2011 to 31.03.2012)
		28,000.00	April'12 rent + amenities
		28,000.00	May'12 rent + amenities
		28,000.00	June'12 rent + amenities
		23,100.00	July'12 rent + amenities new agreement
		23,100.00	Aug'12 rent + amenities
		23,100.00	Sep'12 rent + amenities
		23,100.00	Oct'12 rent + amenities
		23,100.00	Nov'12 rent + amenities
		23,100.00	Dec'12 rent + amenities
		23,100.00	Jan'13 rent + amenities
		23,100.00	Feb'13 rent + amenities
		23,100.00	Mar'13 rent + amenities
		23,100.00	April'13 rent + amenities
	Total Dues	553,000.00	
	Less : received online 05.03.2013	50,000	
	Total Dues as on 31.03.2013	503,000.00	
	Less : DEPOSIT	45000	
		458,000.00	TOTAL OUTSTANDING DUES AS ON 30.04.2013

HDFC BANK LTD
SURYODAYA, HYDERABAD
SURYODAYA

Date : 03-APR-2013

HYDERABAD 500016
ANDHRA PRADESH
INDIA

Dear Customer,

In accordance with the details shown below, we have debited your SAVINGS/CURRENT account 00421000119739 as under:

Instrument	Amount	Cheque No.	Payee Bank and Branch
Return Charges		Slip/Ref No.	Reason for return
	15,000.00	000000406510	ANDHRA BANK & NAMPALLY (NMP)
	100.00	000000000000	INSUFFICIENT FUNDS

DETAILS : Being the amount of cheque(s) deposited by you and returned unpaid (cheque(s) enclosed).

TO,
SATISH MODI HUF
C/O MODI PROF AND INVTS P LTD,
5-4-127/3 AND 4, SOHAM MODI, M G RD
3-FLR, ABV BANK OF BARODA, RANIGUHT
SECUNDERABAD 500003
ANDHRA PRADESH
IN

THIS IS A COMPUTER GENERATED STATEMENT AND REQUIRES NO SIGNATURE.

Date: 15/01/2013

Pay: Sri Satish Modi (HUF)

या धारक को Or Bearer

रुपये Rupees 15,000/- thousand only

अदा करें Rs 15000/-

खाता सं. Ac. No.	ब.प. L.F.	को.ह. Inits.
---------------------	--------------	-----------------

आंध्र बैंक Andhra Bank
(378) नान्पल्ली, हैदराबाद - 500 001 037811011001440
NAMPALLY, HYDERABAD - 500 001
AB/CA/BQ (ANDB0000378)
चेक सं. Cheque No.

NMP
HDFC BANK LTD.
SECUNDERABAD BR.-0042

॥ 406510 ॥ 5000110311 ॥

HDFC BANK LTD
SURYODAYA, HYDERABAD
SURYODAYA

Date : 03-APR-2013

HYDERABAD 500016
ANDHRA PRADESH
INDIA

Dear Customer,

In accordance with the details shown below, we have debited your SAVINGS/CURRENT account 00421000119729 as under:

Instrument Amount	Cheque No.	Payee Bank and Branch
Return Charges	Slip/Ref No.	Reason for return
15,000.00	000000406519	ANDHRA BANK & NAMPALLY (NMP)
100.00	000000000000	INSUFFICIENT FUNDS

DETAILS : Being the amount of cheque(s) deposited by you and returned unpaid (cheque(s) enclosed).

TO,
SATISH MODI HUF
C/O MODI PROF AND INVST P LTD.
5-4-127/3 AND 4, SOHAM MODI, M G RD
3-FLR, ABV BANK OF BARODA, BANISUNJ
SECUNDERABAD 500003
ANDHRA PRADESH
IN

THIS IS A COMPUTER GENERATED STATEMENT AND REQUIRES NO SIGNATURE.

Date 15/02/2013

Pay Sr Satish modi (HUF)

रुपये Rupees Fifteen thousand only या धारक को Or Beare

अदा करें Rs 15000/-

खाता सं. A/c. No.	म.प. C.P.	को.ह. Inits.
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आंध्र बैंक Andhra Bank
(378) नामपल्ली, हैदराबाद - 500 001 037811011001446
NAMPALLY, HYDERABAD - 500 001 NMP
AB/CA/BQ (ANDB0000378)
चेक सं. Cheque No.

HDFC BANK LTD.
SECUNDERABAD BR.-0042

॥ 406519 ॥ 5000110311 ॥

HDFC BANK LTD
SURYODAYA, HYDERABAD
SURYODAYA

Date : 03-MAR-2013

HYDERABAD 500016
ANDHRA PRADESH
INDIA

Dear Customer,

In accordance with the details shown below, we have debited your SAVINGS/CURRENT account 00421900119739 as under:

Instrument Amount	Cheque No.	Payee Bank and Branch
Return Charges	Slip/Ref No.	Reason for return
15,000.00	000000406512	ANDHRA BANK & NAMPALLY (NMP)
100.00	000000000000	INSUFFICIENT FUNDS

DETAILS : Being the amount of cheque(s) deposited by you and returned unpaid (cheque(s) enclosed).

TO,
SATISH MODI BUY
C/O MODI PROP AND INVSTS P LTD,
5-4-187/3 AND 4, SOHAM MODI, M G RD
3-FLR, ABY BANK OF BARODA, RANIGUMM
SECUNDERABAD 500003
ANDHRA PRADESH
IN

THIS IS A COMPUTER GENERATED STATEMENT AND REQUIRES NO SIGNATURE.

Date 15/03/2013

Pay Satish Modi (thor)

या धारक को Or Beal

हमने Rupees Fifteen thousand only

अदा करें रु. 15000/-

खाता सं. Ac. No.	व.प. L.F.	छो.ह. Inills.
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आंध्र बैंक Andhra Bank
(378) नामपल्ली, हैदराबाद 500 001
NAMPALLY, HYDERABAD - 500 001
AB/CA/BQ (ANDB0000378)
चेक सं. Cheque No.

037811011001446
NMP

HDFC BANK LTD.
SECUNDERABAD BR.-0042

॥ 406512 ॥ 5000110311 ॥

admin

From: LID- LAKHOTIA INSTITUTE OF DESIGN [lid.hyderabad@gmail.com]
Sent: 29 November, 2012 7:08 PM
To: Admin
Subject: Re: Fw: Most Urgent - Lakhotia

Fine, Will come and meet Mr.Soham Modi personally in his office next week with prior appointment.

Regards.

On Tue, Nov 27, 2012 at 10:14 AM, Admin <admin@modiproperties.com> wrote:
Dear Sir,

Many times we have sent our persons to your office for rent collection and agreements, no response from you.

At present we don't have any rights to send any statements .

Now the matter is dealing by our advocate.

Please inform to our MD, email: soham@modiproperties.com if you require any certain information from us.

Regards,

Jai Kumaar. G | Manager - HR & Admin | **Modi Properties**
Soham Mansion, M G Road, Secunderabad – 500003 |
☎ +91-40-66335551 | 📠 +91-40-8106582785 | Fax: +91-40-27544058
email: admin@modiproperties.com | www.modiproperties.com

----- Original Message -----

From: LID- LAKHOTIA INSTITUTE OF DESIGN
To: Admin
Sent: Monday, November 26, 2012 3:34 PM
Subject: Most Urgent

Need urgently the statements for the last year, and bounced cheque details seperatly for Modi Builders and Sri Satis Modi HUF.

Repeatedly we are reminding you for the above over mails and over the sms to Mr.Jay Kumnar and Mr. Praveen.

Its Urgent.

--

AZHAR AM,
Chairman / MD,
AYESHA AM,
CEO/ Director,

LID - LAKHOTIA INSTITUTE OF DESIGN

ISO 9001:2008 Certified

Institute of Fashion, Interior , Textile Designing, Fashion Photography, and Fashion Styling.
**LIHM - LAKHOTIA INSTITUTE OF HOSPITALITY AND
MANAGEMENT**

Institute of Hotel Management, Air Hostess & Flight steward training.

Head Office & Abids Centre: 3rd Floor, Methodist Complex, Opp: Chermas, Abids, Hyderabad (AP) India.
500001, . Phone: +91-040-66681108, Fax: +91-040-66786598.

City Branch: 5th Floor, Above Tanishq, Punjaguta, Hyderabad,(AP), India. Phone: +91-040-66617788

www.aliad.in

www.lakhotiainstituteofdesign.com

Click the following link to watch our video library :

<http://www.hybiz.tv/Lakhotia-Institute>

<http://www.hyderabadfashions.com/index.php/home/sea/lakhotia/0>

admin@modiproperties.com

From: "Admin" <admin@modiproperties.com>
To: <shivi_shakti@yahoo.co.in>
Cc: <koppusheeba@gmail.com>
Sent: Monday, November 26, 2012 12:22 PM
Subject: Lakhotia lease agreement (Urgent)
Sheeba,

We have received the lease and general amenities agreements - 2 sets, we have sent the agreements duly approved by our MD, but you have changed the general amenities agreement 2nd and 3rd copies.

please be informed that Sl.no. 5 and sl.no.6 are incorrect, the words "LESSORS AND "LESSEE" are shall not be used in the general amenities agreement 2nd copy

General amenities agreement has been executed between OWNERS AND HIREE, where is the question of LESSORS AND LESSEE.

Also one signature is missing in lease agreement second copy.

Kindly advise whether we have to take the signatures of Satish Modi and Tenant, if not we have to change it.

Regards,

Jai Kumar. G | Manager - HR & Admin | **Modi Properties**
Soham Mansion, M G Road, Secunderabad – 500003 |
☎ +91-40-66335551 | 📠 +91-40-8106582785 | Fax: +91-40-27544058
email: admin@modiproperties.com | www.modiproperties.com

03/Dec/12

MBMAC

SATISH MODI - HUF					A	B	C	D = B+C-A
Details of rent receipts					Amount paid	Rent receivable	Service tax	Balance
S No.	From	To	Paid or payable to	Description				
1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent		13,333		13,333
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13,333		26,666
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13,333		39,999
4	1-Oct-06	31-Oct-06	SATISH - HUF	Rent		13,333		53,332
5	1-Nov-06	30-Nov-06	SATISH - HUF	Rent		13,333		66,665
6	1-Dec-06	31-Dec-06	SATISH - HUF	Rent		13,333		79,998
7	1-Jan-07	31-Jan-07	SATISH - HUF	Rent		13,333		93,331
8	1-Feb-07	28-Feb-07	SATISH - HUF	Rent		13,333		106,664
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent		13,333		119,997
10	31-Mar-07		SATISH - HUF	Rent	93,338			26,659
11	1-Apr-07	30-Apr-07	SATISH - HUF	Rent		15,000		41,659
12	1-May-07	31-May-07	SATISH - HUF	Rent		15,000		56,659
13	1-Jun-07	30-Jun-07	SATISH - HUF	Rent		15,000		71,659
14	1-Jul-07	31-Jul-07	SATISH - HUF	Rent		15,000		86,659
15	1-Aug-07	31-Aug-07	SATISH - HUF	Rent		15,000		101,659
16	1-Sep-07	30-Sep-07	SATISH - HUF	Rent		15,000		116,659
17	1-Oct-07	31-Oct-07	SATISH - HUF	Rent		15,000		131,659
18	1-Nov-07	30-Nov-07	SATISH - HUF	Rent		15,000		146,659
19	1-Dec-07	31-Dec-07	SATISH - HUF	Rent		15,000		161,659
20	1-Jan-08	31-Jan-08	SATISH - HUF	Rent		15,000		176,659
21	1-Feb-08	29-Feb-08	SATISH - HUF	Rent		15,000		191,659
22	1-Mar-08	31-Mar-08	SATISH - HUF	Rent		15,000		206,659
23	31-Mar-08		SATISH - HUF	Rent	176,668			29,991
24	1-Apr-08	30-Apr-08	SATISH - HUF	Rent		15,750		45,741
25	1-May-08	31-May-08	SATISH - HUF	Rent		15,750		61,491
26	1-Jun-08	30-Jun-08	SATISH - HUF	Rent		15,750		77,241
27	1-Jul-08	31-Jul-08	SATISH - HUF	Rent		15,750		92,991
28	1-Aug-08	31-Aug-08	SATISH - HUF	Rent		15,750		108,741
29	1-Sep-08	30-Sep-08	SATISH - HUF	Rent		15,750		124,491
30	1-Oct-08	31-Oct-08	SATISH - HUF	Rent		15,750		140,241
31	1-Nov-08	30-Nov-08	SATISH - HUF	Rent		15,750		155,991
32	1-Dec-08	31-Dec-08	SATISH - HUF	Rent		15,750		171,741
33	1-Jan-09	31-Jan-09	SATISH - HUF	Rent		15,750		187,491
34	1-Feb-09	28-Feb-09	SATISH - HUF	Rent		15,750		203,241
35	1-Mar-09	31-Mar-09	SATISH - HUF	Rent		15,750		218,991
36	31-Mar-09		SATISH - HUF	Rent	185,250			33,741
37	1-Apr-09	30-Apr-09	SATISH - HUF	Rent		16,538		50,279
38	1-May-09	31-May-09	SATISH - HUF	Rent		16,538		66,817
39	1-Jun-09	30-Jun-09	SATISH - HUF	Rent		16,538		83,355
40	1-Jul-09	31-Jul-09	SATISH - HUF	Rent		20,000		103,355
41	1-Aug-09	31-Aug-09	SATISH - HUF	Rent		20,000		123,355
42	1-Sep-09	30-Sep-09	SATISH - HUF	Rent		20,000		143,355
43	1-Oct-09	31-Oct-09	SATISH - HUF	Rent		20,000		163,355
44	1-Nov-09	30-Nov-09	SATISH - HUF	Rent		20,000		183,355
45	1-Dec-09	31-Dec-09	SATISH - HUF	Rent		20,000		203,355
46	1-Jan-10	31-Jan-10	SATISH - HUF	Rent		20,000		223,355
47	1-Feb-10	28-Feb-10	SATISH - HUF	Rent		20,000		243,355
48	1-Mar-10	31-Mar-10	SATISH - HUF	Rent		20,000		263,355
49	31-Mar-10		SATISH - HUF	Rent	144,271			119,084

50	31-Mar-10		SATISH - HUF	TDS	25,426		93.658
51	1-Apr-10	30-Apr-10	SATISH - HUF	Rent		20,000	113.658
52	1-May-10	31-May-10	SATISH - HUF	Rent		20,000	133.658
53	1-Jun-10	30-Jun-10	SATISH - HUF	Rent		20,000	153.658
54	1-Jul-10	31-Jul-10	SATISH - HUF	Rent		24,000	177.658
55	1-Aug-10	31-Aug-10	SATISH - HUF	Rent		24,000	201.658
56	1-Sep-10	30-Sep-10	SATISH - HUF	Rent		24,000	225.658
57	1-Oct-10	31-Oct-10	SATISH - HUF	Rent		24,000	249.658
58	1-Nov-10	30-Nov-10	SATISH - HUF	Rent		24,000	273.658
59	1-Dec-10	31-Dec-10	SATISH - HUF	Rent		24,000	297.658
60	1-Jan-11	31-Jan-11	SATISH - HUF	Rent		24,000	321.658
61	1-Feb-11	28-Feb-11	SATISH - HUF	Rent		24,000	345.658
62	1-Mar-11	31-Mar-11	SATISH - HUF	Rent		24,000	369.658
63	15-Mar-11		SATISH - HUF	Rent	280,455		89,203
64	31-Mar-11		SATISH - HUF	TDS	27,200		62,003
65	1-Apr-11	30-Apr-11	SATISH - HUF	Rent		24,000	86,003
66	1-May-11	31-May-11	SATISH - HUF	Rent		24,000	110,003
67	1-Jun-11	30-Jun-11	SATISH - HUF	Rent		24,000	134,003
68	1-Jul-11	31-Jul-11	SATISH - HUF	Rent		28,000	162,003
69	1-Aug-11	31-Aug-11	SATISH - HUF	Rent		28,000	190,003
70	1-Sep-11	30-Sep-11	SATISH - HUF	Rent		28,000	218,003
71	13-Oct-11		SATISH - HUF	Rent	118,000		100,003
73	1-Oct-11	31-Oct-11	SATISH - HUF	Rent		28,000	128,003
74	1-Nov-11	30-Nov-11	SATISH - HUF	Rent		28,000	156,003
75	1-Dec-11	31-Dec-11	SATISH - HUF	Rent		28,000	184,003
76	1-Jan-12	31-Jan-12	SATISH - HUF	Rent		28,000	212,003
77	1-Feb-12	28-Feb-12	SATISH - HUF	Rent		28,000	240,003
78	1-Mar-12	31-Mar-12	SATISH - HUF	Rent		28,000	268,003
			SATISH - HUF	TDS(11-12)	32,400		235,603
	Total				1,083,008	1,318,611	

V.S. Sharma
3/4/12

APPROVED BY
31 MAR 2012
SOHAM MODI
MANAGING DIRECTOR

Verified
A. Sambhar Das
2/4/12

Amount of 2.68,00,000-
to be paid @ 15,00,000 - p.m. starting from 7/4/12

Accountant settled
upto 31/3/12.

4th floor

Details of PDCs			
Satish Modi Huf			
Sl.No.	Cheque Date	Ch.No.	Amount
1	15-04-12	406501	15,000.00
2	15-05-12	406502	15,000.00
3	15-06-12	406503	15,000.00
4	15-07-12	406504	15,000.00
5	15-08-12	406505	15,000.00
6	15-09-12	406506	15,000.00
7	15-10-12	406507	15,000.00
8	15-11-12	406508	15,000.00
9	15-12-12	406509	15,000.00
10	15-01-13	406510	15,000.00
11	15-02-13	406519	15,000.00
12	15-03-13	406512	15,000.00
13	15-04-13	406513	15,000.00
14	15-05-13	406514	15,000.00
15	15-06-13	406515	15,000.00
16	15-07-13	406516	15,000.00
17	15-08-13	406517	15,000.00
18	15-09-13	406518	13,000.00
			268,000.00

2 cheques cleared.
Return
Return
Return

— arrears as on
31/3/2012

Jai
3/4/12

Take fresh cheques ~~also~~ for current
Rent
@ every month
3/4/12

15,000 x 6 months (from Jun-12 to Nov-12)
cheques due - of old settlement.
= 90,000/-

lessor → Satish Modi Huf

lessee → Mohd. Azhar Mstujahid (Lakshtra).

Rent

(1) Account settled as on 31/3/12 — 268,003/-
 a) (Statement enclosed)

(2) Received PDC's against 2,68,000/- dues

17 cheques × 15,000 = 2,55,000
 1 cheque × 13,000 13,000
2,68,000

PDC Received
 b) (Statement enclosed)

(3)

i) cheque no: 406501	- dt. 15/4/12	- PDC - 15,000/-	Cleared ✓
ii) cheque no: 406502	- dt. 15/5/12	- PDC 15,000/-	Cleared ✓
iii) cheque no: 406503	- dt. 15/6/12	- PDC - 15,000/-	Bounced ✗
iv) cheque no: 406504	- dt. 15/7/12	- PDC 15,000/-	Bounced ✗
v) cheque no: 406505	- dt. 15/8/12	- PDC 15,000/-	Bounced ✗

as on 31/3/12 — 268,000 due
 Less: 2 PDC cleared — 30,000
 2,38,000 due as on 31/3/12

a) Statement enclosed — approved copy on 31/3/12 (Rent Receipts)

b) Statement enclosed = P.D.C. cheques details.

2,38,000	due as on 31/3/12
28,000	Apr'12 rent + amounts
28,000	May'12 rent + amounts
28,000	Jun'12 rent + amounts
23,100	Jul'12 rent + amounts (New agreement)
23,100	Aug'12 " "
23,100	Sep'12 " "
23,100	Oct'12 " "
<hr/>	
4,14,400	Due's
<hr/>	
23100	Nov'12
23100	Dec'12
23100	Jan'13
23100	Feb'13
<hr/>	
5,06,800	
<hr/>	

lessor. Satish Modi (HUF), represented by its Karta Satish ^{modi}
 lessee ~~to~~ Mohd. Azhar Mujahid.

Rent
 as on 31/3/12 settled amount Bal - 268 003/-

Received PDC's 17 cheq x 15000 = 255 000
 1 cheq x 13000 13,000
 for arrears. 18 cheq's 268 000

(statements enclosed)

		<u>PDC</u>	
<u>Fresh Rent</u>			not cleared Bank
April '12	28,000/-	(C)	
May '12	28,000/-	→	
Jun '12	28,000/-	→	not cleared
July '12	28,000/-	→	"
Aug '12	28,000/-	→	"
Sep '12	28,000		
Oct '12	28,000		
			15-4-12 406501 - 15000/- C

Cheques not received

Details of PDCs			
Satish Modi Huf			
Sl.No.	Cheque Date	Ch.No.	Amount
1	15-04-12	406501	15,000.00
2	15-05-12	406502	15,000.00
3	15-06-12	406503	15,000.00
4	15-07-12	406504	15,000.00
5	15-08-12	406505	15,000.00
6	15-09-12	406506	15,000.00
7	15-10-12	406507	15,000.00
8	15-11-12	406508	15,000.00
9	15-12-12	406509	15,000.00
10	15-01-13	406510	15,000.00
11	15-02-13	406519	15,000.00
12	15-03-13	406512	15,000.00
13	15-04-13	406513	15,000.00
14	15-05-13	406514	15,000.00
15	15-06-13	406515	15,000.00
16	15-07-13	406516	15,000.00
17	15-08-13	406517	15,000.00
18	15-09-13	406518	13,000.00
			268,000.00

- C
 - C
 - R
 - R
 - R

lessor. Satish Modi (HUF), represented by/for Karti Satish mod
 lessee ~~to~~ Mohd. Azhar Mujahid.

