



# TRANSMISSION CORPORATION OF A.P. LIMITED

Operation Circle (South), Hyderabad E.R.O.

## A 415294

Receipt No. 1025020843 Date: 19-08-2004  
 Received with thanks from: 6-H-1312 SEC:63  
 S C MODI Consumer No.:  
 Name:

RC:02

Energy Charges : Rs. 2283.00  
 Addl. Charges for belated Payment : Rs.  
 Reconnection Fee : Rs.  
 Miscellaneous Charges : Rs.

Paid by  
Cash

Total : Rs. 2283.00

Rs Two Thousand Two Hundred and Eighty Three Only

R.C.

Asst. Accounts Officer  
E.R.O.

### APCPDCL ELECTRICITY BILL

ERO-6 SEC-5 BRP:

DT: 07-08-2004 TIME 01:59

SCNO: H0 001312 AC 050403

NAME: S C MODI  
ADDR: 5-4-187 M G ROAD  
SEC. BAD-03

CAT: 2 PH: 3 MF: 01  
LOAD: 5000 Watts

READING	MONTH	STS
68197	08/2004	05
68197	07/2004	01
UNITS: *	493	AVG: 493

ENERGY CHARGES	2966.42
CUST CHARGES	20.00
ED	29.58
ADDL CHARGES	0.00
INT ON DEP	0.00
BEG AMOUNT	0.00
AD AMOUNT	0.00

TOTAL AMOUNT	3016.00
ARREARS Upto 31-3-04:	0.00
ARREARS From 01-4-04	0.00

NET AMOUNT

DUE DATE

NOTE: PAYMENTS AFTER DUE DATE ATTER 10-00-04  
E.R.O. DUE END DISCONNECTION 6848-00

MASALA

Agmark Spices



Quality | Purity | Tasty

August 4, 2004,  
Secunderabad

To,  
M/s Nirmalaben Krantilal Desai Charitable Trust,  
III rd floor, Soham Mansion, M G Road,  
Secunderabad

Kind Attn.: Mr Mahesh Desai / Mr Soham Modi

Dear Sir,

Subject: Vacation of Premises

This is in line to our earlier letter dated 26<sup>th</sup> June 04, we have vacated the premises on 31<sup>st</sup> July 04 as mentioned in the letter. Today we have removed the Partition Cabin also (which was pending due to unavailability of Vendor) from the premises and handed over one key to you (Mr Soham Modi) for doing the needful.

Please find enclosed herewith July '04 month rent Cheque vide Cheque no.s 100729 and 100728 for Rs.6879/- and 6877/- respectively. Also find enclosed herewith maintenance cheque of Rs.600/- in favour of "Soham Mansion owners association" vide cheque no.100596 for the month of July 04.

In April 03 we have given one cheque of Rs.6369/- in excess. We have reconciled cheque by cheque due from March '03 to June '04 along with your receipts as informed by Ms. Yashoda when she has raised doubt against the rent schedule given for your consideration. This matter has been clarified to Ms Yashoda, which has been convinced already. As we have issued TDS certificate against this payment total refund amount comes to Rs.8165/-. So please arrange to release the excess amount of Rs.8165/- along with the Deposit amount of Rs.84000/- immediately.

Thanking you.

Yours faithfully,

For Mahindra & Mahindra Financial Services Ltd

  
Authorised Signatory

Solomon-9246347074



**Mahindra & Mahindra  
Financial Services Limited**  
5-4-187/3 & 4, 1st Floor,  
Soham Mansion, M.G. Road,  
Secunderabad - 500 003.  
Tel. : (040) 27539341  
Telefax : (040) 27543890  
e-mail : mfsisecd@hd2.dot.net.in

Date: 26<sup>th</sup> June, 04

To,  
M/s. Nirmalaben Krantilal Desai Charitable Trust,  
III Floor, Soham Mansion, M. G. Road,  
SECUNDERABAD.

Kind Attn: Mr. Mahesh Desai / Mr. Soham Modi

Dear Sir,

SUB: Vacation of premises

As our operations are growing day-by-day and we are finding it difficult to manage our operations in the present premises for want of more office space for working and more parking space for staff vehicles and customer vehicles, we are constrained to shift our office in to a more spacious premises.

We hereby inform you that we shall be vacating the present premises by 31<sup>st</sup> July, 04, and moving in to another building. We request you to kindly refund our deposit amount by the said date.

Thanking you for the best support and cooperation extended during our tenure.

Yours faithfully,

For **Mahindra & Mahindra Financial Services Ltd.,**

**Authorised Signatory**

Date: 24<sup>th</sup> April, 04

To,  
Mr. Soham Modi,  
Soham Mansion,  
Secunderabad.

SUB: IMPROPER EARTHING IN OUR OFFICE CASUED PROBLEMS

Dear Sir ,

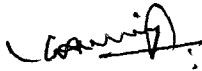
This is to bring to your notice that the earthing for our office premises is not properly done, due to this we are facing lot of problems to our PC's and also for Networking devices. We seek your immediate action on this to prevent further damages to our assets.