Rent
 as on 31/3/12 settled amount Bal — 268 003/-

Received PDC's 17 cheq x 15000 = 255 000
 1 cheq x 13000 13,000
 for arrears. 18 cheq's 268 000

(statements enclosed)

		<u>PDC</u>	
<u>Fresh Rent</u>			not cleared Bank
April '12	28,000/-	→ (C)	
May '12	28,000/-	→	₹
Jun '12	28,000/-	→	not cleared
July '12	28,000/-	→	"
Aug '12	28,000/-	→	"
<u>Account</u>	406535	28000/- N/C	15-4-12 406501 — 15000/-
	406556	→ 28000/- C	
	406557	→ 28000/- C	

Cheques not received

Details of PDCs			
Satish Modi Huf			
Sl.No.	Cheque Date	Ch.No.	Amount
1	15-04-12	406501	15,000.00
2	15-05-12	406502	15,000.00
3	15-06-12	406503	15,000.00
4	15-07-12	406504	15,000.00
5	15-08-12	406505	15,000.00
6	15-09-12	406506	15,000.00
7	15-10-12	406507	15,000.00
8	15-11-12	406508	15,000.00
9	15-12-12	406509	15,000.00
10	15-01-13	406510	15,000.00
11	15-02-13	406519	15,000.00
12	15-03-13	406512	15,000.00
13	15-04-13	406513	15,000.00
14	15-05-13	406514	15,000.00
15	15-06-13	406515	15,000.00
16	15-07-13	406516	15,000.00
17	15-08-13	406517	15,000.00
18	15-09-13	406518	13,000.00
			268,000.00

C
C
R
R
R

268,000
- 90,000

178,000

SATISH MODI - HUF					A	B	C	D = B+C-A
Details of rent receipts					Amount paid	Rent receivable	Service tax	Balance
Date: 7-Mar-12								
Prepared By: Subramanyam								
S No.	From	To	Paid or payable to	Description				
						13,333		13,333
1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent		13,333		26,666
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13,333		39,999
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13,333		53,332
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13	1-Jun-07	30-Jun-07	SATISH - HUF	Rent		15,000		86,659
14	1-Jul-07	31-Jul-07	SATISH - HUF	Rent		15,000		101,659
15	1-Aug-07	31-Aug-07	SATISH - HUF	Rent		15,000		116,659
16	1-Sep-07	30-Sep-07	SATISH - HUF	Rent		15,000		131,659
17	1-Oct-07	31-Oct-07	SATISH - HUF	Rent		15,000		146,659
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24	1-Apr-08	30-Apr-08	SATISH - HUF	Rent		15,750		61,491
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27	1-Jul-08	31-Jul-08	SATISH - HUF	Rent		15,750		108,741
28	1-Aug-08	31-Aug-08	SATISH - HUF	Rent		15,750		124,491
29	1-Sep-08	30-Sep-08	SATISH - HUF	Rent		15,750		140,241
30	1-Oct-08	31-Oct-08	SATISH - HUF	Rent		15,750		155,991
31	1-Nov-08	30-Nov-08	SATISH - HUF	Rent		15,750		171,741
32	1-Dec-08	31-Dec-08	SATISH - HUF	Rent		15,750		187,491
33	1-Jan-09	31-Jan-09	SATISH - HUF	Rent		15,750		203,241
34	1-Feb-09	28-Feb-09	SATISH - HUF	Rent		15,750		218,991
35	1-Mar-09	31-Mar-09	SATISH - HUF	Rent		15,750		33,741
36	31-Mar-09		SATISH - HUF	Rent	185,250			50,279
37	1-Apr-09	30-Apr-09	SATISH - HUF	Rent		16,538		66,817
38	1-May-09	31-May-09	SATISH - HUF	Rent		16,538		83,355
39	1-Jun-09	30-Jun-09	SATISH - HUF	Rent		16,538		103,355
40	1-Jul-09	31-Jul-09	SATISH - HUF	Rent		20,000		123,355
41	1-Aug-09	31-Aug-09	SATISH - HUF	Rent		20,000		143,355
42	1-Sep-09	30-Sep-09	SATISH - HUF	Rent		20,000		163,355
43	1-Oct-09	31-Oct-09	SATISH - HUF	Rent		20,000		183,355
44	1-Nov-09	30-Nov-09	SATISH - HUF	Rent		20,000		203,355
45	1-Dec-09	31-Dec-09	SATISH - HUF	Rent		20,000		223,355
46	1-Jan-10	31-Jan-10	SATISH - HUF	Rent		20,000		243,355
47	1-Feb-10	28-Feb-10	SATISH - HUF	Rent		20,000		263,355
48	1-Mar-10	31-Mar-10	SATISH - HUF	Rent		20,000		119,084
49	31-Mar-10		SATISH - HUF	Rent	144,271			

50	31-Mar-10		SATISH - HUF	TDS	25,426		93,658
51	1-Apr-10	30-Apr-10	SATISH - HUF	Rent		20,000	113,658
52	1-May-10	31-May-10	SATISH - HUF	Rent		20,000	133,658
53	1-Jun-10	30-Jun-10	SATISH - HUF	Rent		20,000	153,658
54	1-Jul-10	31-Jul-10	SATISH - HUF	Rent		24,000	177,658
55	1-Aug-10	31-Aug-10	SATISH - HUF	Rent		24,000	201,658
56	1-Sep-10	30-Sep-10	SATISH - HUF	Rent		24,000	225,658
57	1-Oct-10	31-Oct-10	SATISH - HUF	Rent		24,000	249,658
58	1-Nov-10	30-Nov-10	SATISH - HUF	Rent		24,000	273,658
59	1-Dec-10	31-Dec-10	SATISH - HUF	Rent		24,000	297,658
60	1-Jan-11	31-Jan-11	SATISH - HUF	Rent		24,000	321,658
61	1-Feb-11	28-Feb-11	SATISH - HUF	Rent		24,000	345,658
62	1-Mar-11	31-Mar-11	SATISH - HUF	Rent		24,000	369,658
63	15-Mar-11		SATISH - HUF	Rent	280,455		89,203
64	31-Mar-11		SATISH - HUF	TDS	27,200		62,003
65	1-Apr-11	30-Apr-11	SATISH - HUF	Rent		24,000	86,003
66	1-May-11	31-May-11	SATISH - HUF	Rent		24,000	110,003
67	1-Jun-11	30-Jun-11	SATISH - HUF	Rent		24,000	134,003
68	1-Jul-11	31-Jul-11	SATISH - HUF	Rent		28,000	162,003
69	1-Aug-11	31-Aug-11	SATISH - HUF	Rent		28,000	190,003
70	1-Sep-11	30-Sep-11	SATISH - HUF	Rent		28,000	218,003
71	13-Oct-11		SATISH - HUF	Rent	118,000		100,003
73	1-Oct-11	31-Oct-11	SATISH - HUF	Rent		28,000	128,003
74	1-Nov-11	30-Nov-11	SATISH - HUF	Rent		28,000	156,003
75	1-Dec-11	31-Dec-11	SATISH - HUF	Rent		28,000	184,003
76	1-Jan-12	31-Jan-12	SATISH - HUF	Rent		28,000	212,003
77	1-Feb-12	28-Feb-12	SATISH - HUF	Rent		28,000	240,003
78	1-Mar-12	31-Mar-12	SATISH - HUF	Rent		28,000	268,003
			SATISH - HUF	TDS(11-12)	32,400		235,603
Total					1,083,008	1,318,611	

V.S. Sharma
3/4/12

APPROVED BY
31 MAR 2012
SOHAM MODI
MANAGING DIRECTOR

Verified:
A. Sambhakar Rao
2/4/12

Arrear of 2,68,000/-

to be paid @ 15,000/- p.m. starting from 7/4/12

Accounts settled
upto 31/3/12.

4/15 floor

Details of PDCs			
Satish Modi Huf			
Sl.No.	Cheque Date	Ch.No.	Amount
1	15-04-12	406501	15,000.00
2	15-05-12	406502	15,000.00
3	15-06-12	406503	15,000.00
4	15-07-12	406504	15,000.00
5	15-08-12	406505	15,000.00
6	15-09-12	406506	15,000.00
7	15-10-12	406507	15,000.00
8	15-11-12	406508	15,000.00
9	15-12-12	406509	15,000.00
10	15-01-13	406510	15,000.00
11	15-02-13	406519	15,000.00
12	15-03-13	406512	15,000.00
13	15-04-13	406513	15,000.00
14	15-05-13	406514	15,000.00
15	15-06-13	406515	15,000.00
16	15-07-13	406516	15,000.00
17	15-08-13	406517	15,000.00
18	15-09-13	406518	13,000.00
			268,000.00

— arrears as on
31/3/2012

Dr
5/4/12

Take fresh cheques ~~also~~ for current
Rent

Every month

G
5/4/12

C. BALAGOPAL

Ameerunnisa Begum
K. Vijayasaradhi
C.V. Chandramouli
Advocates

Door No. 10-2-278, Flat No. 103,
Suresh Harivillu Apts, Road No. 11,
West Marredpally, Secunderabad-26.
Phone : 64570512
Cell : 9441782451, 9246172988

Regd Post Ack.due

November 08, 2012

To

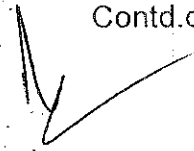
Sri Mohd. Azhar Mujahid
S/o Aijazuddin
Carrying on business at 3rd floor,
309 & 310-B Methodist Complex
Chirag Ali Lane, Abids
Hyderabad.
Also at R/o Flat No.202, Rainbow Apartments
Near Gandhi Bhavan, Nampally
Hyderabad - 500001

Under instructions from our clients M/s.Sathish Modi (HUF), a partnership firm represented by its Partner Sri Satish Modi, we hereby issue you the following notice.

1) Our client states that he along with M/s.Shiv Shakti Constructions, are the lessors of the office space on the 4th floor of the building known as "Methodist Complex", bearing M.No.5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad with right to sub lease the portions of the above said premises. You have approached our client and requested to let out the 4th floor portion of the said premises admeasuring 6000 Sft., and after negotiations you have entered into a lease agreement on 7th August, 2012. As per the terms of the lease agreement you have to pay the monthly rent of Rs.11,550/- to our client exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement i.e., @ 5% at the end of every year on the existing rent. You are carrying on business under the name and style of "ABIDS LAKHOTIA INSTITUTE OF ARTS AND DESIGN" as proprietor of the same.

2) You are very irregular in payment of rents and you are due and payable a sum of Rs.4,14,400/- towards rent and general amenities as on 08th November, 2012. In spite of repeated demands you have failed to pay the arrears of rent and other charges.

Contd.on page 2....



November 06, 2012

To

Sri Mohd. Azhar Mujahid
S/o Aijazuddin
Carrying on business at 3rd floor,
309 & 310-B Methodist Complex
Chirag Ali Lane, Abids
Hyderabad.
Also at R/o Flat No.202, Rainbow Apartments
Near Gandhi Bhavan, Nampally
Hyderabad - 500001

Sir,

Under instructions from our clients M/s.Sathish Modi (HUF), a partnership firm represented by its Partner Sri Satish Modi, we hereby issue you the following notice.

- 1) Our client states that he along with M/s.Shiv Shakti Constructions, are the lessors of the office space on the 4th floor of the building known as "Methodist Complex", bearing M.No.5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad with right to sub lease the portions of the above said premises. You have approached our client and requested to let out the 4th floor portion of the said premises admeasuring 6000 Sft., and after negotiations you have entered into a lease agreement on 7th August, 2012. As per the terms of the lease agreement you have to pay the monthly rent of Rs.11,550/- to our client exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement i.e., @ 5% at the end of every year on the existing rent. You are carrying on business under the name and style of "ABIDS LAKHOTIA INSTITUTE OF ARTS AND DESIGN" as proprietor of the same.
- 2) You are very irregular in payment of rents and you are due and payable a sum of Rs. ~~11,550~~ 11,550 /- towards rent and general amenities as on 08th November, 2012. In spite of repeated demands you have failed to pay the arrears of rent and other charges.
- 3) The lease is for a period of 33 months commencing from 1st July 2012. On the same date of the lease agreement, you have also entered an Agreement of General Amenities where under you have also agreed to pay a sum of Rs.11,550/- towards charges for general amenities and agree to enhance the charges for amenities @ 5% at the end of every year and first such increase was on 1.4.2012. Thus, you have to pay an aggregate sum of Rs.23,100/- from 1st July 2012 towards rents and charges for the amenities provided by our client. As per the terms of the said Agreement the present rent is Rs. ~~23,100~~ 23,100 /- per month. In view of quantum of rent the lease is not governed by the A.P. Rent Control Act. It is pertinent to mention here either the lease deed or the Agreement for amenities was registered as required under Law and subsequent to that there is no subsisting valid lease deed executed between you and our client therefore, the lease is month to month and can be terminated by issuing a notice U/s 106 of Transfer of Property Act

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the day of 2012 by and between:

1. M/s.SHIV SHAKTI CONSTRUCTIONS, a Partnership firm having its office at 5-1-32, R.P.Road, Secunderabad, represented by its partner Shri Suresh Bajaj, S/O. Late Parmanand Bajaj.
2. SHRI SATISH MODI (HUF), represented by its Karta Shri Satish Modi, S/o. Late Shri Manilal C Modi, having its office at 5-4-187/3 & 4, Soham Mansion, M.G.Road, Secunderabad -3.

Hereinafter collectively referred to as the LESSORS and severally referred to as LESSOR NO.1 and LESSOR NO.2, (which term shall mean and include, wherever the context may so require, their successor-in-interest).

AND

MR.MOHD.AZHAR MUJAHID, S/o.Late Mr.Mohd.Aijazuddin M., aged about 40yrs, resident of Flat no.202, Rainbow Apartments, Gandhi Bhavan, Hyderabad.

Hereinafter referred to as the LESSEE (which term shall mean and include, wherever the context may so require, its successors-in-interest).

WHEREAS M/s.Modi Builders Methodist Complex is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad) having got its rights of tenancy under an Agreement, Registered as Document No.686/90 on 25/3/88 with the Registrar of Hyderabad, from Methodist Church in India,(Owners) the Owners of the land on which the building is constructed.

WHEREAS under the said agreement, M/S.Modi Builders Methodist Complex and its Sub-Lessee's have the right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice, on such terms and conditions as they may deem fit and proper, without requiring the giving of a notice to the Owners or taking their permission to do so.

WHEREAS the LESSORS have taken on lease the entire 4th floor of the building known as METHODIST COMPLEX, situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad from M/s. Modi Builders Methodist Complex the LESSORS have the right to transfer the lease to any other person without giving any prior notice or permission of either the Owners or M/s.Modi Builders Methodist Complex.

WHEREAS the LESSEE has requested the LESSORS to grant on lease the office space on the fourth floor of the said building know as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a-super built-up area of about 6,000 sft., and the LESSORS agreed to give on lease on the terms and conditions specified hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved, and the agreed covenants specified hereunder, the LESSORS doth hereby grant and the LESSEE doth hereby taken on lease the office space on the fourth floor of

the said building know as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft., more particularly described at the foot of this document, on the following terms and conditions:-

1. The LESSEE shall pay the following rent per month, exclusive of electricity consumption charges, Property tax and all relevant taxes like service tax etc, subject to the clause pertaining to the enhancement of rent contained hereunder, as per the details given below:-

LESSOR NO. 1. Rs. 34,650/- per month

LESSOR NO.2. Rs.11,550/- per month

J 46200
30800/- 1000 sft
15400/- 2000 sft

2. The LESSEE shall pay an amount of Rs.3,60,000/- (Rupees Three Lakhs Sixty thousand only) as security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSORS. The deposit shall be paid as per the details given below:-

Deposit payable to LESSOR NO.1 - Rs. 2,40,000/-

Deposit payable to LESSOR NO.2 - Rs. 1,20,000/-

3. The lease shall for a total period of 33 months commencing from 1st July 2012, subject to an increase @ 10% every 11 months on the then existing rent. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE or the LESSORS with an advance notice of three months.
4. The LESSORS and the LESSESS hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
5. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The LESSEE shall pay the rent regularly every month on or before the 7th day of the succeeding month to the LESSORS.
2. The LESSORS shall pay the relevant taxes including property tax, service tax (if applicable) etc, pertaining to the leased premises.
3. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
4. The LESSEE shall keep the demised portion in a neat and habitable condition.

5. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
6. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
7. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
8. The agreement will be renewed on mutual understanding between LESSEE and LESSOR after expiry of this lease agreement, (i.e 33 months after 1st July 2012)
9. The LESSEE shall permit the LESSOR or anyone authorized by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSORS agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without any defaults as specified above.
2. The LESSORS agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or an termination of the lease.

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the day of 2012 by and between:-

1. M/s.SHIV SHAKTI CONSTRUCTIONS, a Partnership firm having its office at 5-1-32, R.P.Road, Secunderabad, represented by its partner Shri Suresh Bajaj, S/O. Late Parmanand Bajaj.

2. SHRI SATISH MODI (HUF), represented by its Karta Shri Satish Modi, S/o. Late Shri Manilal C Modi, having its office at 5-4-187/3 & 4, Soham Mansion, M.G.Road, Secunderabad -3.

Hereinafter collectively referred to as the OWNERS and severally referred to as OWNER NO.1 and OWNER NO.2, (which term shall mean and include whenever the context may so require their successor-in-interest).

AND

MR.MOHD.AZHAR MUJAHID, S/o.Late Mr.Mohd.Aijazuddin M., aged about 40yrs, resident of Flat no.202, Rainbow Apartments, Gandhi Bhavan, Hyderabad.

Hereinafter referred to as the HIREE (which term shall mean and include whenever the context may so require its successors-in-interest).

WITNESSES

The HIREE has obtained on lease vide Lease Agreement dated 2012 the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft., from the OWNERS. At the request of the HIREE, the OWNERS have agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNERS.

NOW THIS DEED WITNESSETH AS UNDER:-

1. The HIREE shall pay amenities charges as follows per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder as per the following details:-

Amenity charges payable in favour of OWNER NO.1 Rs.34,650/- OWNER NO.2 Rs. 11,550/-

2. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the owner.

3. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.

4. Any default in the payment of amenity charges shall be deemed to be a breach of the covenants of tenancy and the OWNERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.

5. The HIREE shall pay building maintenance charges amounting to Rs.9,000/- (Rupees Nine thousand only) per month to the OWNERS, or to any other party that the Owners may direct, towards the maintenance of common areas, common area security, water charges, etc., subject to increase from time to time.

PARTICULARS OF AMENITIES:-

1. Maintenance of Common Areas.
2. Provision of Common area lighting.
3. Provision of Security for building.
4. Provision of Windows and doors.
5. Provision of toilet.
6. Provision of electric power connection
7. Provision of common parking for cars & scooters.

IN WITNESS WHEREOF the HIREE and the OWNERS have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. OWNER NO.1

2. OWNER NO.2

HIREE

APPROVED BY
2 / AUG 2012
SCHAM MODI
MANAGING DIRECTOR

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 07th day of August 2012 by and between:

1. M/S. SHIV SHAKTI CONSTRUCTIONS, a partnership firm, having its office at 5-1-32, R.P. Road, Secunderabad, represented by its Partner Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj.
 2. SHRI SATISH MODI (HUF), represented by its Karta Shri Satish Modi, S/o. Late Shri Manilal C. Modi, having its office at 5-4-187/3 & 4, M G Road, Secunderabad - 500 003,
- hereinafter collectively referred to as the LESSORS and severally referred to as LESSOR NO.1 and LESSOR NO.2 (which term shall mean and include whenever the context so require successor-in-interest).

AND
MR. MOHD. AZHAR MUJAHID, S/O. LATE MR. MOHD. AIJAZUDDIN M., aged about 40 years, resident of Flat No.202, Rainbow Apartments, Gandhi Bhavan, Hyderabad, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

A. WHEREAS M/s. Modi Builder Methodist Complex is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad) having got its rights of tenancy under an Agreement, Registered as Document No. 686/90 on 23/3/88 with the Registrar of Hyderabad, from Methodist Church in India, (Owners) the Owners of the land on which the building is constructed.

B. WHEREAS under the said agreement, M/s. Modi Builder Methodist Complex and its Sub-Lessee's have right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.

C. WHEREAS the LESSORS have taken on lease the 4th floor of the building known as METHODIST COMPLEX, situate a 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad from M/s. Modi Builders Methodist Complex. Under the terms of lease with M/s. Modi Builders Methodist Complex the LESSORS have right to transfer the lease to any other person without giving any prior notice or permission of either the Owners or M/s. Modi Builders Methodist Complex

D. WHEREAS the LESSEE has requested the LESSORS to grant on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft., and the LESSORS agreed to give on lease on the terms and conditions specified as hereunder:

E. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSORS doth hereby grant and the LESSEE doth hereby taken on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft. more particularly described at the foot of this document, on the following terms and conditions:

1. The LESSEE shall pay a rent as follows per month exclusive of electricity consumption charges, property tax and all relevant taxes like service tax, etc, subject to the clause pertaining to the enhancement of rent contained hereunder as per the details given below:

LESSOR NO. 1.	Rs. 34,650/- per month.
LESSOR NO. 2.	Rs. 11,550/- per month.

2. The LESSEE shall pay an amount of Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only) as security deposit, which shall be refunded by the LESSORS to the LESSEE at the time of vacating and satisfactory handling over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSORS. The deposit shall be paid as per the details given below:

Deposit payable to LESSOR NO. 1.	Rs. 2, 40,000/-
Deposit payable to LESSOR NO. 2.	Rs. 1, 20,000/-

3. The lease shall be for a period of 33 Months commencing from 1st Jul'2012, subject to an increase @10% every 11 months on the existing rent. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE or the LESSORS with an advance notice of three months.

4. The LESSORS and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.

5. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

6. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSORS.
- ✓ 7. The LESSEE shall pay the relevant taxes, service tax (if applicable), etc, pertaining to the leased premises.
8. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
9. The LESSEE shall keep the demised portion in a neat and habitable condition.
10. The LESSEE shall carry out all minor repairs and regular maintenance by way of color wash etc, at its own cost.
11. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence of any illegal activity.
12. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
13. The agreement will be renewed on mutual understanding between LESSEE and LESSORS after expiry of this lease agreement, (i.e. 33 months after 1st July 2012)
14. The LESSEE shall permit the LESSORS or anyone authorized by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:-

15. The LESSORS shall pay the property taxes pertaining to the leased premises.
16. The LESSORS agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
17. The LESSORS agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.

DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the office space on the fourth floor of the said building known as Methodist Complex, bearing municipal no. 5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sq. ft. and bounded by:

NORTH	Open Terrace (facing Lenanie Estate)
SOUTH	Open Terrace (facing Chirag Ali Lane Road)
EAST	Premises occupied by HBL Global Bank, Lift, Lobby and Staircase.
WEST	Open Terrace (facing Brindavan Complex)

IN WITNESS WHEREOF the LESSEE and the LESSORS have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.

LESSOR NO. 1.

LESSOR NO. 2.

2.

LESSEE

✓
APPROVED BY
27 AUG 2012
SOHAM MODI
MANAGING DIRECTOR

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 07th day of August 2012 by and between:

1. M/S. SHIV SHAKTI CONSTRUCTIONS, a partnership firm, having its office at 5-1-32, R.P. Road, Secunderabad, represented by its Partner Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj.
2. SHRI SATISH MODI (HUF), represented by its Karta Shri Satish Modi, S/o. Late Shri Manilal C. Modi, having its office at 5-4-187/3 & 4, M G Road, Secunderabad – 500 003,

hereinafter collectively referred to as the OWNERS and severally referred to as OWNER NO.1 and OWNER NO.2 (which term shall mean and include whenever the context so require successor-in-interest).

AND

MR. MOHD. AZHAR MUJAHID, S/O. LATE MR. MOHD. AIJAZUDDIN M., aged about 40 years, resident of Flat No.202, Rainbow Apartments, Gandhi Bhavan, Hyderabad, hereinafter referred to as the HIREE (which term shall mean and include whenever the context may so require its successors-in-interest).

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 07th August 2012 the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6000 sft., from the OWNERS. At the request of the HIREE, the owner has agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNERS.

NOW THIS DEED WITNESSETH AS UNDER

1. The HIREE shall pay amenities charges as follows per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder as per the following details:

Amenities charges payable in favour of

OWNER NO. 1. Rs. 34,650/-

OWNER NO. 2. Rs. 11,550/-

2. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the owners.
3. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
4. Any default in the payment of amenity charges shall be deemed to be a breach of the covenants of tenancy and the OWNERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
5. The HIREE shall pay building maintenance charges amounting to Rs. 9,000/- (Rupees Nine Thousand Only) per month to the OWNERS (or to the Methodist Complex Tenants Association, as the OWNERS may direct) every month towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

PARTICULARS OF AMENITIES.

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

IN WITNESS WHEREOF the HIREE and the OWNER have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.

OWNER NO.1

2.

OWNER NO.2

OR

HIREE

Legal

आर.पी. 54/R.P.54

भारतीय डाक विभाग

DEPARTMENT OF POSTS, INDIA
प्राप्ति स्वीकृति / ACKNOWLEDGEMENT

आवस्यक को काट दिया जाए
Strike out if not relevant

रजिद्री - पत्र / पार्सल प्राप्त हुआ

Received Registered Letter / Parcel /

क्रमांक / No.	तारीख / Dated	का / of
---------------	---------------	---------

* बीमा का मूल्य रुपयों में

* Insured for Rupees

पाने वाले

Addressed to: Md. Azhar Mujahid
Plot No. 202, Rainbow Apartments
No. Gopand Bhawan, Nepal
Hyderabad - 500001



वितरण डाकघर की तारीख - मोहर
Date Stamp of office of delivery

हस्ताक्षर और नाम / Signature and Name
[Handwritten Signature]

आर.पी. 54
R.P. 54

भारतीय डाक विभाग

DEPARTMENT OF POSTS - INDIA
प्राप्ति स्वीकृति / ACKNOWLEDGEMENT

आवस्यक को काट दिया जाए
Strike out if not relevant

रजिद्री - पत्र / पार्सल प्राप्त हुआ

Received Registered Letter / Parcel /

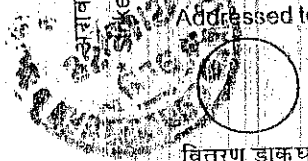
क्रमांक / No.	तारीख / Dated	का / of
---------------	---------------	---------

* बीमा का मूल्य रुपयों में

* Insured for Rupees

पाने वाले

Addressed to: Md. Azhar Mujahid
Methadit Complex, Alwal
Hyderabad - 500001



वितरण डाकघर की तारीख - मोहर
Date Stamp of office of delivery

हस्ताक्षर और नाम / Signature and Name
[Handwritten Signature]

*Legal and
for the
with Govt
for the*

Soham Modi

From: "koppu hepsheeba" <koppusheeba@gmail.com>
Date: 19 July 2012 12:33
To: <soham@modiproperties.com>
Subject: Reg 3rd & 4th Floors of Methodist Complex
 Sir,

This is to inform you that Mr.Bajaj had a meeting with Mr.Azhar of Lakhotia Institute of Arts and Design regarding the renewal terms of both, the third floor and fourth floor premises rented out to than. The following is what was mutually agreed:-

THIRD FLOOR PREMISES:-

The only change in the agreements already drawn out for the premises is that the period is curtailed to a total of 33 months i.e 3 periods of 11 months each, at the following rentals:-

- | | |
|------------------------------------|----------------|
| 1. 1st April 2012 to 28 Feb 2013 | Rs. 12.00/sft |
| 2. 1st March 2013 to 31st Jan 2014 | Rs. 14.00/sft |
| 3. 1st Feb 2014 to 31st Dec 2015 | Rs. 16.00//sft |

309, 310B
 2470 sft

All other terms and conditions remain same.

NOTE:- It has also been specifically agreed by him that, at the end of the above 33 months period, he will pay the rent at the same rate that he will be paying for his 4th floor premises on that day.

FOURTH FLOOR PREMISES:-

Rent:- Rs.15.40/sft from date of renewal

Escalation:- 10% every 11 months on the then existing rent.

Property Tax:- To be borne by LESSEE

In case this meets with your approval, please do give instructions to drawn up the relevant agreements.

Thanking you,

Yours truly,
 Suresh Bajaj.

6000 sft
 29000

APPROVED BY
 20 JUL 2012
 SOHAM MODI
 MANAGING DIRECTOR

20-07-2012

admin@modiproperties.com

From: "Admin" <admin@modiproperties.com>
To: <shivi_shakti@yahoo.co.in>
Sent: Wednesday, May 02, 2012 6:10 PM
Subject: Fw: email to Suresh Bhai.
Sir,

we will send original copy along with signed lease agreements

Regards,

Jai Kumar
----- Original Message -----
From: Soham Modi
To: Admin
Sent: 04 April, 2012 6:09 PM
Subject: Fw: email to Suresh Bhai.

Jaikumar,

Send this signed note with the lease agr.

Soham

From: Uma Maheshwari
Sent: Wednesday, April 04, 2012 5:36 PM
To: soham@modiproperties.com
Subject: email to Suresh Bhai.

Dear Suresh Bhai,

Azhar of Lakhotia Institute of Design (LID) has met me for the new lease of the 3rd floor permisses of Methodist Complex. He require 5 years lease for University Affiliations. Since, his rent is below the market rate I have agreed to gradually increase it as follows.

1. From 1-4-12 to 31-3-13 for Rs. 12.00/- per sft.
2. From 1-4-13 to 31-3-14 for Rs. 13.50/- per sft.
3. From 1-4-14 to 31-3-15 for Rs. 15.50/- per sft.
4. From 1-4-15 to 31-3-16 for Rs. 17.50/- per sft.
5. From 1-4-16 to 31-3-17 for Rs. 18.50/- per sft.

Property tax of about Rs. 40,000/- per year shall be paid by him Service Tax @12.36% shall also be paid by him. Please sign the enclosed lease deed.

Regards,
Soham Modi.

29/Jun/12

Kanaka Rao Sir,

As per instructions from Mr.Bajaj I am attaching herewith a projection of rental rates as per our agreements with various tenent of Methodist Complex over the next five years (upto 31-3-2017). Please forward this information to Mr.Soham sir for his perusal. Kindly inform me when Mr.Soham sir has gone through the same, as Mr.Bajaj will then discuss the matter with him.

Regards

Sheeba

Soham Modi

From: "koppu hepsheeba" <koppusheeba@gmail.com>
Date: 19 July 2012 12:33
To: <soham@modiproperties.com>
Subject: Reg-3rd & 4th Floors of Methodist Complex
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All other terms and conditions remain same.

NOTE:- It has also been specifically agreed by him that, at the end of the above 33 months period, he will pay the rent at the same rate that he will be paying for his 4th floor premises on that day.

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Escalation:- 10% every 11 months on the then existing rent.

Property Tax:- To be borne by LESSEE

In case this meets with your approval, please do give instructions to drawn up the relevant agreements.

Thanking you,

Yours truly,
 Suresh Bajaj.



20-07-2012

SATISH MODI - HUF

Details of rent receipts

Date: 06.07-12

Prepared By: Subramanyam

S.No.	From	To	Paid or payable to	Description	A Amount paid	B Rent receivable	C Service tax	D = B+C-A Balance
1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent		13.333		13.333
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13.333		26.666
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13.333		39.999
4	1-Oct-06	31-Oct-06	SATISH - HUF	Rent		13.333		53.332
5	1-Nov-06	30-Nov-06	SATISH - HUF	Rent		13.333		66.665
6	1-Dec-06	31-Dec-06	SATISH - HUF	Rent		13.333		79.998
7	1-Jan-07	31-Jan-07	SATISH - HUF	Rent		13.333		93.331
8	1-Feb-07	28-Feb-07	SATISH - HUF	Rent		13.333		106.664
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent		13.333		119.997
10	31-Mar-07		SATISH - HUF	Rent	93.338			26.659
11	1-Apr-07	30-Apr-07	SATISH - HUF	Rent		15.000		41.659
12	1-May-07	31-May-07	SATISH - HUF	Rent		15.000		56.659
13	1-Jun-07	30-Jun-07	SATISH - HUF	Rent		15.000		71.659
14	1-Jul-07	31-Jul-07	SATISH - HUF	Rent		15.000		86.659
15	1-Aug-07	31-Aug-07	SATISH - HUF	Rent		15.000		101.659
16	1-Sep-07	30-Sep-07	SATISH - HUF	Rent		15.000		116.659
17	1-Oct-07	31-Oct-07	SATISH - HUF	Rent		15.000		131.659
18	1-Nov-07	30-Nov-07	SATISH - HUF	Rent		15.000		146.659
19	1-Dec-07	31-Dec-07	SATISH - HUF	Rent		15.000		161.659
20	1-Jan-08	31-Jan-08	SATISH - HUF	Rent		15.000		176.659
21	1-Feb-08	29-Feb-08	SATISH - HUF	Rent		15.000		191.659
22	1-Mar-08	31-Mar-08	SATISH - HUF	Rent		15.000		206.659
23	31-Mar-08		SATISH - HUF	Rent	176.668			29.991
24	1-Apr-08	30-Apr-08	SATISH - HUF	Rent		15.750		45.741
25	1-May-08	31-May-08	SATISH - HUF	Rent		15.750		61.491
26	1-Jun-08	30-Jun-08	SATISH - HUF	Rent		15.750		77.241
27	1-Jul-08	31-Jul-08	SATISH - HUF	Rent		15.750		92.991
28	1-Aug-08	31-Aug-08	SATISH - HUF	Rent		15.750		108.741
29	1-Sep-08	30-Sep-08	SATISH - HUF	Rent		15.750		124.491
30	1-Oct-08	31-Oct-08	SATISH - HUF	Rent		15.750		140.241
31	1-Nov-08	30-Nov-08	SATISH - HUF	Rent		15.750		155.991
32	1-Dec-08	31-Dec-08	SATISH - HUF	Rent		15.750		171.741
33	1-Jan-09	31-Jan-09	SATISH - HUF	Rent		15.750		187.491
34	1-Feb-09	28-Feb-09	SATISH - HUF	Rent		15.750		203.241
35	1-Mar-09	31-Mar-09	SATISH - HUF	Rent		15.750		218.991
36	31-Mar-09		SATISH - HUF	Rent	185.250			33.741
37	1-Apr-09	30-Apr-09	SATISH - HUF	Rent		16.538		50.279
38	1-May-09	31-May-09	SATISH - HUF	Rent		16.538		66.817
39	1-Jun-09	30-Jun-09	SATISH - HUF	Rent		16.538		83.355
40	1-Jul-09	31-Jul-09	SATISH - HUF	Rent		20.000		103.355
41	1-Aug-09	31-Aug-09	SATISH - HUF	Rent		20.000		123.355
42	1-Sep-09	30-Sep-09	SATISH - HUF	Rent		20.000		143.355
43	1-Oct-09	31-Oct-09	SATISH - HUF	Rent		20.000		163.355
44	1-Nov-09	30-Nov-09	SATISH - HUF	Rent		20.000		183.355
45	1-Dec-09	31-Dec-09	SATISH - HUF	Rent		20.000		203.355
46	1-Jan-10	31-Jan-10	SATISH - HUF	Rent		20.000		223.355
47	1-Feb-10	28-Feb-10	SATISH - HUF	Rent		20.000		243.355
48	1-Mar-10	31-Mar-10	SATISH - HUF	Rent		20.000		263.355
49	31-Mar-10		SATISH - HUF	Rent	144.271			119.084

50	31-Mar-10		SATISH - HUF	TDS	25.426		93.658
51	1-Apr-10	30-Apr-10	SATISH - HUF	Rent		20.000	113.658
52	1-May-10	31-May-10	SATISH - HUF	Rent		20.000	133.658
53	1-Jun-10	30-Jun-10	SATISH - HUF	Rent		20.000	153.658
54	1-Jul-10	31-Jul-10	SATISH - HUF	Rent		24.000	177.658
55	1-Aug-10	31-Aug-10	SATISH - HUF	Rent		24.000	201.658
56	1-Sep-10	30-Sep-10	SATISH - HUF	Rent		24.000	225.658
57	1-Oct-10	31-Oct-10	SATISH - HUF	Rent		24.000	249.658
58	1-Nov-10	30-Nov-10	SATISH - HUF	Rent		24.000	273.658
59	1-Dec-10	31-Dec-10	SATISH - HUF	Rent		24.000	297.658
60	1-Jan-11	31-Jan-11	SATISH - HUF	Rent		24.000	321.658
61	1-Feb-11	28-Feb-11	SATISH - HUF	Rent		24.000	345.658
62	1-Mar-11	31-Mar-11	SATISH - HUF	Rent		24.000	369.658
63	15-Mar-11		SATISH - HUF	Rent	280.455		89.203
64	31-Mar-11		SATISH - HUF	TDS	27.200		62.003
65	1-Apr-11	30-Apr-11	SATISH - HUF	Rent		24.000	86.003
66	1-May-11	31-May-11	SATISH - HUF	Rent		24.000	110.003
67	1-Jun-11	30-Jun-11	SATISH - HUF	Rent		24.000	134.003
68	1-Jul-11	31-Jul-11	SATISH - HUF	Rent		28.000	162.003
69	1-Aug-11	31-Aug-11	SATISH - HUF	Rent		28.000	190.003
70	1-Sep-11	30-Sep-11	SATISH - HUF	Rent		28.000	218.003
71	13-Oct-11		SATISH - HUF	Rent	118.000		100.003
73	1-Oct-11	31-Oct-11	SATISH - HUF	Rent		28.000	128.003
74	1-Nov-11	30-Nov-11	SATISH - HUF	Rent		28.000	156.003
75	1-Dec-11	31-Dec-11	SATISH - HUF	Rent		28.000	184.003
76	1-Jan-12	31-Jan-12	SATISH - HUF	Rent		28.000	212.003
77	1-Feb-12	28-Feb-12	SATISH - HUF	Rent		28.000	240.003
78	1-Mar-12	31-Mar-12	SATISH - HUF	Rent		28.000	268.003
79	1-Apr-12	30-Apr-12	SATISH - HUF	Rent		28.000	296.003
80	1-May-12	31-May-12	SATISH - HUF	Rent	30.000	28.000	294.003
81	1-Jun-12	30-Jun-12	SATISH - HUF	Rent		28.000	322.003
82	1-Jul-12	30-Jul-12	SATISH - HUF	Rent		28.000	350.003
Total					1,080,608	1,430,611	

V. S. Sharma

MBMC - LCC rent details			
Total rent due as on 31.03.12			265325
01-04-12		22236	
01-05-12		22236	
01-06-12		22236	
01-07-12		22236	88944
			354269
Cheque received			
Date	Ch.no	amount	
30.04.2012	400828	22236.00	
30.04.2012	400805	15000.00	
03.05.2012	406521	20000.00	
03.05.2012	400806	15000.00	72236.00
Total Receivable			282033.00

V.S. Shan

Date 15/04/2012

Pay Sri Satish Modi (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

अदा करें रु. Rs 15000/-

खाता सं. A/c. No. ब.प. L.F. छो.ह. Inits.

आंध्र बैंक Andhra Bank 037811011001446
(378) नामपल्ली, हैदराबाद - 500 001
NAMPALLY, HYDERABAD - 500 001 NMP
AB/CA/BQ (ANDB0000378)
चेक सं. Cheque No.

Handwritten signature

406501 5000 1103 11

Date 15/05/2012

Pay Sri Satish Modi (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

अदा करें रु. Rs 15000/-

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NAMPALLY, HYDERABAD - 500 001 NMP
AB/CA/BQ (ANDB0000378)
चेक सं. Cheque No.

Handwritten signature

406502 5000 1103 11

Date 15/06/2012

Pay Sri Satish Modi (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

अदा करें रु. Rs 15000/-

खाता सं. A/c. No. ब.प. L.F. छो.ह. Inits.

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NAMPALLY, HYDERABAD - 500 001 NMP
AB/CA/BQ (ANDB0000378)
चेक सं. Cheque No.

Handwritten signature

406503 5000 1103 11

Date 15/07/2012

Pay Smt Satish modli (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

अदा करें

रु. Rs 15000/-

खता सं.
A/c. No.

ब.प.
L.F.

छो.ह.
Inits.

आंध्र बैंक Andhra Bank

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NAMPALLY, HYDERABAD - 500 001

AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

037811011001446

NMP

406504 5000 1103 11

11

Agnes

Date 15/08/2012

Pay Smt Satish modli (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

अदा करें

रु. Rs 15000/-

खता सं.
A/c. No.

ब.प.
L.F.

छो.ह.
Inits.

आंध्र बैंक Andhra Bank

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NAMPALLY, HYDERABAD - 500 001

AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

037811011001446

NMP

406505 5000 1103 11

11

Agnes

Date 15/09/2012

Pay Smt Satish modli (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

अदा करें

रु. Rs 15000/-

खता सं.
A/c. No.

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L.F.

छो.ह.
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NAMPALLY, HYDERABAD - 500 001

AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

037811011001446

NMP

406506 5000 1103 11

11

Agnes

Date 15/10/2012

Pay Sri Satish modli (HUF)

या धारक को Or Bearer

रुपये Rupees Fiteen thousand only

अदा करें रु. Rs 15000/-

खाता सं. A/c. No.	ब.प. L.F.	छो.ह. Inits.
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आन्धा बैंक Andhra Bank 037811011001446

(378) नामपल्ली, हैदराबाद - 500 001

NAMPALLY, HYDERABAD - 500 001

NMP

AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

Agun

406507 5000 1103 11

11

Date 15/11/2012

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NAMPALLY, HYDERABAD - 500 001

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AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

Agun

406508 5000 1103 11

11

Date 15/12/2012

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खाता सं. A/c. No.	ब.प. L.F.	छो.ह. Inits.
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(378) नामपल्ली, हैदराबाद - 500 001

NAMPALLY, HYDERABAD - 500 001

NMP

AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

Agun

406509 5000 1103 11

11

Date 15/01/2013

Pay Sri Satish modli (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

रु. Rs 15000/-

अदा करें

खाता सं. A/c. No.	ब.प. L.F.	छो.ह. Inits.
----------------------	--------------	-----------------

आन्धा बैंक Andhra Bank

(378) नामपल्ली, हैदराबाद - 500 001

NAMPALLY, HYDERABAD - 500 001

AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

037811011001446

NMP

406510 5000110311

Agun

Date 15/02/2013

Pay Sri Satish modli (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

रु. Rs 15000/-

अदा करें

खाता सं. A/c. No.	ब.प. L.F.	छो.ह. Inits.
----------------------	--------------	-----------------

आन्धा बैंक Andhra Bank

(378) नामपल्ली, हैदराबाद - 500 001

NAMPALLY, HYDERABAD - 500 001

AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

037811011001446

NMP

406519 5000110311

Agun

Date 15/03/2013

Pay Sri Satish modli (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

रु. Rs 15000/-

अदा करें

खाता सं. A/c. No.	ब.प. L.F.	छो.ह. Inits.
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आन्धा बैंक Andhra Bank

(378) नामपल्ली, हैदराबाद - 500 001

NAMPALLY, HYDERABAD - 500 001

AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

037811011001446

NMP

406512 5000110311

Agun

Date 15/04/2013

Pay Sri Satish modi (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

अदा करें रु. Rs 15000/-

खाता सं. A/c. No.	ब.प. L.F.	छो.ह. Inits.
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आन्ध्र बैंक Andhra Bank 037811011001446
 (378) नामपल्ली, हैदराबाद - 500 001 NMP
 NAMPALLY, HYDERABAD - 500 001
 AB/CA/BQ (ANDB0000378)
 चेक सं. Cheque No.