Please understand the seriousness of the problem and arrange to rectify the problem immediately.

Thanking you in anticipation of quick action.

Yours faithfully,

For **Mahindra & Mahindra Financial Services Limited,**



**Authorised Signatory**

CC to: Mahesh Desai, Trustee, Smt. Nirmalaben Krantilal Desai Charitable Trust.

**Mahindra & Mahindra  
Financial Services Ltd.**

5-4-187/3 & 4, 1st Floor  
Soham Mansion, M.G. Road  
SECUNDERABAD-500 003  
Ph: 040-7539341

Date: 06.8.2003

To  
Soham Properties  
Secunderabad.

Sir,

Sub: Leakage of water in the Wash Basin

We request you to kindly make arrangement to send a plumber to rectify the problem mentioned above. The problem was rectified earlier. But there was no use. The water is flowing in to the office and making the place very dirty. And there is no proper Tube light in front of our office. Kindly make arrangement to replace the Tube light immediately.

Do the needful.


Thanking you,

Your's truly  
for MMFSL

  
V.K. ARUN

Your early and prompt action in this regard is highly appreciated.

WORK COMPLETED  
V.K. ARUN  
18/8/03

  
05/08/03  
Work finished by Tameer Khan  
07/08/03

# Nirmalaben Kantilal Desai Charitable Trust

4-3-161, HILL STREET, SECUNDERABAD - 500 003.

Phone : 76831

Ref :

Date :

7<sup>th</sup> October 2002

To,  
The Branch Manager,  
M & M Financial Services Limited,  
1<sup>st</sup> Floor, Soham Mansion,  
**SECUNDERABAD.**

**Sub:** Arrears of rent and amenity charges.

**Ref:** Our Leave & License agreements dated 19<sup>th</sup> October 2000.

Dear Sir,

With reference to the above you have occupied our premises at 1<sup>st</sup> Floor, Soham Mansion, on 19<sup>th</sup> October 2000. According to the agreement rent and amenity charges are to be increased 8% every year. The next due is on November 2001, but you are paying the rent and amenity charges according to old rate i.e. Rs. 14,000/- instead of Rs. 15,120/- (from November 01 to October 02).

Please pay the arrears of increased rent & amenity charges as follows:

Particulars	Period	Amount
Rent arrears @ 1120/- per month	From Nov'01 to Oct'02	Rs.13,440/-

I request you to clear the arrears as soon as possible

Thank You.

Yours sincerely,

  
**SUBODH. K. DESAI.**



**Nirmalaben Kantilal Desai Charitable Trust**

4-3-161, HILL STREET, SECUNDERABAD - 500 003.

Phone : 76831

Ref :

Date :

2nd January 2001.

To

M/s. Mahendra & Mahendra Financial Services Ltd,  
Gateway Building,  
Apollo Bunder,  
MUMBAI - 400 001.

Dear Sir,

Sub: Payment of Building Maintenance Charges to M/s.  
Modi Properties and Investments Private Limited.

Ref: Our Leave & Licence agreement dated. 19.10.2000.

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As per clause 5 in page 2 of the above referred Leave & Licence Agreement you have to pay a sum of Ra. 600/- (Rupees Six Hundred only) per month towards building maintenance charges.


We request you to pay the same amount to M/s. Modi Properties & Investments P Ltd., on our behalf every month.

Thanking You,

Yours faithfully,  
For Smt. Nirmalaben Kantilal Desai Charitable Trust,

*Wad. K. Desai.*

(TRUSTEE)



Date: 20<sup>th</sup> Nov'00

To,  
Mr. Mahesh Desai, Trustee,  
Smt. Niramalaben Krantilal Desai Charitable Trust,  
Hill Street, Ranigunj,  
Secunderabad - 3

SUB: Payment of Advance for Premises

Dear Sir,

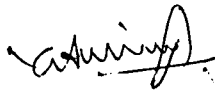
With reference to the subject cited above we enclose herewith the Cheque No. 297296 for Rs. 84000/- (Rupees Eighty Four Thousand only) drawn on The Vysya Bank Ltd., S.P. Road Branch towards the advance for premises. Kindly send us the receipt for the same immediately.

We are also enclosing two sets of Leave and License Agreement duly signed by us. Kindly sign the same and return one set to us at the earliest. We would like to know when the premises could be ready for occupation to enable us to plan for the shifting of our office.

Thanking you,

Yours faithfully,

For **Mahindra & Mahindra Financial Services Limited,**



**Authorised Signatory**

CC to: Mr. Soham Modi



**MAHINDRA & MAHINDRA FINANCIAL SERVICES LIMITED**

MAHINDRA TOWERS, ROAD NO. 13, WORLI, MUMBAI - 400 018

TEL : 493 1086, 496 3490, 496 3492, FAX : 497 2741

01<sup>st</sup> November 2000

Mr. Y. Ajay  
Secunderabad

**Re : Branch Premises for Secunderabad**

We have received all the document and have gone thro the same and find everything in order except for the things stated below :

~~Please fill up the date on which you have taken / intend to take possession of the premises because on the basis of this date payment of rent will start.~~

As you are aware that Mr. Satish Modi has sold this premises to Nirmalaben Kantilal Desai Charitable Trust (NKDCT) through a sale deed (copy of the same is enclosed by you), but you can see that the same deed is not yet registered and as per the clause NOW THIS INDENTURE WITNESSETH, NKDCT is yet to make a balance payment to Mr. Modi on or before 31<sup>st</sup> March 2001, which if they fail we will be in trouble.