Agun

406513 5000110311

Date 15/05/2013

Pay Sri Satish modi (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

अदा करें रु. Rs 15000/-

खाता सं. A/c. No.	ब.प. L.F.	छो.ह. Inits.
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आन्ध्र बैंक Andhra Bank 037811011001446
 (378) नामपल्ली, हैदराबाद - 500 001 NMP
 NAMPALLY, HYDERABAD - 500 001
 AB/CA/BQ (ANDB0000378)
 चेक सं. Cheque No.

Agun

406514 5000110311

Date 15/06/2013

Pay Sri Satish modi (HUF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

अदा करें रु. Rs 15000/-

खाता सं. A/c. No.	ब.प. L.F.	छो.ह. Inits.
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आन्ध्र बैंक Andhra Bank 037811011001446
 (378) नामपल्ली, हैदराबाद - 500 001 NMP
 NAMPALLY, HYDERABAD - 500 001
 AB/CA/BQ (ANDB0000378)
 चेक सं. Cheque No.

Agun

406515 5000110311

Date 15/07/2013

Pay Sri Satish mochi (HOF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

अदा करें

Rs 15000/-

खाता सं. A/c. No.

व.प. L.F.

छो.ह. Inits.

आंध्रा बैंक Andhra Bank

037811011001446

(378) नामपल्ली, हैदराबाद - 500 001

NAMPALLY, HYDERABAD - 500 001

NMP

AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

Arjun

406516 5000 1103 11

Date 15/08/2013

Pay Sri Satish mochi (HOF)

या धारक को Or Bearer

रुपये Rupees Fifteen thousand only

अदा करें

Rs 15000/-

खाता सं. A/c. No.

व.प. L.F.

छो.ह. Inits.

आंध्रा बैंक Andhra Bank

037811011001446

(378) नामपल्ली, हैदराबाद - 500 001

NAMPALLY, HYDERABAD - 500 001

NMP

AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

Arjun

406517 5000 1103 11

Date 15/09/2013

Pay Sri Satish mochi (HOF)

या धारक को Or Bearer

रुपये Rupees Thirteen thousand only

अदा करें

Rs 13000/-

खाता सं. A/c. No.

व.प. L.F.

छो.ह. Inits.

आंध्रा बैंक Andhra Bank

037811011001446

(378) नामपल्ली, हैदराबाद - 500 001

NAMPALLY, HYDERABAD - 500 001

NMP

AB/CA/BQ

(ANDB0000378)

चेक सं. Cheque No.

Arjun

406518 5000 1103 11

SATISH MODI - HUF

Details of rent receipts

Date: 14.03.11

Prepared By: Jagdish

S No.	From	To	Paid or payable to	Description	A	B	C	D = B+C-A
					Amount paid	Rent receivable	Service tax	Balance
1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent		13,333		13,333
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13,333		26,666
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13,333		39,999
4	1-Oct-06	31-Oct-06	SATISH - HUF	Rent		13,333		53,332
5	1-Nov-06	30-Nov-06	SATISH - HUF	Rent		13,333		66,665
6	1-Dec-06	31-Dec-06	SATISH - HUF	Rent		13,333		79,998
7	1-Jan-07	31-Jan-07	SATISH - HUF	Rent		13,333		93,331
8	1-Feb-07	28-Feb-07	SATISH - HUF	Rent		13,333		106,664
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent		13,333		119,997
10	31-Mar-07		SATISH - HUF	Rent	93,338			26,659
11	1-Apr-07	30-Apr-07	SATISH - HUF	Rent		15,000		41,659
12	1-May-07	31-May-07	SATISH - HUF	Rent		15,000		56,659
13	1-Jun-07	30-Jun-07	SATISH - HUF	Rent		15,000		71,659
14	1-Jul-07	31-Jul-07	SATISH - HUF	Rent		15,000		86,659
15	1-Aug-07	31-Aug-07	SATISH - HUF	Rent		15,000		101,659
16	1-Sep-07	30-Sep-07	SATISH - HUF	Rent		15,000		116,659
17	1-Oct-07	31-Oct-07	SATISH - HUF	Rent		15,000		131,659
18	1-Nov-07	30-Nov-07	SATISH - HUF	Rent		15,000		146,659
19	1-Dec-07	31-Dec-07	SATISH - HUF	Rent		15,000		161,659
20	1-Jan-08	31-Jan-08	SATISH - HUF	Rent		15,000		176,659
21	1-Feb-08	29-Feb-08	SATISH - HUF	Rent		15,000		191,659
22	1-Mar-08	31-Mar-08	SATISH - HUF	Rent		15,000		206,659
23	31-Mar-08		SATISH - HUF	Rent	176,668			29,991
24	1-Apr-08	30-Apr-08	SATISH - HUF	Rent		15,750		45,741
25	1-May-08	31-May-08	SATISH - HUF	Rent		15,750		61,491
26	1-Jun-08	30-Jun-08	SATISH - HUF	Rent		15,750		77,241
27	1-Jul-08	31-Jul-08	SATISH - HUF	Rent		15,750		92,991
28	1-Aug-08	31-Aug-08	SATISH - HUF	Rent		15,750		108,741
29	1-Sep-08	30-Sep-08	SATISH - HUF	Rent		15,750		124,491
30	1-Oct-08	31-Oct-08	SATISH - HUF	Rent		15,750		140,241
31	1-Nov-08	30-Nov-08	SATISH - HUF	Rent		15,750		155,991
32	1-Dec-08	31-Dec-08	SATISH - HUF	Rent		15,750		171,741
33	1-Jan-09	31-Jan-09	SATISH - HUF	Rent		15,750		187,491
34	1-Feb-09	28-Feb-09	SATISH - HUF	Rent		15,750		203,241
35	1-Mar-09	31-Mar-09	SATISH - HUF	Rent		15,750		218,991
36	31-Mar-09		SATISH - HUF	Rent	185,250			33,741
37	1-Apr-09	30-Apr-09	SATISH - HUF	Rent		16,538		50,279
38	1-May-09	31-May-09	SATISH - HUF	Rent		16,538		66,817
39	1-Jun-09	30-Jun-09	SATISH - HUF	Rent		16,538		83,355
40	1-Jul-09	31-Jul-09	SATISH - HUF	Rent		20,000		103,355
41	1-Aug-09	31-Aug-09	SATISH - HUF	Rent		20,000		123,355
42	1-Sep-09	30-Sep-09	SATISH - HUF	Rent		20,000		143,355
43	1-Oct-09	31-Oct-09	SATISH - HUF	Rent		20,000		163,355
44	1-Nov-09	30-Nov-09	SATISH - HUF	Rent		20,000		183,355
45	1-Dec-09	31-Dec-09	SATISH - HUF	Rent		20,000		203,355
46	1-Jan-10	31-Jan-10	SATISH - HUF	Rent		20,000		223,355
47	1-Feb-10	28-Feb-10	SATISH - HUF	Rent		20,000		243,355
48	1-Mar-10	31-Mar-10	SATISH - HUF	Rent		20,000		263,355
49	31-Mar-10		SATISH - HUF	Rent	144,271			119,084

APPROVED
 MANAGING

Verified
 A. Sambasiv Rao
 15/3/11

50	1-Apr-10	30-Apr-10	SATISH - HUF	Rent	20,000	139,084
51	1-May-10	31-May-10	SATISH - HUF	Rent	20,000	159,084
52	1-Jun-10	30-Jun-10	SATISH - HUF	Rent	20,000	179,084
53	1-Jul-10	31-Jul-10	SATISH - HUF	Rent	24,000	203,084
54	1-Aug-10	31-Aug-10	SATISH - HUF	Rent	24,000	227,084
55	1-Sep-10	30-Sep-10	SATISH - HUF	Rent	24,000	251,084
56	1-Oct-10	31-Oct-10	SATISH - HUF	Rent	24,000	275,084
57	1-Nov-10	30-Nov-10	SATISH - HUF	Rent	24,000	299,084
58	1-Dec-10	31-Dec-10	SATISH - HUF	Rent	24,000	323,084
59	1-Jan-11	31-Jan-11	SATISH - HUF	Rent	24,000	347,084
60	1-Feb-11	28-Feb-11	SATISH - HUF	Rent	24,000	371,084
61	1-Mar-11	31-Mar-11	SATISH - HUF	Rent	24,000	395,084
62	15-Mar-11		SATISH - HUF	Rent	248,375	146,709
Total					847,902	994,611

Note:-

Total Outstanding Rent \Rightarrow 1,46,709

less

PDC on 28/3/11

\leftarrow 10,480

Net. Receivable

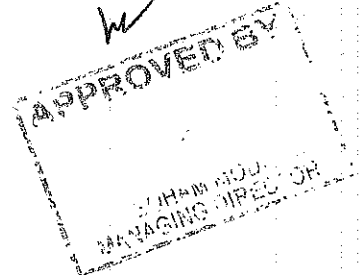
1,36,229

A. Suresh
15/3/11

Verified

A. Suresh

15/3/11



SATISH MODI HUF 2006-07
Ledger for the period 01 Apr, 2006 to 31 Mar, 2007

31 Mar, 2007

Group : Income

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
Interest on Saving Bank account		Opening Balance			0.00 Cr
30 Jun, 2006	SBR D30062006 1	Being amount credited by HDFC Bank towards Credit Interest capitalized		103.05	103.05 Cr
30 Sep, 2006	SBR D30092006 1	Being amount credit by HDFC Bank towards credit interest capitalized		62.24	165.29 Cr
31 Dec, 2006	SBR D31122006 1	Being amount credited by HDFC Bank towards credite interest capitalized		56.71	222.00 Cr
31 Mar, 2007	SBR D31032007 1	Being credited by bank towards interest capitalized.		180.53	402.53 Cr
		Total/Closing Balance		402.53	402.53 Cr
Mohd.Azhar Mujahid (LCC Infotech)		Opening Balance			0.00 Cr
05 Sep, 2006	SBR D05092006 1	Being cheque received towards rent for the month of July-06		13,334.00	13,334.00 Cr
01 Oct, 2006	SBR D01102006 1	Being cheque received towards Rent for the month of August-06		13,334.00	26,668.00 Cr
06 Nov, 2006	SBR D06112006 1	Being cheque received from LCC towards Rent for the month of Sept-06		13,334.00	40,002.00 Cr
06 Dec, 2006	SBR D06122006 1	Being cheque received from LCC towards rent for the month of October 2006		13,334.00	53,336.00 Cr
11 Dec, 2006	SBR D11122006 1	Being cheque received from LCC Infotech-Rent Receipt		13,334.00	66,670.00 Cr
31 Jan, 2007	SBR D31012007 1	Being cheque received from LCC Infotech-Rent Receipt		13,334.00	80,004.00 Cr
01 Mar, 2007	SBR D01032007 1	Being cheque received from LCC Infotech-Rent Receipt		13,334.00	93,338.00 Cr
31 Mar, 2007	JV 31032007 3	Being rent receivable from Mohd.Azhar Mujahid for the months of Feb & Mar 07		26,668.00	1,20,006.00 Cr
		Total/Closing Balance		1,20,006.00	1,20,006.00 Cr

1,20,006 - 26,668 = 93,338

SATISH MODI HUF 2007-2008
Ledger for the period 01 Apr, 2007 to 31 Mar, 2008

31 Mar, 2008

Group : Assets

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Date	Number	Narration	Debit	Credit	Running Balance
Date	Number						
LCC Infotech				Opening Balance			26,668.00 D
02 Apr, 2007	SBR D02042007	1		Being cheque received towards rent		13,334.00	13,334.00 D
30 Apr, 2007	JV 30042007	1		Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of April 2007.	15,000.00		28,334.00 D
02 May, 2007	SBR D02052007	1		Being cheque received towards rent		13,334.00	15,000.00 D
31 May, 2007	JV 31052007	1		Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of May 2007.	15,000.00		30,000.00 D
	SBR D31052007	1		Being cheque received towards rent		13,334.00	16,666.00 D
30 Jun, 2007	JV 30062007	1		Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of June 2007.	15,000.00		31,666.00 D
05 Jul, 2007	SBR D05072007	1		Being cheque received towards rent		13,334.00	18,332.00 D
31 Jul, 2007	JV 31072007	1		Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of July 2007.	15,000.00		33,332.00 D
04 Aug, 2007	SBR D04082007	2		Being cheque received towards rent		15,000.00	18,332.00 D
10 Aug, 2007	SBR D10082007	1		Being cheque issued towards rent		3,332.00	15,000.00 D
31 Aug, 2007	JV 31082007	1		Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of August 2007.	15,000.00		30,000.00 D
04 Sep, 2007	SBR D04092007	1		Being cheque received towards rent		15,000.00	15,000.00 D
30 Sep, 2007	JV 30092007	1		Being amount credited to LCC Infotech Rent	15,000.00		30,000.00 D

SATISH MODI HUF 2007-2008
Ledger for the period 01 Apr, 2007 to 31 Mar, 2008

31 Mar, 2008

Group : Assets

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
		receipts & debited to LCC Infotech towards Rent for the month of September 2007.			
03 Oct, 2007	SBR D03102007 1	Being cheque received towards rent		15,000.00	15,000.00 D
31 Oct, 2007	JV 31102007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of October 2007.	15,000.00		30,000.00 D
	SBR D31102007 1	Being cheque received towards rent		15,000.00	15,000.00 D
19 Nov, 2007	SBR D19112007 1	Being cheque received towards rent		15,000.00	0.00 D
30 Nov, 2007	JV 30112007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of November 2007.	15,000.00		15,000.00 D
31 Dec, 2007	JV 31122007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of December 2007.	15,000.00		30,000.00 D
08 Jan, 2008	SBR D08012008 1	Being cheque received towards rent		15,000.00	15,000.00 D
31 Jan, 2008	JV 31012008 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of January 2008.	15,000.00		30,000.00 D
29 Feb, 2008	JV 29022008 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of February 2008.	15,000.00		45,000.00 D
05 Mar, 2008	SBR D05032008 1	Being cheque received towards rent		15,000.00	30,000.00 D
	SBR D05032008 2	Being cheque received towards rent		15,000.00	15,000.00 D
31 Mar, 2008	JV 31032008 4	Being amount credited	15,000.00		30,000.00 D

SATISH MODI HUF 2007-2008
Ledger for the period 01 Apr, 2007 to 31 Mar, 2008

31 Mar, 2008

Group : Assets

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
		to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of March 2008.			
		Total/Closing Balance	1,80,000.00	1,76,668.00	30,000.00 D

SATISH MODI HUF 2008-09
Ledger for the period 01 Apr, 2008 to 31 Mar, 2009

31 Mar, 2009

Group : Assets

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Date	Number	Narration	Debit	Credit	Running Balance
Date	Number						
LCC Infotech				Opening Balance			30,000.00 E
08 Apr, 2008	SBR D08042008	1		Being cheque received from LCC Infotech-Rent Receipt		15,000.00	15,000.00 E
30 Apr, 2008	JV 30042008	1		Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of April 2008.	15,000.00		30,000.00 E
	SBR D30042008	1		Being cheque received from LCC towards rent for the month of March 08		15,000.00	15,000.00 E
04 May, 2008	SBR D04052008	1		Being cheque received from LCC Infotech-Rent Receipt for the month of April-08		15,000.00	0.00 E
31 May, 2008	JV 31052008	1		Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of May 2008.	15,000.00		15,000.00 E
30 Jun, 2008	JV 30062008	1		Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of June 2008.	15,000.00		30,000.00 E
03 Jul, 2008	SBR D03072008	1		Being cheque received from LCC Infotech-Rent Receipt for June-08		15,000.00	15,000.00 E
07 Jul, 2008	SBR D07072008	1		Being cheque received from LCC Infotech-Rent Receipt for May-08		15,000.00	0.00 E
31 Jul, 2008	JV 31072008	1		Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of July 2008.	15,750.00		15,750.00 E
31 Aug, 2008	JV 31082008	1		Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of August 2008.	15,750.00		31,500.00 E
	SBR D31082008	1		Being cheque received from LCC Infotech-Rent Receipt for July-08		15,750.00	15,750.00 E
30 Sep, 2008	JV 30092008	1		Being amount debited to	15,750.00		31,500.00

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SATISH MODI HUF 2008-09
Ledger for the period 01 Apr, 2008 to 31 Mar, 2009

31 Mar, 200

Group : Assets

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
30 Sep, 2008	SBR D30092008 1	LCC Infotech & credited to LCC Infotech Rent receipt for the month of September 2008.			
		Being cheque received from LCC Infotech-Rent		15,750.00	15,750.00 E
31 Oct, 2008	JV 31102008 1	Receipt for August 08	15,750.00		31,500.00 E
		Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of October 2008.			
	SBR D31102008 1	Being cheque received from LCC Infotech-Rent		15,750.00	15,750.00 D
		Receipt for Sept-08			
30 Nov, 2008	JV 30112008 1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of November 2008.	15,750.00		31,500.00 D
08 Dec, 2008	SBR D08122008 1	Being cheque received from LCC Infotech-Rent		15,750.00	15,750.00 D
		Receipt for Oct-08			
30 Dec, 2008	JV 30122008 1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of December 2008.	15,750.00		31,500.00 D
10 Jan, 2009	SBR D10012009 1	Being cheque received from LCC Infotech-Rent		15,750.00	15,750.00 D
		Receipt for Nov-08			
31 Jan, 2009	JV 31012009 1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of January 2009.	15,750.00		31,500.00 D
19 Feb, 2009	SBR D19022009 1	Being cheque received towards rent.		15,750.00	15,750.00 D
23 Feb, 2009	SBR D23022009 1	Being cheque received towards rent.		15,750.00	0.00 D
28 Feb, 2009	JV 28022009 1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of February 2009.	15,750.00		15,750.00 D
31 Mar, 2009	JV 31032009 4	Being amount debited to LCC Infotech & credited	15,750.00		31,500.00 D

SATISH MODI HUF 2008-09
Ledger for the period 01 Apr, 2008 to 31 Mar, 2009

31 Mar, 2009

Group : Assets

(All amounts in Rs)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
		to LCC Infotech Rent receipt for the month of March 2009.			
		Total/Closing Balance	1,86,750.00	1,85,250.00	31,500.00

SATISH MODI HUF 2009-10
Ledger for the period 01 Apr, 2009 to 31 Mar, 2010

31 Mar, 2010

Group : Income

Account selection : Selected Accounts

(All amounts in Rs)

Document		Date	Number	Narration	Debit	Credit	Running Balan
Date	Number						
LCC Infotech-Rent Receipt				Opening Balance			0.00 C
08 Jul, 2009	SBR D08072009	1		Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	13,125.00 C
28 Jul, 2009	SBR D28072009	1		Being cheque received from LCC Infotech towards rent for 4th floor		13,073.00	26,198.00 C
14 Aug, 2009	SBR D14082009	1		Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	39,323.00 C
31 Aug, 2009	SBR D31082009	1		Being cheque received from LCC Infotech towards rent for 4th floor		13,073.00	52,396.00 C
07 Sep, 2009	SBR D07092009	1		Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	65,521.00 C
05 Oct, 2009	SBR D05102009	1		Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	78,646.00 C
	SBR D05102009	2		Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	91,771.00 C
05 Nov, 2009	SBR D05112009	1		Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	1,04,896.00 C
	SBR D05112009	2		Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	1,18,021.00 C
03 Dec, 2009	SBR D03122009	1		Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	1,31,146.00 Cr
07 Dec, 2009	SBR D07122009	1		Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	1,44,271.00 Cr
				Total/Closing Balance		1,44,271.00	1,44,271.00 Cr

Satish Modi HUF
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

LCC Rent A/c
Ledger Account

1-Apr-2010 to 10-Mar-2011

Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	Pa Cru
27-5-2010	By HDFC Bank	590039	Receipt		1 Ch. No. :590039 being chq received from LCC towards rent for 4th floor		18,000
15-6-2010	By HDFC Bank	605075	Receipt		2 Ch. No. :605075 being cheque received from LCC towards forth floor rent		10,000
30-6-2010	By HDFC Bank	590038	Receipt		3 Ch. No. :590038 being chq received from LCC towards rent for IV floor		18,000
	By HDFC Bank	605076	Receipt		4 Ch. No. :605076 being chq received from LCC towards arears for IV floor		10,000
27-7-2010	By HDFC Bank	590190	Receipt		6 Ch. No. :590190 being chq received from LCC towards forth floor rent		18,000
31-7-2010	To HDFC Bank	590190	Bank Payment	BP-1	Ch. No. :590190 being chq return due to insufficient fund	18,000.00	
3-8-2010	By HDFC Bank	605077	Receipt		7 Ch. No. :605077 being chq received from LCC towards rent arears		10,000
27-8-2010	By HDFC Bank	590191	Receipt		8 Ch. No. :590191 being chq received from LCC towards rent		21,600
4-9-2010	By HDFC Bank	390802	Receipt		9 Ch. No. :390802 being chq received from LCC towards rent		18,000
7-9-2010	By HDFC Bank	605078	Receipt		10 Ch. No. :605078 being chq received from LCC towards rent arears		10,000
6-10-2010	By HDFC Bank	590192	Receipt		13 Ch. No. :590192 being chq received from LCC towards rent		21,600
	By HDFC Bank	605079	Receipt		14 Ch. No. :605079 being chq received from LCC towards rent arears		10,000
10-11-2010	By HDFC Bank	590193	Receipt		15 Ch. No. :590193 Being chq received from LCC towards rent		21,600
	By HDFC Bank	605080	Receipt		16 Ch. No. :605080 being chq received from LCC towards rent		10,000
31-1-2011	By HDFC Bank	605081	Receipt		18 Ch. No. :605081 being chq received from LCC towards rent		10,000
	By HDFC Bank	605083	Receipt		19 Ch. No. :605083 being chq received from LCC towards rent		10,000
	By HDFC Bank	307054	Receipt		20 Ch. No. :307054 being chq received from LCC towards rent		21,600
5-2-2011	By HDFC Bank	605083	Receipt		21 Ch. No. :605083 being chq received from LCC towards rent		10,000
	By HDFC Bank	307054	Receipt		22 Ch. No. :307054 being chq received from LCC towards rent		21,600
10-2-2011	To HDFC Bank	307083	Bank Payment	BP-1	Ch. No. :307083 cheque bounce due to insufficient fund	21,600.00	
	To HDFC Bank	605082	Bank Payment	BP-2	Ch. No. :605082 cheque bounce due to insufficient fund	10,000.00	
	Carried Over					49,600.00	2,70,000

continue

Satish Modi HUF

LCC Rent A/c Ledger Account : 1-Apr-2010 to 10-Mar-2011

Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	Page Cred
	Brought Forward					49,600.00	2,70,000.00
1-3-2011	By HDFC Bank	131206	Receipt	23	Being DD received from LCC towards rent		21,600.00
	By HDFC Bank	840447	Receipt	24	Being Cheque received from LCC towards rent		21,600.00
	By HDFC Bank	605084	Receipt	25	Being Cheque received from LCC towards rent		6,375.00
10-3-2011	To HDFC Bank	840447	Bank Payment	BP-2	Ch. No. :840447 being chq bounce due to insufficient funds	21,600.00	
	To Closing Balance					71,200.00	3,19,575.00
						2,48,375.00	
						3,19,575.00	3,19,575.00

Informed to Mr. Azhar - Regarding
 TDS - Contract - 07-10
 not reflecting in 26AS.
 Check (9/25/10)

FORM NO. 16A
 [See rule 31(1)(b)]

Certificate of deduction of tax at source under section 203 of the Income-tax Act, 1961

For interest on securities; dividends; interest other than "interest on securities"; winnings from lottery or crossword puzzle; winnings from horse race; payments to contractors and sub-contractors; insurance commission; payments to non-resident sportsmen/sports associations; payments in respect of deposits under National Savings Scheme; payments on account of repurchase of units by Mutual Fund or Unit Trust of India; commission, remuneration or prize on sale of lottery tickets; commission of brokerage; rent; fees for professional or technical services; royalty and any sum under section 28(va); income in respect of units; payment of compensation on acquisition of certain immovable property; other sums under section 195; income in respect of units of non-residents referred to in section 196A; income from units referred to in section 196B; income from foreign currency bonds or shares of an Indian company referred to in section 196C; income of Foreign Institutional Investors from securities referred to in section 196D

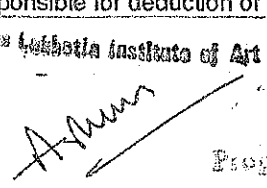
Name and address of the person deducting tax	Acknowledgement Nos. of all Quarterly Statements of TDS under sub-section (3) of section 200 as provided by TIN Facilitation Centre or NSDL web site		Name and address of the person to whom payment made or in whose account it is credited
ABIDS LAKHOTIA INSTITUTE OF ART & DESIGN 3 rd, Floor, Methodist Complex, Abids Road, Hyderabad - 01	Quarter	Acknowledgement No.	Satish Modi (HUF)
	First	T D S	
	Second	RETURN YET	
	Third	TO BE	
	Fourth	FILED	

TAX DEDUCTION A/C NO. OF THE DEDUCTOR	NATURE OF PAYMENT	PAN NO. OF THE PAYEE
HYDM08597B	194 I (RENT)	AANHS4272D
PAN NO. OF THE DEDUCTOR		FOR THE PERIOD
AMQPM8840C		01-Apr-2009 TO 31-Mar-2010

DETAILS OF PAYMENT, TAX DEDUCTION AND DEPOSIT OF TAX INTO CENTRAL GOVERNMENT ACCOUNT
 (The Deducator is to provide transaction-wise details of tax deducted and deposited)

S. No.	Amount paid/credited	Date of payment/credit	TDS Rs.	Surcharge Rs.	Education Cess Rs.	Total tax deposited Rs.	Cheque / DD No. (if any)	BSR Code of Bank branch	Date on which tax deposited (dd/mm/yy)	Transfer voucher/ Challan Identification No.
1	15461	1.4.09	2388			2388		0340207	31.3.09	4
2	15461	1.5.09	2388			2388		0340207	31.3.09	4
3	15523	1.6.09	2398			2398		0340207	31.3.09	4
4	15523	1.7.09	2398			2398		0340207	31.3.09	4
5	15523	1.8.09	2398			2398		0340207	31.3.09	4
6	15523	1.9.09	2398			2398		0340207	31.3.09	4
7	15523	1.10.09	2398			2398		0340207	31.3.09	4
8	77615	31.3.10	7760			7760		0340207	31.7.10	2
TOTAL	217368		25,426			25,426				

Certified that a sum of Rs 25,426.00 (Twenty Five Thousand four Hundred and twenty six Only) has been deducted at source and paid to the credit of the Central Government as per details given above.

Place HYDERABAD	Signature of person responsible for deduction of tax
Date 31-July-2010	 For Abids Lakhotia Institute of Art & Design Proprietor
	Full Name : Mohd Azhar A Mujahid
	Designation Proprietor

SATISH MODI - HUF					A	B	C	D = B+C-A
Details of rent receipts					Amount paid	Rent receivable	Service tax	Balance
Date: 7-Mar-12								
Prepared By: Subramanyam								
S No.	From	To	Paid or payable to	Description				
1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent		13,333		13,333
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13,333		26,666
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13,333		39,999
4	1-Oct-06	31-Oct-06	SATISH - HUF	Rent		13,333		53,332
5	1-Nov-06	30-Nov-06	SATISH - HUF	Rent		13,333		66,665
6	1-Dec-06	31-Dec-06	SATISH - HUF	Rent		13,333		79,998
7	1-Jan-07	31-Jan-07	SATISH - HUF	Rent		13,333		93,331
8	1-Feb-07	28-Feb-07	SATISH - HUF	Rent		13,333		106,664
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent		13,333		119,997
10	31-Mar-07		SATISH - HUF	Rent	93,338			26,659
11	1-Apr-07	30-Apr-07	SATISH - HUF	Rent		15,000		41,659
12	1-May-07	31-May-07	SATISH - HUF	Rent		15,000		56,659
13	1-Jun-07	30-Jun-07	SATISH - HUF	Rent		15,000		71,659
14	1-Jul-07	31-Jul-07	SATISH - HUF	Rent		15,000		86,659
15	1-Aug-07	31-Aug-07	SATISH - HUF	Rent		15,000		101,659
16	1-Sep-07	30-Sep-07	SATISH - HUF	Rent		15,000		116,659
17	1-Oct-07	31-Oct-07	SATISH - HUF	Rent		15,000		131,659
18	1-Nov-07	30-Nov-07	SATISH - HUF	Rent		15,000		146,659
19	1-Dec-07	31-Dec-07	SATISH - HUF	Rent		15,000		161,659
20	1-Jan-08	31-Jan-08	SATISH - HUF	Rent		15,000		176,659
21	1-Feb-08	29-Feb-08	SATISH - HUF	Rent		15,000		191,659
22	1-Mar-08	31-Mar-08	SATISH - HUF	Rent		15,000		206,659
23	31-Mar-08		SATISH - HUF	Rent	176,668			29,991
24	1-Apr-08	30-Apr-08	SATISH - HUF	Rent		15,750		45,741
25	1-May-08	31-May-08	SATISH - HUF	Rent		15,750		61,491
26	1-Jun-08	30-Jun-08	SATISH - HUF	Rent		15,750		77,241
27	1-Jul-08	31-Jul-08	SATISH - HUF	Rent		15,750		92,991
28	1-Aug-08	31-Aug-08	SATISH - HUF	Rent		15,750		108,741
29	1-Sep-08	30-Sep-08	SATISH - HUF	Rent		15,750		124,491
30	1-Oct-08	31-Oct-08	SATISH - HUF	Rent		15,750		140,241
31	1-Nov-08	30-Nov-08	SATISH - HUF	Rent		15,750		155,991
32	1-Dec-08	31-Dec-08	SATISH - HUF	Rent		15,750		171,741
33	1-Jan-09	31-Jan-09	SATISH - HUF	Rent		15,750		187,491
34	1-Feb-09	28-Feb-09	SATISH - HUF	Rent		15,750		203,241
35	1-Mar-09	31-Mar-09	SATISH - HUF	Rent		15,750		218,991
36	31-Mar-09		SATISH - HUF	Rent	185,250			33,741
37	1-Apr-09	30-Apr-09	SATISH - HUF	Rent		16,538		50,279
38	1-May-09	31-May-09	SATISH - HUF	Rent		16,538		66,817
39	1-Jun-09	30-Jun-09	SATISH - HUF	Rent		16,538		83,355
40	1-Jul-09	31-Jul-09	SATISH - HUF	Rent		20,000		103,355
41	1-Aug-09	31-Aug-09	SATISH - HUF	Rent		20,000		123,355
42	1-Sep-09	30-Sep-09	SATISH - HUF	Rent		20,000		143,355
43	1-Oct-09	31-Oct-09	SATISH - HUF	Rent		20,000		163,355
44	1-Nov-09	30-Nov-09	SATISH - HUF	Rent		20,000		183,355
45	1-Dec-09	31-Dec-09	SATISH - HUF	Rent		20,000		203,355
46	1-Jan-10	31-Jan-10	SATISH - HUF	Rent		20,000		223,355
47	1-Feb-10	28-Feb-10	SATISH - HUF	Rent		20,000		243,355
48	1-Mar-10	31-Mar-10	SATISH - HUF	Rent		20,000		263,355
49	31-Mar-10		SATISH - HUF	Rent	144,271			119,084

Verified
A. Subramanyam
7/3/12

50	31-Mar-10		SATISH - HUF	TDS	25,426		93,658
51	1-Apr-10	30-Apr-10	SATISH - HUF	Rent		20,000	113,658
52	1-May-10	31-May-10	SATISH - HUF	Rent		20,000	133,658
53	1-Jun-10	30-Jun-10	SATISH - HUF	Rent		20,000	153,658
54	1-Jul-10	31-Jul-10	SATISH - HUF	Rent		24,000	177,658
55	1-Aug-10	31-Aug-10	SATISH - HUF	Rent		24,000	201,658
56	1-Sep-10	30-Sep-10	SATISH - HUF	Rent		24,000	225,658
57	1-Oct-10	31-Oct-10	SATISH - HUF	Rent		24,000	249,658
58	1-Nov-10	30-Nov-10	SATISH - HUF	Rent		24,000	273,658
59	1-Dec-10	31-Dec-10	SATISH - HUF	Rent		24,000	297,658
60	1-Jan-11	31-Jan-11	SATISH - HUF	Rent		24,000	321,658
61	1-Feb-11	28-Feb-11	SATISH - HUF	Rent		24,000	345,658
62	1-Mar-11	31-Mar-11	SATISH - HUF	Rent		24,000	369,658
63	15-Mar-11		SATISH - HUF	Rent	280,455		89,203
64	31-Mar-11		SATISH - HUF	TDS	27,200		62,003
65	1-Apr-11	30-Apr-11	SATISH - HUF	Rent		24,000	86,003
66	1-May-11	31-May-11	SATISH - HUF	Rent		24,000	110,003
67	1-Jun-11	30-Jun-11	SATISH - HUF	Rent		24,000	134,003
68	1-Jul-11	31-Jul-11	SATISH - HUF	Rent		28,000	162,003
69	1-Aug-11	31-Aug-11	SATISH - HUF	Rent		28,000	190,003
70	1-Sep-11	30-Sep-11	SATISH - HUF	Rent		28,000	218,003
71	13-Oct-11		SATISH - HUF	Rent	118,000		100,003
73	1-Oct-11	31-Oct-11	SATISH - HUF	Rent		28,000	128,003
74	1-Nov-11	30-Nov-11	SATISH - HUF	Rent		28,000	156,003
75	1-Dec-11	31-Dec-11	SATISH - HUF	Rent		28,000	184,003
76	1-Jan-12	31-Jan-12	SATISH - HUF	Rent		28,000	212,003
77	1-Feb-12	28-Feb-12	SATISH - HUF	Rent		28,000	240,003
78	1-Mar-12	31-Mar-12	SATISH - HUF	Rent		28,000	268,003
			SATISH - HUF	TDS(11-12)	32,400		235,603
Total					1,083,008	1,318,611	

APPROVED BY
10 MAR 2012
S. HAN MOBI
MANAGING DIRECTOR

Verified
A. Sambasivula
7/2/12

REMARKS

OTHERS *Solishman*

KNM

MNM

GWE

MFH

PMR

GMG

VSC

SOB

Date *30/1/12*

Solish man 2 book has been

Flat No. *1 CC*

Name: *CH. BABUJI*

Remarks: *due to insufficient funds*

returned

By: *Sobramanjan*

Work Completed

Satish Modi HUF
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

LCC Rent A/c
Ledger Account

1-Apr-2010 to 31-Mar-2012

Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	F
27-5-2010	By HDFC Bank	590039	Receipt	1	Ch. No. :590039 being chq received from LCC towards rent for 4th floor	18,000.00	
15-6-2010	By HDFC Bank	605075	Receipt	2	Ch. No. :605075 being cheque received from LCC towards forth floor rent	10,000.00	
30-6-2010	By HDFC Bank	590038	Receipt	3	Ch. No. :590038 being chq received from LCC towards rent for IV floor	18,000.00	
	By HDFC Bank	605076	Receipt	4	Ch. No. :605076 being chq received from LCC towards arears for IV floor	10,000.00	
27-7-2010	By HDFC Bank	590190	Receipt	6	Ch. No. :590190 being chq received from LCC towards forth floor rent	18,000.00	
31-7-2010	To HDFC Bank	590190	Bank Payment	BP-1	Ch. No. :590190 being chq return due to insufficient fund	18,000.00	
3-8-2010	By HDFC Bank	605077	Receipt	7	Ch. No. :605077 being chq received from LCC towards rent arears	10,000.00	
27-8-2010	By HDFC Bank	590191	Receipt	8	Ch. No. :590191 being chq received from LCC towards rent	21,600.00	
4-9-2010	By HDFC Bank	390802	Receipt	9	Ch. No. :390802 being chq received from LCC towards rent	18,000.00	
7-9-2010	By HDFC Bank	605078	Receipt	10	Ch. No. :605078 being chq received from LCC towards rent arears	10,000.00	
6-10-2010	By HDFC Bank	590192	Receipt	13	Ch. No. :590192 being chq received from LCC towards rent	21,600.00	
	By HDFC Bank	605079	Receipt	14	Ch. No. :605079 being chq received from LCC towards rent arears	10,000.00	
10-11-2010	By HDFC Bank	590193	Receipt	15	Ch. No. :590193 Being chq received from LCC towards rent	21,600.00	
	By HDFC Bank	605080	Receipt	16	Ch. No. :605080 being chq received from LCC towards rent	10,000.00	
31-1-2011	By HDFC Bank	605081	Receipt	18	Ch. No. :605081 being chq received from LCC towards rent	10,000.00	
	By HDFC Bank	605083	Receipt	19	Ch. No. :605083 being chq received from LCC towards rent	10,000.00	
	By HDFC Bank	307054	Receipt	20	Ch. No. :307054 being chq received from LCC towards rent	21,600.00	
5-2-2011	By HDFC Bank	605082	Receipt	21	being chq received from LCC towards rent	10,000.00	
	By HDFC Bank	307083	Receipt	22	being chq received from LCC towards rent	21,600.00	
10-2-2011	To HDFC Bank	307083	Bank Payment	BP-1	Ch. No. :307083 cheque bounce due to insufficient fund	21,600.00	
	To HDFC Bank	605082	Bank Payment	BP-2	Ch. No. :605082 cheque bounce due to insufficient fund	10,000.00	
	Carried Over					49,600.00	2,70,000.00

contin

Satish Modi HUF

LCC Rent A/c Ledger Account : 1-Apr-2010 to 31-Mar-2012

Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	P C
	Brought Forward					49,600.00	2,70,00
1-3-2011	By HDFC Bank	131206	Receipt	23	Being DD received from LCC towards rent		21,60
	By HDFC Bank	840447	Receipt	24	Being Cheque received from LCC towards rent		21,60
	By HDFC Bank	605084	Receipt	25	Being Cheque received from LCC towards rent		6,37
10-3-2011	To HDFC Bank	840447	Bank Payment	BP-2	Ch. No. :840447 being chq bounce due to insufficient funds	21,600.00	
21-3-2011	By HDFC Bank	814858	Receipt	26	Ch. No. :814858 Being cheque received from LCC.		21,60
29-3-2011	By HDFC Bank	605100	Receipt	27	Ch. No. :605100 Being cheque received from LCC.		10,48
	To Closing Balance					71,200.00	3,51,65
						2,80,455.00	
						3,51,655.00	3,51,65
1-4-2011	By Opening Balance		Vch Type	Vch No.			2,80,45
2-4-2011	By HDFC Bank	840484	Receipt	1	Ch. No. :840484 rent		21,60
18-4-2011	By HDFC Bank	816150	Receipt	2	Ch. No. :816150 rent arrears		10,00
4-5-2011	By HDFC Bank	840334	Receipt	3	Ch. No. :840334 rent		21,60
12-5-2011	By HDFC Bank	817198	Receipt	4	Ch. No. :817198 rent		21,60
31-5-2011	By HDFC Bank	840374	Receipt	5	Ch. No. :840374 being chq received from LCC towards rent		21,60
	To HDFC Bank	840374	Bank Payment	BP-1	Ch. No. :840374 being chq reversed due to chq bounce towards insufficient funds	21,600.00	
3-8-2011	By HDFC Bank	740684	Receipt	7	Ch. No. :740684 being chq received from LCC towards rent		21,60
13-10-2011	By HDFC Bank	396447	Receipt	9	Ch. No. :396447 rent received		21,60
25-1-2012	By HDFC Bank	740771	Receipt	10	Ch. No. :740771 Being received towards rent		21,60
28-1-2012	To HDFC Bank	740771	Bank Payment	BP-2	Ch. No. :740771 being amount debited towards cheque return towards funds insufficient.	21,600.00	
25-2-2012	By HDFC Bank	740772	Receipt	11	Ch. No. :740772 Being cheque received towards rent		21,60
29-2-2012	To HDFC Bank	740772	Bank Payment	BP-1	Ch. No. :740772 Being cheque returned due to insufficient funds	21,600.00	
26-3-2012	By HDFC Bank	740773	Receipt	12	Ch. No. :740773 Being cheque received towards rent		21,60
31-3-2012	To HDFC Bank	740773	Bank Payment	BP-1	Ch. No. :740773 Being cheque returned due to insufficient funds	21,600.00	
	To Closing Balance					86,400.00	4,84,85
						3,98,455.00	
						4,84,855.00	4,84,85

SATISH MODI - HUF									
Details of rent receipts									
Date:		14.09.11							
Prepared By:		Jagdish							
S No.	From	To	Paid or payable to	Description	A Amount paid	B Rent recivable	C Service tax	D = B+C-A Balance	
1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent		13,333		13,333	
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13,333		26,666	
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13,333		39,999	
4	1-Oct-06	31-Oct-06	SATISH - HUF	Rent		13,333		53,332	
5	1-Nov-06	30-Nov-06	SATISH - HUF	Rent		13,333		66,665	
6	1-Dec-06	31-Dec-06	SATISH - HUF	Rent		13,333		79,998	
7	1-Jan-07	31-Jan-07	SATISH - HUF	Rent		13,333		93,331	
8	1-Feb-07	28-Feb-07	SATISH - HUF	Rent		13,333		106,664	
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent		13,333		119,997	
10	31-Mar-07		SATISH - HUF	Rent	93,338			26,659	
11	1-Apr-07	30-Apr-07	SATISH - HUF	Rent		15,000		41,659	
12	1-May-07	31-May-07	SATISH - HUF	Rent		15,000		56,659	
13	1-Jun-07	30-Jun-07	SATISH - HUF	Rent		15,000		71,659	
14	1-Jul-07	31-Jul-07	SATISH - HUF	Rent		15,000		86,659	
15	1-Aug-07	31-Aug-07	SATISH - HUF	Rent		15,000		101,659	
16	1-Sep-07	30-Sep-07	SATISH - HUF	Rent		15,000		116,659	
17	1-Oct-07	31-Oct-07	SATISH - HUF	Rent		15,000		131,659	
18	1-Nov-07	30-Nov-07	SATISH - HUF	Rent		15,000		146,659	
19	1-Dec-07	31-Dec-07	SATISH - HUF	Rent		15,000		161,659	
20	1-Jan-08	31-Jan-08	SATISH - HUF	Rent		15,000		176,659	
21	1-Feb-08	29-Feb-08	SATISH - HUF	Rent		15,000		191,659	
22	1-Mar-08	31-Mar-08	SATISH - HUF	Rent		15,000		206,659	
23	31-Mar-08		SATISH - HUF	Rent	176,668			29,991	
24	1-Apr-08	30-Apr-08	SATISH - HUF	Rent		15,750		45,741	
25	1-May-08	31-May-08	SATISH - HUF	Rent		15,750		61,491	
26	1-Jun-08	30-Jun-08	SATISH - HUF	Rent		15,750		77,241	
27	1-Jul-08	31-Jul-08	SATISH - HUF	Rent		15,750		92,991	
28	1-Aug-08	31-Aug-08	SATISH - HUF	Rent		15,750		108,741	
29	1-Sep-08	30-Sep-08	SATISH - HUF	Rent		15,750		124,491	
30	1-Oct-08	31-Oct-08	SATISH - HUF	Rent		15,750		140,241	
31	1-Nov-08	30-Nov-08	SATISH - HUF	Rent		15,750		155,991	
32	1-Dec-08	31-Dec-08	SATISH - HUF	Rent		15,750		171,741	
33	1-Jan-09	31-Jan-09	SATISH - HUF	Rent		15,750		187,491	
34	1-Feb-09	28-Feb-09	SATISH - HUF	Rent		15,750		203,241	
35	1-Mar-09	31-Mar-09	SATISH - HUF	Rent		15,750		218,991	
36	31-Mar-09		SATISH - HUF	Rent	185,250			33,741	
37	1-Apr-09	30-Apr-09	SATISH - HUF	Rent		16,538		50,279	
38	1-May-09	31-May-09	SATISH - HUF	Rent		16,538		66,817	
39	1-Jun-09	30-Jun-09	SATISH - HUF	Rent		16,538		83,355	
40	1-Jul-09	31-Jul-09	SATISH - HUF	Rent		20,000		103,355	
41	1-Aug-09	31-Aug-09	SATISH - HUF	Rent		20,000		123,355	
42	1-Sep-09	30-Sep-09	SATISH - HUF	Rent		20,000		143,355	
43	1-Oct-09	31-Oct-09	SATISH - HUF	Rent		20,000		163,355	
44	1-Nov-09	30-Nov-09	SATISH - HUF	Rent		20,000		183,355	
45	1-Dec-09	31-Dec-09	SATISH - HUF	Rent		20,000		203,355	
46	1-Jan-10	31-Jan-10	SATISH - HUF	Rent		20,000		223,355	
47	1-Feb-10	28-Feb-10	SATISH - HUF	Rent		20,000		243,355	
48	1-Mar-10	31-Mar-10	SATISH - HUF	Rent		20,000		263,355	
49	31-Mar-10		SATISH - HUF	Rent	144,271			119,084	

verified
A. Sambasivulu
20/10/11

SATISH MODI
MANAGES D/O

Sri Satish Modi (HDF)

Details of the Balance due of July '09,
Aug '09 & Sept '09.