Hence please request the concerned person of NKDCT to forward a letter to Mr. Modi stating that they i.e. NKDCT are letting out the premises to us i.e. MMFSL on Leave and License and he i.e. Mr. Modi has no objection to it.

Please do the needful at the earliest.

Regards



**KETAN PATKAR**

Encl : Original set of documents forwarded by you.

20 October 2000

To,  
Mr. Y Ajay,  
Branch Manager,  
Mahendra & Mahendra Financial Services Limited,  
SECUNDERABAD.

**Ref: Your letter dated 15/09/00 regarding queries about lease.**

Dear Sir,

With reference to the above please note that:

- a) Lease agreement for immovable properties don't attract lease tax, in any case we agree to enter into a Leave and Licensed agreement suggested by you.
- b) Property tax will be paid by us as mentioned in the terms and conditions of the Leave and License agreement.
- c) Smt. Nirmalaben Kantilal Desai Charitable Trust is now the owner of the property leased to you. Although the sale agreement for the same has been entered into, the conveyance has not been completed. The conveyance shall be completed in about 6 months time. A copy of the sale agreement is enclosed.
- d) Mr. Mahesh Desai is a trustee of Smt. Nirmalaben Kantilal Desai Charitable Trust and is authorised to sign the Leave and License agreement. A copy of the trust deed is enclosed.

I hope this clarifies the queries raised in the above mentioned letter.

Thank You.

Yours sincerely,



SOHAM MODI.

15<sup>th</sup> September 2023

Mr. Y. Ajay  
Secunderabad

Re : Branch premises for Secunderabad

We are in receipt of your form with reference to the captioned issue. Enclosed please find format of the Leave & License agreement to be executed for the same.

Please note that we generally undergo a Leave & License agreement when we take any premises on rent as it is in the favour of the Owner. Also please note that the Lease agreement attracts lease tax which we do not pay.

The enclosed agreement is prepared on the basis of the details forwarded by you. There is no mention of Property tax in the said agreement as we normally do not pay the same, and if we undergo Leave & License agreement the same will not be applicable.

We would advise you to execute this agreement with the trust after completion of the formalities of transfer, so as to avoid any problems in future. Also collect Authority Letter from Trust in favour of the person executing the agreement from their side.

Please revert back for any clarifications required.

Regards



NIHAN PATIL

04 September, 2000

To,  
Mr. Ajay Yellamanchi,  
Assistant Manager Operations,  
Mahendra & Mahendra Financial Services,  
Parklane,  
**SECUNDERABAD.**

Dear Sir,

With reference to our conversation this morning, please find a note regarding the title of the property to be leased to your company. And also a note on property tax.

**NOTE ON OWNERSHIP**

The land on which the building known as Soham Mansion stands was purchased by Mr. Satish Modi in 1964 (Sale Deed No. 9029/64). The building was constructed on it in the years 1967 to 1969. Satish Modi donated the entire building to M/s. Gurudev Siddha Peeth (Gift Deed No. 756/77). Gurudev Siddha Peeth is a charitable trust registered in Maharashtra. It was unable to effectively manage its property in Hyderabad, and therefore sold all its properties including the above mentioned building to Satish Modi as per terms and conditions of the sale agreement dated 21/06/92. Appropriate permissions from government has been taken in this regard.

Recently a portion of the first floor was sold to Smt. Nirmalaben Kantilal Desai charitable trust, managed by Mr. Mahesh Desai & family who were family friends/business partners of Satish Modi. Documentation like sale agreement/sale deed with respect to this transfer will be completed shortly. The lease deed for the premises offered to your company will to be made in favour of Smt. Nirmalaben Kantilal Desai Charitable trust.

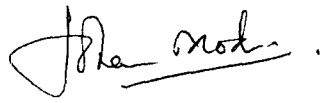
**NOTE ON PROPERTY TAX**

Property tax is payable @ approximately 30% of the rent received. In our case the rent is about Rs. 3,000/-, hence property tax will be about Rs. 900/- per month. No property tax is payable on the amenity charges. Property tax is revised from time to time by Municipal Corporation of Hyderabad. In any case the property tax is not likely to exceed this amount significantly. For your convenience we can pay the property tax and you can reimburse the same to us. Copies of the property tax receipt are also enclosed (Property tax mentioned in the receipt is for an area of approximately 3,000 sqft.).

I hope you find the above in order.

Thank You.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Solam Modi". The signature is written in a cursive style with a horizontal line underneath the name.

**SOLAM MODI**