Month	Actual Amt.	TDS @ 16.995%	Amt to be Paid	Amt Paid	Amt Payable
July '09	20000/-	3399/-	16601/-	13073/-	3528/-
Aug '09	20000/-	3399/-	16601/-	13125/-	3476/-
Sept '09	20000/-	3399/-	16601/-	13125/-	3476/-
					<u>10,480</u>

Satish Modi HUF
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

LCC Rent A/c
Ledger Account

1-Apr-2010 to 31-Mar-2012

Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	Page Cred
31-7-2010	To HDFC Bank	590190	Bank Payment	BP-1	Ch. No. :590190 being chq return due to insufficient fund	18,000.00	
10-2-2011	To HDFC Bank	307083	Bank Payment	BP-1	Ch. No. :307083 cheque bounce due to insufficient fund	21,600.00	
	To HDFC Bank	605082	Bank Payment	BP-2	Ch. No. :605082 cheque bounce due to insufficient fund	10,000.00	
10-3-2011	To HDFC Bank	840447	Bank Payment	BP-2	Ch. No. :840447 being chq bounce due to insufficient funds	21,600.00	
	By Closing Balance					71,200.00	71,200.0
						71,200.00	71,200.0
1-5-2011	By Opening Balance		Vch Type	Vch No.		71,200.00	
31-5-2011	To HDFC Bank	840374	Bank Payment	BP-1	Ch. No. :840374 being chq reversed due to chq bounce towards insufficient funds	21,600.00	
28-1-2012	To HDFC Bank	740771	Bank Payment	BP-2	Ch. No. :740771 being amount debited towards cheque return towards funds insufficient.	21,600.00	
29-2-2012	To HDFC Bank	740772	Bank Payment	BP-1	Ch. No. :740772 Being cheque returned due to insufficient funds	21,600.00	
31-3-2012	To HDFC Bank	740773	Bank Payment	BP-1	Ch. No. :740773 Being cheque returned due to insufficient funds	21,600.00	
	By Closing Balance					1,57,600.00	1,57,600.0
						1,57,600.00	1,57,600.0

SATISH MODI HUF 2006-07
Ledger for the period 01 Apr, 2006 to 31 Mar, 2007

31 Mar, 2007

Group : Income

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
Interest on Saving Bank account		Opening Balance			0.00 Cr
30 Jun, 2006	SBR D30062006 1	Being amount credited by HDFC Bank towards Credit-Interest capitalized		103.05	103.05 Cr
30 Sep, 2006	SBR D30092006 1	Being amount credit by HDFC Bank towards credit interest capitalized		62.24	165.29 Cr
31 Dec, 2006	SBR D31122006 1	Being amount credited by HDFC Bank towards credite interest capitalized		56.71	222.00 Cr
31 Mar, 2007	SBR D31032007 1	Being credited by bank towards interest capitalized.		180.53	402.53 Cr
		Total/Closing Balance		402.53	402.53 Cr
Mohd.Azhar Mujahid (LCC Infotech)		Opening Balance			0.00 Cr
05 Sep, 2006	SBR D05092006 1	Being cheque received towards rent for the month of July-06		13,334.00	13,334.00 Cr
01 Oct, 2006	SBR D01102006 1	Being cheque received towards Rent for the month of August-06		13,334.00	26,668.00 Cr
06 Nov, 2006	SBR D06112006 1	Being cheque received from LCC towards Rent for the month of Sept-06		13,334.00	40,002.00 Cr
06 Dec, 2006	SBR D06122006 1	Being cheque received from LCC towards rent for the month of October 2006		13,334.00	53,336.00 Cr
11 Dec, 2006	SBR D11122006 1	Being cheque received from LCC Infotech-Rent Receipt		13,334.00	66,670.00 Cr
31 Jan, 2007	SBR D31012007 1	Being cheque received from LCC Infotech-Rent Receipt		13,334.00	80,004.00 Cr
01 Mar, 2007	SBR D01032007 1	Being cheque received from LCC Infotech-Rent Receipt		13,334.00	93,338.00 Cr
31 Mar, 2007	JV 31032007 3	Being rent receivable from Mohd.Azhar Mujahid for the months of Feb & Mar 07		26,668.00	1,20,006.00 Cr
		Total/Closing Balance		1,20,006.00	1,20,006.00 Cr

$1,20,006 - 26,668 = 93,338$

SATISH MODI HUF 2007-2008
Ledger for the period 01 Apr, 2007 to 31 Mar, 2008

31 Mar, 2008

Group : Assets

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
LCC Infotech		Opening Balance			26,668.00 Dr
02 Apr, 2007	SBR D02042007 1	Being cheque received towards rent		13,334.00	13,334.00 Dr
30 Apr, 2007	JV 30042007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of April 2007.	15,000.00		28,334.00 Dr
02 May, 2007	SBR D02052007 1	Being cheque received towards rent		13,334.00	15,000.00 Dr
31 May, 2007	JV 31052007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of May 2007.	15,000.00		30,000.00 Dr
	SBR D31052007 1	Being cheque received towards rent		13,334.00	16,666.00 Dr
30 Jun, 2007	JV 30062007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of June 2007.	15,000.00		31,666.00 Dr
05 Jul, 2007	SBR D05072007 1	Being cheque received towards rent		13,334.00	18,332.00 Dr
31 Jul, 2007	JV 31072007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of July 2007.	15,000.00		33,332.00 Dr
04 Aug, 2007	SBR D04082007 2	Being cheque received towards rent		15,000.00	18,332.00 Dr
10 Aug, 2007	SBR D10082007 1	Being cheque issued towards rent		3,332.00	15,000.00 Dr
31 Aug, 2007	JV 31082007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of August 2007.	15,000.00		30,000.00 Dr
04 Sep, 2007	SBR D04092007 1	Being cheque received towards rent		15,000.00	15,000.00 Dr
30 Sep, 2007	JV 30092007 1	Being amount credited to LCC Infotech Rent	15,000.00		30,000.00 Dr

SATISH MODI HUF 2007-2008
Ledger for the period 01 Apr, 2007 to 31 Mar, 2008

31 Mar, 2008

Group : Assets

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
		receipts & debited to LCC Infotech towards Rent for the month of September 2007.			
03 Oct, 2007	SBR D03102007 1	Being cheque received towards rent		15,000.00	15,000.00 Dr
31 Oct, 2007	JV 31102007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of October 2007.	15,000.00		30,000.00 Dr
	SBR D31102007 1	Being cheque received towards rent		15,000.00	15,000.00 Dr
19 Nov, 2007	SBR D19112007 1	Being cheque received towards rent		15,000.00	0.00 Dr
30 Nov, 2007	JV 30112007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of November 2007.	15,000.00		15,000.00 Dr
31 Dec, 2007	JV 31122007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of December 2007.	15,000.00		30,000.00 Dr
08 Jan, 2008	SBR D08012008 1	Being cheque received towards rent		15,000.00	15,000.00 Dr
31 Jan, 2008	JV 31012008 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of January 2008.	15,000.00		30,000.00 Dr
29 Feb, 2008	JV 29022008 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of February 2008.	15,000.00		45,000.00 Dr
05 Mar, 2008	SBR D05032008 1	Being cheque received towards rent		15,000.00	30,000.00 Dr
	SBR D05032008 2	Being cheque received towards rentq		15,000.00	15,000.00 Dr
31 Mar, 2008	JV 31032008 4	Being amount credited	15,000.00		30,000.00 Dr

SATISH MODI HUF 2007-2008
Ledger for the period 01 Apr, 2007 to 31 Mar, 2008

31 Mar, 2008

Group : Assets

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
		to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of March 2008.			
		Total/Closing Balance	1,80,000.00	1,76,668.00	30,000.00 Dr

SATISH MODI HUF 2008-09
Ledger for the period 01 Apr, 2008 to 31 Mar, 2009

31 Mar, 2009

Group : Assets

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
LCC Infotech		Opening Balance			30,000.00 Dr
08 Apr, 2008	SBR D08042008 1	Being cheque received from LCC Infotech-Rent Receipt		15,000.00	15,000.00 Dr
30 Apr, 2008	JV 30042008 1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of April 2008.	15,000.00		30,000.00 Dr
	SBR D30042008 1	Being cheque received from LCC towards rent for the month of March 08		15,000.00	15,000.00 Dr
04 May, 2008	SBR D04052008 1	Being cheque received from LCC Infotech-Rent Receipt for the month of April-08		15,000.00	0.00 Dr
31 May, 2008	JV 31052008 1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of May 2008.	15,000.00		15,000.00 Dr
30 Jun, 2008	JV 30062008 1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of June 2008.	15,000.00		30,000.00 Dr
03 Jul, 2008	SBR D03072008 1	Being cheque received from LCC Infotech-Rent Receipt for June-08		15,000.00	15,000.00 Dr
07 Jul, 2008	SBR D07072008 1	Being cheque received from LCC Infotech-Rent Receipt for May-08		15,000.00	0.00 Dr
31 Jul, 2008	JV 31072008 1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of July 2008.	15,750.00		15,750.00 Dr
31 Aug, 2008	JV 31082008 1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of August 2008.	15,750.00		31,500.00 Dr
	SBR D31082008 1	Being cheque received from LCC Infotech-Rent Receipt for July-08		15,750.00	15,750.00 Dr
30 Sep, 2008	JV 30092008 1	Being amount debited to	15,750.00		31,500.00 Dr

SATISH MODI HUF 2008-09
Ledger for the period 01 Apr, 2008 to 31 Mar, 2009

31 Mar, 2009

Group : Assets

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
30 Sep, 2008	SBR D30092008 1	LCC Infotech & credited to LCC Infotech Rent receipt for the month of September 2008. Being cheque received from LCC Infotech-Rent		15,750.00	15,750.00 Dr
31 Oct, 2008	JV 31102008 1	Receipt for August 08 Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of October 2008.	15,750.00		31,500.00 Dr
	SBR D31102008 1	Being cheque received from LCC Infotech-Rent		15,750.00	15,750.00 Dr
30 Nov, 2008	JV 30112008 1	Receipt for Sept-08 Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of November 2008.	15,750.00		31,500.00 Dr
08 Dec, 2008	SBR D08122008 1	Being cheque received from LCC Infotech-Rent		15,750.00	15,750.00 Dr
30 Dec, 2008	JV 30122008 1	Receipt for Oct-08 Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of December 2008.	15,750.00		31,500.00 Dr
10 Jan, 2009	SBR D10012009 1	Being cheque received from LCC Infotech-Rent		15,750.00	15,750.00 Dr
31 Jan, 2009	JV 31012009 1	Receipt for Nov-08 Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of January 2009.	15,750.00		31,500.00 Dr
19 Feb, 2009	SBR D19022009 1	Being cheque received towards rent.		15,750.00	15,750.00 Dr
23 Feb, 2009	SBR D23022009 1	Being cheque received towards rent.		15,750.00	0.00 Dr
28 Feb, 2009	JV 28022009 1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of February 2009.	15,750.00		15,750.00 Dr
31 Mar, 2009	JV 31032009 4	Being amount debited to LCC Infotech & credited	15,750.00		31,500.00 D

SATISH MODI HUF 2008-09
Ledger for the period 01 Apr, 2008 to 31 Mar, 2009

31 Mar, 2009

Group : Assets

(All amounts in Rs.)

Document		Narration	Debit	Credit	Running Balance
Date	Number				
		to LCC Infotech Rent receipt for the month of March 2009.			
		Total/Closing Balance	1,86,750.00	1,85,250.00	31,500.00 Dr
		15/0			

SATISH MODI HUF 2009-10
Ledger for the period 01 Apr, 2009 to 31 Mar, 2010

31 Mar, 2010

Group : Income

Account selection : Selected Accounts

(All amounts in Rs.)

Document			Narration	Debit	Credit	Running Balance
Date	Number					
			Opening Balance			0.00 Cr
08 Jul, 2009	SBR D08072009	1	Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	13,125.00 Cr
28 Jul, 2009	SBR D28072009	1	Being cheque received from LCC Infotech towards rent for 4th floor		13,073.00	26,198.00 Cr
14 Aug, 2009	SBR D14082009	1	Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	39,323.00 Cr
31 Aug, 2009	SBR D31082009	1	Being cheque received from LCC Infotech towards rent for 4th floor		13,073.00	52,396.00 Cr
07 Sep, 2009	SBR D07092009	1	Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	65,521.00 Cr
05 Oct, 2009	SBR D05102009	1	Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	78,646.00 Cr
	SBR D05102009	2	Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	91,771.00 Cr
05 Nov, 2009	SBR D05112009	1	Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	1,04,896.00 Cr
	SBR D05112009	2	Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	1,18,021.00 Cr
03 Dec, 2009	SBR D03122009	1	Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	1,31,146.00 Cr
07 Dec, 2009	SBR D07122009	1	Being cheque received from LCC Infotech towards rent for 4th floor		13,125.00	1,44,271.00 Cr
			Total/Closing Balance		1,44,271.00	1,44,271.00 Cr

Satish Modi HUF
5-4-187/3 & 4, II Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

LCC Rent A/c
Ledger Account

1-Apr-2010 to 10-Mar-2011

						Page 1	
Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	Credit
27-5-2010	By HDFC Bank	✓590039	Receipt		1 Ch. No. :590039 being chq received from LCC towards rent for 4th floor		18,000.00
15-6-2010	By HDFC Bank	✓605075	Receipt		2 Ch. No. :605075 being cheque received from LCC towards forth floor rent		10,000.00
30-6-2010	By HDFC Bank	✓590038	Receipt		3 Ch. No. :590038 being chq received from LCC towards rent for IV floor		18,000.00
	By HDFC Bank	✓605076	Receipt		4 Ch. No. :605076 being chq received from LCC towards arears for IV floor		10,000.00
27-7-2010	By HDFC Bank	590190	Receipt		6 Ch. No. :590190 being chq received from LCC towards forth floor rent		18,000.00
31-7-2010	To HDFC Bank	590190	Bank Payment	BP-1	Ch. No. :590190 being chq return due to insufficient fund	18,000.00	
3-8-2010	By HDFC Bank	605077	Receipt		7 Ch. No. :605077 being chq received from LCC towards rent arears		10,000.00
27-8-2010	By HDFC Bank	590191	Receipt		8 Ch. No. :590191 being chq received from LCC towards rent		21,600.00
4-9-2010	By HDFC Bank	390802	Receipt		9 Ch. No. :390802 being chq received from LCC towards rent		18,000.00
7-9-2010	By HDFC Bank	605078	Receipt		10 Ch. No. :605078 being chq received from LCC towards rent arears		10,000.00
6-10-2010	By HDFC Bank	590192	Receipt		13 Ch. No. :590192 being chq received from LCC towards rent		21,600.00
	By HDFC Bank	605079	Receipt		14 Ch. No. :605079 being chq received from LCC towards rent arears		10,000.00
10-11-2010	By HDFC Bank	590193	Receipt		15 Ch. No. :590193 Being chq received from LCC towards rent		21,600.00
	By HDFC Bank	605080	Receipt		16 Ch. No. :605080 being chq received from LCC towards rent		10,000.00
31-1-2011	By HDFC Bank	605081	Receipt		18 Ch. No. :605081 being chq received from LCC towards rent		10,000.00
	By HDFC Bank	605083	Receipt		19 Ch. No. :605083 being chq received from LCC towards rent		10,000.00
	By HDFC Bank	307054	Receipt		20 Ch. No. :307054 being chq received from LCC towards rent		21,600.00
5-2-2011	By HDFC Bank	605083	Receipt		21 Ch. No. :605083 being chq received from LCC towards rent		10,000.00
	By HDFC Bank	307054	Receipt		22 Ch. No. :307054 being chq received from LCC towards rent		21,600.00
10-2-2011	To HDFC Bank	307083	Bank Payment	BP-1	Ch. No. :307083 cheque bounce due to insufficient fund	21,600.00	
	To HDFC Bank	605082	Bank Payment	BP-2	Ch. No. :605082 cheque bounce due to insufficient fund	10,000.00	
						49,600.00	2,70,000

Carried Over

continuec

Satish Modi HUF

LCC Rent A/c Ledger Account : 1-Apr-2010 to 10-Mar-2011

Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	Credit
	Brought Forward					49,600.00	2,70,000.00
1-3-2011	By HDFC Bank	✓ 131206	Receipt		23 Being DD received from LCC towards rent		21,600.00
	By HDFC Bank	840447	Receipt		24 Being Cheque received from LCC towards rent		21,600.00
	By HDFC Bank	605084	Receipt		25 Being Cheque received from LCC towards rent		6,375.00
10-3-2011	To HDFC Bank	840447	Bank Payment	BP-2	Ch. No. :840447 being chq bounce due to insufficient funds	21,600.00	
						71,200.00	3,19,575.00
						2,48,375.00	
	To Closing Balance					3,19,575.00	3,19,575.00

SATISH MODI - HUF					A	B	C	D = B+C-A
Details of rent receipts					Amount paid	Rent receivable	Service tax	Balance
S No.	From	To	Paid or payable to	Description				
						13,333		13,333
1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent		13,333		26,666
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13,333		39,999
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13,333		53,332
4	1-Oct-06	31-Oct-06	SATISH - HUF	Rent		13,333		66,665
5	1-Nov-06	30-Nov-06	SATISH - HUF	Rent		13,333		79,998
6	1-Dec-06	31-Dec-06	SATISH - HUF	Rent		13,333		93,331
7	1-Jan-07	31-Jan-07	SATISH - HUF	Rent		13,333		106,664
8	1-Feb-07	28-Feb-07	SATISH - HUF	Rent		13,333		119,997
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent		13,333		26,659
10	31-Mar-07		SATISH - HUF	Rent	93,338			41,659
11	1-Apr-07	30-Apr-07	SATISH - HUF	Rent		15,000		56,659
12	1-May-07	31-May-07	SATISH - HUF	Rent		15,000		71,659
13	1-Jun-07	30-Jun-07	SATISH - HUF	Rent		15,000		86,659
14	1-Jul-07	31-Jul-07	SATISH - HUF	Rent		15,000		101,659
15	1-Aug-07	31-Aug-07	SATISH - HUF	Rent		15,000		116,659
16	1-Sep-07	30-Sep-07	SATISH - HUF	Rent		15,000		131,659
17	1-Oct-07	31-Oct-07	SATISH - HUF	Rent		15,000		146,659
18	1-Nov-07	30-Nov-07	SATISH - HUF	Rent		15,000		161,659
19	1-Dec-07	31-Dec-07	SATISH - HUF	Rent		15,000		176,659
20	1-Jan-08	31-Jan-08	SATISH - HUF	Rent		15,000		191,659
21	1-Feb-08	29-Feb-08	SATISH - HUF	Rent		15,000		206,659
22	1-Mar-08	31-Mar-08	SATISH - HUF	Rent		15,000		29,991
23	31-Mar-08		SATISH - HUF	Rent	176,668			45,741
24	1-Apr-08	30-Apr-08	SATISH - HUF	Rent		15,750		61,491
25	1-May-08	31-May-08	SATISH - HUF	Rent		15,750		77,241
26	1-Jun-08	30-Jun-08	SATISH - HUF	Rent		15,750		92,991
27	1-Jul-08	31-Jul-08	SATISH - HUF	Rent		15,750		108,741
28	1-Aug-08	31-Aug-08	SATISH - HUF	Rent		15,750		124,491
29	1-Sep-08	30-Sep-08	SATISH - HUF	Rent		15,750		140,241
30	1-Oct-08	31-Oct-08	SATISH - HUF	Rent		15,750		155,991
31	1-Nov-08	30-Nov-08	SATISH - HUF	Rent		15,750		171,741
32	1-Dec-08	31-Dec-08	SATISH - HUF	Rent		15,750		187,491
33	1-Jan-09	31-Jan-09	SATISH - HUF	Rent		15,750		203,241
34	1-Feb-09	28-Feb-09	SATISH - HUF	Rent		15,750		218,991
35	1-Mar-09	31-Mar-09	SATISH - HUF	Rent		15,750		33,741
36	31-Mar-09		SATISH - HUF	Rent	185,250			50,279
37	1-Apr-09	30-Apr-09	SATISH - HUF	Rent		16,538		66,817
38	1-May-09	31-May-09	SATISH - HUF	Rent		16,538		83,355
39	1-Jun-09	30-Jun-09	SATISH - HUF	Rent		16,538		103,355
40	1-Jul-09	31-Jul-09	SATISH - HUF	Rent		20,000		123,355
41	1-Aug-09	31-Aug-09	SATISH - HUF	Rent		20,000		143,355
42	1-Sep-09	30-Sep-09	SATISH - HUF	Rent		20,000		163,355
43	1-Oct-09	31-Oct-09	SATISH - HUF	Rent		20,000		183,355
44	1-Nov-09	30-Nov-09	SATISH - HUF	Rent		20,000		203,355
45	1-Dec-09	31-Dec-09	SATISH - HUF	Rent		20,000		223,355
46	1-Jan-10	31-Jan-10	SATISH - HUF	Rent		20,000		243,355
47	1-Feb-10	28-Feb-10	SATISH - HUF	Rent		20,000		263,355
48	1-Mar-10	31-Mar-10	SATISH - HUF	Rent		20,000		119,084
49	31-Mar-10		SATISH - HUF	Rent	144,271			

APPROVED BY
15 MAR 2011
SOHAM MODI
MANAGING DIRECTOR

Verified
A. Sambasiv Rao
15/3/11

50	1-Apr-10	30-Apr-10	SATISH - HUF	Rent				
51	1-May-10	31-May-10	SATISH - HUF	Rent		20,000		139,084
52	1-Jun-10	30-Jun-10	SATISH - HUF	Rent		20,000		159,084
53	1-Jul-10	31-Jul-10	SATISH - HUF	Rent		20,000		179,084
54	1-Aug-10	31-Aug-10	SATISH - HUF	Rent		24,000		203,084
55	1-Sep-10	30-Sep-10	SATISH - HUF	Rent		24,000		227,084
56	1-Oct-10	31-Oct-10	SATISH - HUF	Rent		24,000		251,084
57	1-Nov-10	30-Nov-10	SATISH - HUF	Rent		24,000		275,084
58	1-Dec-10	31-Dec-10	SATISH - HUF	Rent		24,000		299,084
59	1-Jan-11	31-Jan-11	SATISH - HUF	Rent		24,000		323,084
60	1-Feb-11	28-Feb-11	SATISH - HUF	Rent		24,000		347,084
61	1-Mar-11	31-Mar-11	SATISH - HUF	Rent		24,000		371,084
62	15-Mar-11		SATISH - HUF	Rent		24,000		395,084
						248,375		
	Total					847,902	994,611	

Note:-

Total Outstanding Amt. \rightarrow 1,46,709

less PDC an 28/3/11 \leftarrow 10,480

Net. Receivable 1,36,229

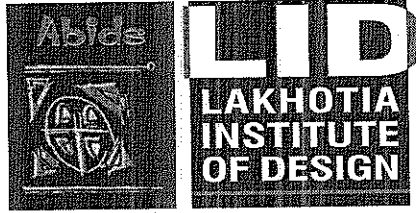
A. Juy
15/3/11

Verified

A. Sambasivam

15/3/11





ISO 9001:2008 CERTIFIED
Institute of Fashion, Textile & Interior Designing

Head Office: 3rd Floor, Methodist Complex, Abids, Hyderabad-500001

Phone: 040-66681108 / 66786598 Fax. 040-66786598.

Extension Centre: V Floor, Tejaswi Plaza, Above Tanishq, Punjagutta, Hyderabad. Ph: 66617788

Ref: LID/Admn/11

Date: 06/05/2011

To
Mr. Soham Modi
Modi Properties,
Secunderabad

Sir,

Sub: payment of Rent Arrears

Hereby we are sending across a DD dated 6-05-2011 of Rs. 21,600 bearing No. 817198 towards rent against the cheque no. 840447 dated 27th February 2011.


DIRECTOR

MODI BUILDERS

(METHODIST COMPLEX)

OFFICE : 5-4-187/3&4, 3RD, FLOOR, M.G. ROAD, SECUNDERABAD - 500 003.

To,
Mr. Azar,
M/s. Lakotia Institute,
Abids.

Date: 07.04.2010

Dear Sir,

Sub.: Payment of rent arrears -reg.
Ref.: Your post dated cheques.


With reference to the above we would like to inform you that we are not ready to accept your post dated cheques for the reasons which are mentioned below:

1. Once lease agreement executed as a tenant you have a liability to pay the rents regularly and above this you have kept the lease agreement with you all these days and neither negotiated nor returned.
2. You have an arrears of Rs. 1,08,375 for Satish Modi and Rs. 1,17,213 for MBMC as on March 10. but you deducted TDS upto to March 10 and you have forwarded arrear cheques upto February 2011. Please let me know how it is accountable.
3. While making post dated cheques you would have consulted or discussed with us regarding these payments and you have decided on your own.
4. We have waived off your deposit amount by treating as an old tenant.

For the above reasons we are unhappy and returning the post dated cheques and we request you to clear them within one or two days. Otherwise, we will cancel your lease agreement without any prior notice.

Thank You.

For Modi Builders Methodist Complex,


A. Shankar Reddy



Date: 13/06/2009

Ref: ALIAD/Admn/09

To
Mr. Satish Modi
Modi Properties,
Secunderabad.

Sir,

As per the statement sent by you is showing the rent pending (till date) due of Rs. 78,750/- (Seventy eight thousand seven hundred and fifty only).

And hence same we are clearing the dues in next 6 monthly equal installments of Rs. 13,125/- each.

Details as follows –

S. No	Cheque No.	Date	Amount
1	369024	05/07/09 ✓	Rs. 13,125/-
2	369025	05/08/09	Rs. 13,125/-
3	369026	05/09/09	Rs. 13,125/-
4	369027	05/10/09	Rs. 13,125/-
5	369028	05/11/09	Rs. 13,125/-
6	369029 ✓	05/12/09	Rs. 13,125/-
Total			Rs. 78,750/- ✓

- Note: 1. TDS is not deducted from all above payments.
 2. TDS will be deducted for these payments from future payments.
 3. Rent due is cleared for the months of –

January '09 – Rs. 15,750/- ✓
 February '09 – Rs. 15,750/- ✓
 March '09 – Rs. 15,750/- ✓
 April '09 – Rs. 15,750/- ✓
 May '09 – Rs. 15,750/- ✓

Rent Increase on

Actual Rent	78750
Diff	78750
	15750

Ajman
DIRECTOR

LCC-401 4th floor

Sri Satish Modi (HUF)

Month	Actual Amt	TDS	Amt. to be Paid	Amt. Paid	Amt. Payable
April '08	15750/-	-	15750	15000	750 ✓
May '08	15750/-	-	15750	15000	750 ✓
Oct '09	20000/-	@10% 2000	18000	12125	4875 ✓
Nov '09	20000/-	2000	18000	-	18000 ✓
Dec '09	20000/-	2000	18000	-	18000 ✓
Jan '10	20000/-	2000	18000	-	18000 ✓
Feb '10	20000/-	2000	18000	-	18000 ✓
Mar '10	20000/-	2000	18000	-	18000 ✓
					96375

Rent due is cleared through the following cheques. Details as follows

S.No	Cheque no.	Date	Amount
1	605075	28/5/10	10000/-
2	605076	28/6/10	10000
3	605077	28/7/10	10000
4	605078	28/8/10	10000
5	605079	28/9/10	10000
6	605080	28/10/10	10000
7	605081	28/11/10	10000
8	605083	28/12/10	10000
9	605082	28/1/11	10000
10	605084	28/2/11	6375
			96375

~~96375~~

96375 ✓

MBMC Rent Arrears Statement

S. No.	Bidding Name	Methodist Complex	Area	Floor / Off No.	(IVth Floor)	#	PT Paid By	Tenant / Owner	Remarks
	Name of Tenant	Mohd. Azhar Mujahid (Lakhohia)	DT of occupation	01.07.2006	Tenant		Lease Period	5 years	
	Rent Paid to	Safish Modi HUF	Deposit	90,000/-	30.06.2011.		Next increase Dt	1st April 2010	
	Lease Agr	Executed	Last Agr Dt	14.07.2006	5 % Every Year				
	Rent Payment	7th day of Succeeding month	Service Tax %	Nil	TDS %				
	Remarks	First increase on 1st April 2007							
			Rent Receivable	after (TDS deduction)	Month	Cheque No.	Amount Received	Received for the month of	
1		Jul-2006	13334	13334	5-Sep-06	742279	13334	Jul-2006	
2		Aug-2006	13334	13334	1-Oct-06	724398	13334	Aug-2006	
3		Sep-2006	13334	13334	16-Nov-06	742290	13334	Sep-2006	
4		Oct-2006	13334	13334	6-Dec-06	724338	13334	Oct-2006	
5		Nov-2006	13334	13334	11-Dec-06	648919	13334	Nov-2006	
6		Dec-2006	13334	13334	31-Jan-07	648953	13334	Dec-2006	
7		Jan-2007	13334	13334	1-Mar-07	649013	13334	Jan-2007	
8		Feb-2007	13334	13334	2-Apr-07	Cheque	13334	Feb-2007	
9		Mar-2007	13334	13334	2-May-07	649090	13334	Mar-2007	
10		Apr-2007	15000	15000	31-May-07	656957	13334	Apr-2007	
11		May-2007	15000	15000	5-Jul-07	657061	15000	May-2007	
12		Jun-2007	15000	15000	4-Aug-07	657068	3332 Incr. amount	Jun-2007	
13		Jul-2007	15000	15000	10-Aug-07	668817	15000	Jul-2007	
14		Aug-2007	15000	15000	4-Sep-07	668863	15000	Aug-2007	
15		Sep-2007	15000	15000	3-Oct-07	668705	15000	Sep-2007	
16		Oct-2007	15000	15000	31-Oct-07	668743	15000	Oct-2007	
17		Nov-2007	15000	15000	19-Nov-07	668771	15000	Nov-2007	
18		Dec-2007	15000	15000	8-Jan-08	675225	15000	Dec-2007	
19		Jan-2008	15000	15000	5-Mar-08	675273	15000	Jan-2008	
20		Feb-2008	15000	15000	5-Mar-08	681381	15000	Feb-2008	
21		Mar-2008	15000	15000	30-Apr-08	583574	15000	Mar-2008	
22		Apr-2008	15750	15750	4-May-08	353230	15000	Apr-2008	Diff. due 750
23		May-2008	15750	15750	3-Jul-08	583662	15000	May-2008	750
24		Jun-2008	15750	15750	07-Jul-08	353791	15750	Jun-2008	
25		Jul-2008	15750	15750	31-Aug-08	353160	15750	Jul-2008	
26		Aug-2008	15750	15750	30-Sep-08	353343	15750	Aug-2008	
27		Sep-2008	15750	15750	31-Oct-08	361299	15750	Sep-2008	
28		Oct-2008	15750	15750	30-Nov-08	361337	15750	Oct-2008	
29		Nov-2008	15750	15750	8-Jan-09	365882	15750	Nov-2008	
30		Dec-2008	15750	15750	17-Feb-09	368908	15750	Dec-2008	
31		Jan-2009	15750	15750	22-Feb-09	369024	15750	Jan 2009	
32		Feb-2009	15750	15750	5-Jul-09	369025	13125		
33		Mar-2009	15750	15750	5-Aug-09	369026	13125		
34		Apr-2009	16537.5	16537.5	5-Sep-09	369027	13125		
35		May-2009	16537.5	16537.5	5-Oct-09	369028	13125		
					5-Nov-09	369029	13125		
					5-Dec-09	369029	13125		
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							522081		

Sri Satish Modi (HUF)

Month	Actual Amt	TDS	Amt. to be Paid	Amt. Paid	Amt. Payable
April '08	15750/-	-	15750	15000	750/-
May '08	15750/-	-	15750	15000	750/-
Oct '09	20000/-	2000	18000	13125	4875/-
Nov '09	20000/-	2000	18000	-	18000/-
Dec '09	20000/-	2000	18000	-	18000/-
Jan '10	20000/-	2000	18000	-	18000/-
Feb '10	20000/-	2000	18000	-	18000/-
Mar '10	20000/-	2000	18000	-	18000/-
					96375

Rent due is cleared through the following cheques. Details as follows

S.No	Cheque no.	Date	Amount
1	605075	28/5/10	10000/-
2	605076	28/6/10	10000
3	605077	28/7/10	10000
4	605078	28/8/10	10000
5	605079	28/9/10	10000
6	605080	28/10/10	10000
7	605081	28/11/10	10000
8	605083	28/12/10	10000
9	605082	28/1/11	10000
10	605084	28/2/11	6375
			96375

~~96375~~
96375 - Cheque Receipt



Ref: ALIAD/Admn/09

Date: 13/06/2009

To
Mr. Satish Modi
Modi Properties,
Secunderabad.

Sir,

As per the statement sent by you is showing the rent pending (till date) due of Rs. 78,750/- (Seventy eight thousand seven hundred and fifty only).

And hence same we are clearing the dues in next 6 monthly equal installments of Rs. 13,125/- each.

Details as follows –

S. No	Cheque No.	Date	Amount
1	369024	05/07/09 ✓	Rs. 13,125/-
2	369025	05/08/09	Rs. 13,125/-
3	369026	05/09/09	Rs. 13,125/-
4	369027	05/10/09	Rs. 13,125/-
5	369028	05/11/09	Rs. 13,125/-
6	369029 ✓	05/12/09	Rs. 13,125/-
Total			Rs. 78,750/- ✓

- Note: 1. TDS is not deducted from all above payments.
 2. TDS will be deducted for these payments from future payments.
 3. Rent due is cleared for the months of –

January '09 – Rs. 15,750/- ✓
 February '09 – Rs. 15,750/- ✓
 March '09 – Rs. 15,750/- ✓
 April '09 – Rs. 15,750/- ✓
 May '09 – Rs. 15,750/- ✓

Rent Increase on
" " " " "

Actual Rent	Diff
16537.50	787.50
16537.50	787.50
	1530

Ajay

DIRECTOR

LCC-4101 4th floor

Dear Sir

The payment due for m/s Shivshakti construction is Approx Rs. 2 Lakhs which I CANT PAY IN ONESHOT AS I have to pay regular rent also.

Hence I am breaking the total amount in 10 instalments of 20,000 each.

Kindly accept the same.

Sir I dont have any other option.

Sir,
Due payable to Sri Sathya modi and modi Builders also will be paid in installments.

Along with due cheques I am also sending regular monthly rental for next 3 months

AS
5/4/10

* Sir due is NOT intential, Every month we were ready with cheques and called several times to Venkatesh but he did not responded.

Ref: ALIAD/Admn/10

Date: 2/4/2010

To
M/S Shiv Shakti Constructions

Sir,

As per the statement sent by you are showing the rent pending (till date) due of Rs. 2, 10,928- (Two Lakh ten thousand nine hundred and twenty eight only).

And hence same we are clearing in 11 monthly installments.

Details as shown below -

S. No	Cheque No.	Date	Amount
1	605045	10/04/2010	Rs. 10,928/-
2	605035	10/05/2010	Rs. 20,000/-
3	605036	10/06/2010	Rs. 20,000/-
4	605037	10/07/2010	Rs. 20,000/-
5	605038	10/08/2010	Rs. 20,000/-
6	605039	10/09/2010	Rs. 20,000/-
7	605040	10/10/2010	Rs. 20,000/-
8	605041	10/11/2010	Rs. 20,000/-
9	605042	10/12/2010	Rs. 20,000/-
10	605043	10/01/2011	Rs. 20,000/-
11	605044	10/02/2011	Rs. 20,000/-
Total			Rs. 2,10,928/-

Note: Rent due is cleared for the months of -

July '09 - Rs. 7187/-
Aug '09 - Rs. 7187/-
Sept '09 - Rs. 7187/-
Oct '09 - Rs. 9367/-
Nov '09 - Rs. 36000/-
Dec '09 - Rs. 36000/-
Jan '10 - Rs. 36000/-
Feb '10 - Rs. 36000/-
Mar '10 - Rs. 36000/-

Also given advance payment for the month of April, May, June 2010. Details as follows:

S. No	Cheque No.	Date	Amount
1	605046	15/04/2010	Rs. 36000/-
2	605047	15/05/2010	Rs. 36000/-
3	605048	15/06/2010	Rs. 36000/-


DIRECTOR

MODI BUILDERS METHODIST COMPLEX

5-9-190, Chirag Ali Lane, Abids, Hyderabad-500001, PH:6633551

23rd March, 2010

To,
Mr. Azhar Mujahid
Lakotia Institute,
401, 4th Floor,
Methodist Complex,
5-9-189/90, Abids,
Hyderabad.

Dear Sir,

Sub: Payment of Rent arrears for Unit nos.401, on 4th Floor, Methodist Complex,
Abids, Hyderabad.

Please note that you are in arrears of rent for the above mentioned shop as given below.

Particulars	Period	Amount
Shop No.401-4th floor	Outstanding rent arrears	14,091.50
	Rent Arrears from Oct'09 to Feb'10 (@20,000 x 5 months	1,00,000.00
	Total Rent Receivable	1,14,091.50

We Request you to pay these arrears at the earliest

Thank You,

For Modi Builders Methodist Complex


SOHAM MODI





Date: 26/03/2010

To
Mr. Soham Modi
Modi Properties,
Secunderabad – 500 001.

Sub: Deposit Hike – Reg.

Sir,

As per our personal discussion with you on other day we had agreed on increase of rent of 4th Floor premises.

As @ 10 till 30th June 2010.
@ 12 till 30th June 2011.
@ 14 till 30th June 2012.

And hence, the increase of deposit was not told to us and is also not acceptable as we are in to your premises since years and was not done earlier also.

Kindly consider and instruct your Department Heads.

Thanking you

Yours faithfully


DIRECTOR

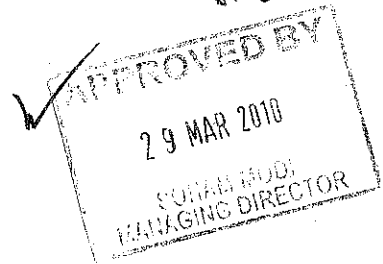
NOTE

Sohan,

Mr. Akhbar of LCC is here
to pay the only Rental part but not deposit
part. All rental dues he is clearing up
in 2 to 3 days.

B

Kindly advise on

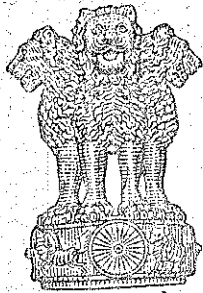


भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 676218

K. SHINIVAS

S.V.L.No.26/98, R.No.11/2007
CITY CIVIL COURT
SECUNDERABAD

No. 29849 Date 15/12/2009/100
To Satish Modi
D/o M.C. Modi
A.I.F.

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 18th day of November 2009 by and between:

1. M/S. SHIV SHAKTI CONSTRUCTIONS, a partnership firm having its office at 5-1-32, R. P. Road, Secunderabad, represented by its partner Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj.
2. SHRI SATISH MODI (HUF), represented by its Karta Shri Satish Modi, S/o. Late Shri Manilal C Modi, having its office at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad - 3.

hereinafter collectively referred to as the LESSORS and severally referred to as LESSOR NO. 1 and LESSOR NO. 2, (which term shall mean and include whenever the context may so require their successor-in-interest).

AND

MR. MOHD. AZHAR MUJAHID, S/O. LATE MR. MOHD. AJAZUDDIN M., aged about 37 years, resident of Flat No.202, Rainbow Apartments, Gandhi Bhavan, Hyderabad, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

A. Azhar

Satish Modi

WHEREAS the M/s. Modi Builders Methodist Complex is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement, Registered as Document No. 686/90 on 25/3/88 with the Registrar of Hyderabad, from Methodist Church in India, (Owners) the Owners of the land on which the building is constructed.

WHEREAS under the said agreement, the M/s. Modi Builders Methodist Complex and its Sub-Lessee's have the right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.

WHEREAS the LESSORS have taken on lease the entire 4th floor of the building known as METHODIST COMPLEX, situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad from M/s. Modi Builders Methodist Complex. Under the terms of lease with M/s. Modi Builders Methodist Complex the LESSORS have right to transfer the lease to any other person without giving any prior notice or permission of either the Owners or M/s. Modi Builders Methodist Complex.

WHEREAS the LESSEE has requested the LESSORS to grant on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft., and the LESSORS agreed to give on lease on the terms and conditions specified as hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSORS doth hereby grant and the LESSEE doth hereby taken on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft., more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent as follows per month exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder as per the details given below:

Rent payable in favour of	Amount for the period 2009-10 – @ Rs. 10/- per sft (First year) From 1 st July 2009 to 30 th June 2010	Amount for the period 2010-11 – @ Rs. 12/- per sft (Second year) From 1 st July 2010 to 30 th June 2011	Amount for the period 2010-11 – @ Rs. 14/- per sft (Third year) From 1 st July 2011 to 30 th June 2012
LESSOR NO. 1	Rs. 20,000/-	Rs.24,000/-	Rs. 28,000/-
LESSOR NO. 2	Rs. 10,000/-	Rs. 12,000/-	Rs. 14,000/-

2. The LESSEE shall pay an amount of Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only) as security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSORS. The deposit shall be paid as per the details given below:

Deposit payable to LESSOR NO. 1 - Rs. 2,40,000/-
 Deposit payable to LESSOR NO. 2 - Rs. 1,20,000/-

[Handwritten signature]

Satesh Modi

3. The lease shall be for a period of 3 years commencing from 1st July 2009. This agreement of lease between the said **LESSORS** and the said **LESSEE** can be terminated by the **LESSEE** or the **LESSORS** with an advance notice of three months.
4. The **LESSORS** and the **LESSEE** hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
5. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the **LESSEE** in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The **LESSEE** shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the **LESSORS**.
2. The **LESSEE** shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The **LESSEE** shall keep the demised portion in a neat and habitable condition.
4. The **LESSEE** shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The **LESSEE** shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The agreement will be renewed on mutual understanding between **LESSEE** and **LESSOR** after expiry of this lease agreement.
8. The **LESSEE** shall permit the **LESSORS** or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The **LESSORS** shall pay the property taxes pertaining to the leased premises.
2. The **LESSORS** agrees not to cause any hindrance to the **LESSEE** in the enjoyment of the demised portion provided the **LESSEE** observes all the covenants without defaults as specified above.
3. The **LESSORS** agrees to allow the **LESSEE** to remove the electrical fittings, false ceiling, air conditioning and any other such system that the **LESSEE** has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.

Amur

Amur

Sahesh maha

DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the office space on the fourth floor of the said building known as Methodist Complex, bearing municipal no. 5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft. and bounded by:

NORTH	Open Terrace (facing Lenanie Estate)
SOUTH	Open Terrace (facing Chirag Ali Lane Road)
EAST	Premises occupied by HBL Global Bank
WEST	Open Terrace (facing Brindavan Complex)

IN WITNESS WHEREOF the **LESSEE** and the **LESSORS** have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.

Selish medh.
LESSOR NO. 1

[Signature]
LESSOR NO. 2

2.

[Signature]
LESSEE



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

AE 676217

29/11/09
Satish Modi
M.C. Modi
Self

K. SRINIVAS
S.V.L. No. 34/98, R.No. 11/2007
CITY CIVIL COURT
SECUNDERABAD

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 18th day of November 2009 by and between:

1. M/S. SHIV SHAKTI CONSTRUCTIONS, a partnership firm having its office at 5-1-32, R. P. Road, Secunderabad, represented by its partner Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj,
2. SHRI SATISH MODI (HUF), represented by its Karta Shri Satish Modi, S/o. Late Shri Manilal C Modi, having its office at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad - 3,

hereinafter collectively referred to as the **OWNERS** and severally referred to as the **OWNER NO. 1** and **OWNER NO. 2** (which term shall mean and include whenever the context may so require their successors-in-interest).

AND

MR. MOHD. AZHAR MUJAHID, S/O. LATE MR. MOHD. AIJAZUDDIN M., aged about 35 years, resident of Flat No.202, Rainbow Apartments, Gandhi Bhavan, Hyderabad, hereinafter referred to as the **HIREE** (which term shall mean and include whenever the context may so require its successors-in-interest).

Azhar Mujahid
Manilal C Modi

Satish Modi

2.

Azhar
HIREE



Date: 13/06/2009

Ref: ALIAD/Admn/09

To
Mr. Satish Modi
Modi Properties,
Secunderabad.

Sir,

As per the statement sent by you is showing the rent pending (till date) due of Rs. 78,750/- (Seventy eight thousand seven hundred and fifty only).

And hence same we are clearing the dues in next 6 monthly equal installments of Rs. 13,125/- each.

Details as follows –

S. No	Cheque No.	Date	Amount
1	369024	05/07/09 ✓	Rs. 13,125/-
2	369025	05/08/09	Rs. 13,125/-
3	369026	05/09/09	Rs. 13,125/-
4	369027	05/10/09	Rs. 13,125/-
5	369028	05/11/09	Rs. 13,125/-
6	369029 ✓	05/12/09	Rs. 13,125/-
Total			Rs. 78,750/- ✓

- Note: 1. TDS is not deducted from all above payments.
 2. TDS will be deducted for these payments from future payments.
 3. Rent due is cleared for the months of –

January '09	– Rs. 15,750/-		
February '09	– Rs. 15,750/-		
March '09	– Rs. 15,750/-		
April '09	– Rs. 15,750/-	Actual Paid	78750
May '09	– Rs. 15,750/-	1653750	78750
		1653750	1525

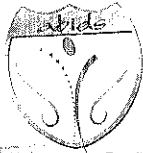

 DIRECTOR

200-2101 4th floor

Meeting with Mr. M. Azar on 24.11.07

It was agreed that the maintenance charges for the 6,000 sft taken on lease by him shall be at the rate of Rs. 4,500/- per month starting from 1st July, 2006. Full maintenance charges is Rs. 9,000/- and upon his request a waiver of 50% has been agreed to. Mr. Azar shall pay at the rate of 4,500/- per month along with arrears for previous months @ Rs. 4,500/- per month. 50% waiver shall be applicable till 31st March 2008 and shall be reviewed in March 2008. Mr. Azar shall send a letter requesting for waiver of 50% in maintenance charges.

m
17/12/07



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SHAPING FUTURES. DESIGNING DESTINIES
Abids Lakhota Institute of Art & Design
Abids Lakhota Institute of Hospitality & Management

QMS-ISO
9001:2000 Certified

4/12/07

To,

Mr. Soham Modi,
Modi Properties,
Secunderabad.

Sub: Regarding the maintenance charges.

Sir,

This is hereby requesting you to accept the request to pay 50% maintenance charge from the Occupying date till 30th March 2008 for the 4th floor premises occupied by us. I also request you to accept monthly PDC's for Maintenance areas.
Thanking You.

Yours faithfully,


(AZHAR)

Month	Ch.No	Ch.date	Period	Amt to be paid	Amt paid
				189000	181500-00
			B/f	31500	31500-00
Oct	353342	30/10/8	1/10/08 to 31/10/08	31500	31500-00
Nov	361294	30/11/08	1/11/08 to 30/11/08	31500	31500-00
Dec	361338	9/1/09	1/12/08 to 31/12/08	31500	31500-00
Jan'09	365883	12/2/09	1/1/09 to 31/1/09	31500	31500-00
Feb'09	368910	29/3/09	1/2/09 to 28/2/09	31500	Due
March'09			1/3/09 to 31/3/09	378000	339000-00

Tot Amt to be paid 3,78,000-00
 Tot Amt Reced 3,39,000-00
 Bal to Rece 39,000-00 ✓
 ch.no.368910, dtd.29/3
 not cleared 31,500-00

FROM 1/4/09 TO 31/3/10 PER MONTH RS.33,075

April'09	369019	14/6/09	1/4/09 to 30/4/09	33075	26666-00
May	369020	5/7/09	1/5/09 to 31/5/09	33075	26666-00
June	377323	26/7/09	1/6/09 to 30/6/09	33075	26666-00
July	380419	3/9/09	1/7/09 to 31/7/09		26666-00
Aug	380360	26/9/09	1/8/09 to 31/8/09		26666-00
Sept	380384	26/10/09	1/9/09 to 30/9/09		26666-00
Oct	600004		1/10/09 to 31/10/09		Due
Nov			1/11/09 to 30/11/09		Due
Dec			1/12/09 to 31/12/09		Due
Jan'10			1/1/10 to 31/1/10		
Feb			1/2/10 to 28/2/10		
March			1/3/10 to 31/3/10		

Note: Ch.no.368910, dtd 29/3/09 cleared on 8/5/09 Rs.31,500/- ✓
 2006 - 2007 Balance amt to rece 13,333-00 ✓
 2007 - 2008 Balance amt to rece 3,334-00 ✓
 2008 - 2008 Balance amt to rece 39,000-00 ✓
 Total 55,667-00
 5 Posted dt cheques reced @ 10,833 x 5 54,165-00

Actually on is 33,075/- TDS to be deducted.
 but here are including 31,500/-



आन्ध्र प्रदेश ANDHRA PRADESH
S.No. 5179 Date 14/7/06 100/-
To Mr. Azhar Mujahid
By Mr. M. Aijazuddin M.
For Value Rs. 100 Hyd-bad

Leela G. Chimalgi
B 081968
LEELA G. CHIMALGI
STAMP VENDOR
L.No. 02/2006
5-4-76/A, Collar, Ranigunj
SECUNDERABAD-500 003

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 14th day of July 2006 by and between:

1. M/S. SHIV SHAKTI CONSTRUCTIONS, a partnership firm having its office at 5-1-32, R. P. Road, Secunderabad, represented by its partner Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj,
 2. SHRI SATISH MODI (HUF), represented by its Karta Shri Satish Modi, S/o. Late Shri Manilal C Modi, having its office at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad - 3,
- hereinafter collectively referred to as the LESSORS and severally referred to as LESSOR NO. 1 and LESSOR NO. 2, (which term shall mean and include whenever the context may so require their successor-in-interest).

AND

MR. MOHD. AZHAR MUJAHID, S/O. LATE MR. MOHD. AIJAZUDDIN M., aged about 35 years, resident of Flat No.202, Rainbow Apartments, Gandhi Bhavan, Hyderabad, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

Suresh Bajaj

Satish Modi

Aijaz

WHEREAS the M/s. Modi Builders Methodist Complex is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement, Registered as Document No. 686/90 on 25/3/88 with the Registrar of Hyderabad, from Methodist Church in India, (Owners) the Owners of the land on which the building is constructed.

WHEREAS under the said agreement, the M/s. Modi Builders Methodist Complex and its Sub-Lessee's have the right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.

WHEREAS the LESSORS have taken on lease the entire 4th floor of the building known as METHODIST COMPLEX, situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad from M/s. Modi Builders Methodist Complex. Under the terms of lease with M/s. Modi Builders Methodist Complex the LESSORS have right to transfer the lease to any other person without giving any prior notice or permission of either the Owners or M/s. Modi Builders Methodist Complex.

WHEREAS the LESSEE has requested the LESSORS to grant on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sq. ft., and the LESSORS agreed to give on lease on the terms and conditions specified as hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSORS doth hereby grant and the LESSEE doth hereby taken on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sq. ft., more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 20,000/- (**Rupees Twenty Thousand Only**) from 1st July 2006 to 31st March 2007 and thereafter shall pay a rent of Rs. 22,500/- (**Rupees Twenty Two Thousand Five Hundred Only**) from 1st April 2007 to 31st March 2008 per month exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder as per the details given below:

Rent payable in favour of	Period From 01.07.2006 to 31.03.2007	Period From 01.04.2007 to 31.03.2008
LESSOR NO. 1	13,333/-	15,000/-
LESSOR NO. 2	6,667/-	7,500/-

2. The LESSEE shall pay an amount of Rs. 1,35,000/- (**Rupees One Lakh Thirty Five Thousand Only**) as security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSORS. The deposit shall be paid as per the details given below:

Deposit payable to LESSOR NO. 1 - Rs. 90,000/-
 Deposit payable to LESSOR NO. 2 - Rs. 45,000/-

[Handwritten signatures and initials]

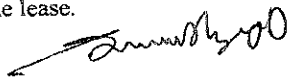
3. The lease shall be for a period of 3 years commencing from 1st July 2006. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE or the LESSORS with an advance notice of three months.
4. The LESSORS and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
5. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSORS.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The LESSEE shall enhance the rent by 5% at the end of every year (i.e., from 01.04.2008) on the then existing rent.
8. The LESSEE shall permit the LESSORS or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSORS shall pay the property taxes pertaining to the leased premises.
2. The LESSORS agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
3. The LESSORS agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.







DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the office space on the fourth floor of the said building known as Methodist Complex, bearing municipal no. 5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft. and bounded by:

NORTH	Open Terrace (facing Lenanie Estate)
SOUTH	Open Terrace (facing Chirag Ali Lane Road)
EAST	Premises occupied by HBL Global Bank
WEST	Open Terrace (facing Brindavan Complex)

IN WITNESS WHEREOF the LESSEE and the LESSORS have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.


LESSOR NO. 1


LESSOR NO. 2

2.


LESSEE



आन्ध्र प्रदेश ANDHRA PRADESH

5122 ... 14/7/06, 100/-
By Md. Azhar Mujahid
By Md. Aijazuddin M.
For Whom Self

L. Collection B 081971

LEELA G. CHIMALGI
STAMP VENDOR
L.No. 02/2006

5-4-76/A, Cellar, Kanigunj
SECUNDERABAD-500 093

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 14th day of July, 2006 by and between:

1. M/S. SHIV SHAKTI CONSTRUCTIONS, a partnership firm having its office at 5-1-32, R. P. Road, Secunderabad, represented by its partner Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj,
 2. SHRI SATISH MODI (HUF), represented by its Karta Shri Satish Modi, S/o. Late Shri Manilal C Modi, having its office at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad - 3,
- hereinafter collectively referred to as the OWNERS and severally referred to as the OWNER NO. 1 and OWNER NO. 2 (which term shall mean and include whenever the context may so require their successors-in-interest).

AND

MR. MOHD. AZHAR MUJAHID, S/O. LATE MR. MOHD. AIJAZUDDIN M., aged about 35 years, resident of Flat No.202, Rainbow Apartments, Gandhi Bhavan, Hyderabad, hereinafter referred to as the HIREE (which term shall mean and include whenever the context may so require its successors-in-interest).

[Signature of Mr. Mohd. Azhar Mujahid]

[Signature of Shri Satish Modi]

[Signature of Aijazuddin]

WITNESSES

The HIREE has obtained on lease vide Lease Agreement dated 14th July 2006 the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft., from the OWNERS. At the request of the HIREE, the OWNERS have agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNERS.

NOW THIS DEED WITNESSETH AS UNDER

1. The HIREE shall pay amenities charges of Rs. 20,000/- (Rupees Twenty Thousand Only) from 1st July 2006 to 31st March 2007 and thereafter shall pay a rent of Rs. 22,500/- (Rupees Twenty Two Thousand Five Hundred Only) from 1st April 2007 to 31st March 2008 per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder as per the following details:

Amenities Charges payable in favour of	Period From 01.07.2006 to 31.03.2007	Period From 01.04.2007 to 31.03.2008
LESSOR NO. 1	13,333/-	15,000/-
LESSOR NO. 2	6,667/-	7,500/-

1. The HIREE shall enhance the amenity charges by 5% at the end of every year (i.e., from 01.04.2008) on the then existing amenity charges.
2. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the owner.
3. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
4. Any default in the payment of amenity charges shall be deemed to be a breach of the covenants of tenancy and the OWNERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
5. The HIREE shall pay building maintenance charges amounting to Rs. 9,000/- (Rupees Nine Thousand Only) per month to the OWNERS, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

PARTICULARS OF AMENITIES.

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

IN WITNESS WHEREOF the HIREE and the OWNERS have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.

[Signature]
OWNER NO. 1

[Signature]
OWNER NO. 2

2.

[Signature]
HIREE



आन्ध्र प्रदेश ANDHRA PRADESH
S.No. 5179 Date 14/7/06 Amt 100/-
To Mr. Md. Azhar Mujahid
By Mr. Md. Aijazuddin M.
For Whom self Hyd-bad

L. Chimalgi
B 081968
LEELA G. CHIMALGI
STAMP VENDOR
L.No. 02/2006
5-4-76/A, Cellar, Ranigunj
SECUNDERABAD-500 003

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 14th day of July 2006 by and between:

1. M/S. SHIV SHAKTI CONSTRUCTIONS, a partnership firm having its office at 5-1-32, R. P. Road, Secunderabad, represented by its partner Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj,
 2. SHRI SATISH MODI (HUF), represented by its Karta Shri Satish Modi, S/o. Late Shri Manilal C Modi, having its office at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad - 3,
- hereinafter collectively referred to as the LESSORS and severally referred to as LESSOR NO. 1 and LESSOR NO. 2, (which term shall mean and include whenever the context may so require their successor-in-interest).

AND

MR. MOHD. AZHAR MUJAHID, S/O. LATE MR. MOHD. AIJAZUDDIN M., aged about 35 years, resident of Flat No.202, Rainbow Apartments, Gandhi Bhavan, Hyderabad, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

Suresh Bajaj

Satish Modi

Attest

14/7/06

WHEREAS the M/s. Modi Builders Methodist Complex is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad having got its rights of tenancy under an Agreement, Registered as Document No. 686/90 on 25/3/88 with the Registrar of Hyderabad, from Methodist Church in India, (Owners) the Owners of the land on which the building is constructed.

WHEREAS under the said agreement, the M/s. Modi Builders Methodist Complex and its Sub-Lessee's have the right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.

WHEREAS the LESSORS have taken on lease the entire 4th floor of the building known as METHODIST COMPLEX, situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad from M/s. Modi Builders Methodist Complex. Under the terms of lease with M/s. Modi Builders Methodist Complex the LESSORS have right to transfer the lease to any other person without giving any prior notice or permission of either the Owners or M/s. Modi Builders Methodist Complex.

WHEREAS the LESSEE has requested the LESSORS to grant on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sq.ft., and the LESSORS agreed to give on lease on the terms and conditions specified as hereunder:

Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSORS doth hereby grant and the LESSEE doth hereby taken on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sq.ft., more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 20,000/- (Rupees Twenty Thousand Only) from 1st July 2006 to 31st March 2007 and thereafter shall pay a rent of Rs. 22,500/- (Rupees Twenty Two Thousand Five Hundred Only) from 1st April 2007 to 31st March 2008 per month exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder as per the details given below:

Rent payable in favour of	Period From 01.07.2006 to 31.03.2007	Period From 01.04.2007 to 31.03.2008
LESSOR NO. 1	13,333/-	15,000/-
LESSOR NO. 2	6,667/-	7,500/-

2. The LESSEE shall pay an amount of Rs. 1,35,000/- (Rupees One Lakh Thirty Five Thousand Only) as security deposit, which shall be refunded by the LESSOR to the LESSEE at the time of vacating and satisfactory handing over of the premises. The LESSEE shall not be entitled to any interest on the security deposit lying with the LESSORS. The deposit shall be paid as per the details given below:

Deposit payable to LESSOR NO. 1 - Rs. 90,000/-
Deposit payable to LESSOR NO. 2 - Rs. 45,000/-

[Handwritten signatures and initials]

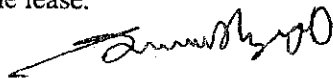
3. The lease shall be for a period of 3 years commencing from 1st July 2006. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE or the LESSORS with an advance notice of three months.
4. The LESSORS and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
5. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSORS.
2. The LESSEE shall pay and bear the electricity consumption charges including any additional consumption deposit that may be levied from time to time apart from the rent.
3. The LESSEE shall keep the demised portion in a neat and habitable condition.
4. The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
5. The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
7. The LESSEE shall enhance the rent by 5% at the end of every year (i.e., from 01.04.2008) on the then existing rent.
8. The LESSEE shall permit the LESSORS or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSORS shall pay the property taxes pertaining to the leased premises.
2. The LESSORS agrees not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without defaults as specified above.
3. The LESSORS agrees to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other such system that the LESSEE has installed at their own cost at the time of vacating the floor on the expiry of the lease or on termination of the lease.







DESCRIPTION OF THE DEMISED PORTION.

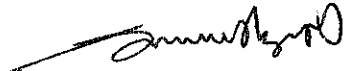
All that portion consisting of the office space on the fourth floor of the said building known as Methodist Complex, bearing municipal no. 5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft. and bounded by:

NORTH	Open Terrace (facing Lenanie Estate)
SOUTH	Open Terrace (facing Chirag Ali Lane Road)
EAST	Premises occupied by HBL Global Bank
WEST	Open Terrace (facing Brindavan Complex)

IN WITNESS WHEREOF the LESSEE and the LESSORS have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.


LESSOR NO. 1


LESSOR NO. 2

2.


LESSEE



आन्ध्र प्रदेश ANDHRA PRADESH

5122 14/7/06 100/-

Md. Azhar Mujahid

Md. Aijazuddin M.

Self

GENERAL AMENITIES AGREEMENT

L. Chimalgi B 081971

LEELA G. CHIMALGI

STAMP VENDOR

L.No. 02/2006

5-4-76/A, Cellar, Rangunj
SECUNDERABAD-500 003

This General Amenities Agreement executed at Secunderabad on this the 14th day of July, 2006 by and between:

1. M/S. SHIV SHAKTI CONSTRUCTIONS, a partnership firm having its office at 5-1-32, R. P. Road, Secunderabad, represented by its partner Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj.
2. SHRI SATISH MODI (HUF), represented by its Karta Shri Satish Modi, S/o. Late Shri Manilal C Modi, having its office at 5-4-187/3 & 4, Soham Mansion, M. G. Road, Secunderabad - 3,

hereinafter collectively referred to as the OWNERS and severally referred to as the OWNER NO. 1 and OWNER NO. 2 (which term shall mean and include whenever the context may so require their successors-in-interest).

AND

MR. MOHD. AZHAR MUJAHID, S/O. LATE MR. MOHD. AIJAZUDDIN M., aged about 35 years, resident of Flat No.202, Rainbow Apartments, Gandhi Bhavan, Hyderabad, hereinafter referred to as the HIREE (which term shall mean and include whenever the context may so require its successors-in-interest).

[Signature]

[Signature]

[Signature]

The HIREE has obtained on lease vide Lease Agreement dated 14th July 2006 the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft., from the OWNERS. At the request of the HIREE, the OWNERS have agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNERS.

NOW THIS DEED WITNESSETH AS UNDER

1. The HIREE shall pay amenities charges of Rs. 20,000/- (Rupees Twenty Thousand Only) from 1st July 2006 to 31st March 2007 and thereafter shall pay a rent of Rs. 22,500/- (Rupees Twenty Two Thousand Five Hundred Only) from 1st April 2007 to 31st March 2008 per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder as per the following details:

Amenities Charges payable in favour of	Period From 01.07.2006 to 31.03.2007	Period From 01.04.2007 to 31.03.2008
LESSOR NO. 1	13,333/-	15,000/-
LESSOR NO. 2	6,667/-	7,500/-

1. The HIREE shall enhance the amenity charges by 5% at the end of every year (i.e., from 01.04.2008) on the then existing amenity charges.
2. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the owner.
3. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
4. Any default in the payment of amenity charges shall be deemed to be a breach of the covenants of tenancy and the OWNERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
5. The HIREE shall pay building maintenance charges amounting to Rs. 9,000/- (Rupees Nine Thousand Only) per month to the OWNERS, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

PARTICULARS OF AMENITIES.

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

IN WITNESS WHEREOF the HIREE and the OWNERS have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.


OWNER NO. 1


OWNER NO. 2

2.


HIREE