

**Soham Modi**

*SMODH*

*Ajay Mehta  
Woopt Hw*

**From:** "MNM" <mnm@modiproperties.com>  
**Date:** 08 May 2014 12:49  
**To:** "Admin" <admin@modiproperties.com>  
**Cc:** "Soham Modi" <soham@modiproperties.com>  
**Subject:** Ajay mehta office work completed-reg

Sir,

This is to inform you that ajay mehta office vitrified flooring tiles & bathroom tiles work as completed. Skirting is pending it will be completed by tomorrow.

Kindly release my payment.

Regards,

K.Yadagiri

MNM.

09-05-2014

**M.C. MODI EDUCATIONAL TRUST**  
5-4-187/3&4, Soham Mansion, II Floor, M.G. Road, Secunderabad – 500 003

# Invoice

PAN No. AAATM5488Q  
Service Tax Registration No. AAATM5488Q ST001


Invoice No/ /2013-14

Date: 15.03.2014

To,  
Ajay Mehta  
5-4-187/3&4,  
Soham Mansion,  
IInd Floor, M.G.Road,  
Secunderbad

PARTICULARS	AMOUNT
Rent for the months of Jan'2014 to Mar'2014 @ 7048/-*03 months	21,144.00
Add: Service Tax @ 12.36% (including Edu.cess)	2,613.00
<b>Total</b>	<b>23,757.00</b>
Amount in words: Rupees Twenty Three Thousand Seven Hundred and Fifty Seven only.	

for M.C. Modi Educational Trust

  
Authorized Signatory

# SOHAM MANSION OWNERS ASSOCIATION

# 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003.  
Phone: +91- 40-66335551, Fax: +91- 40-27544058

Date: 25.03.2014

To,  
Ajay Mehta  
5-4-187/3&4,  
Soham Mansion,  
IInd Floor, M.G.Road,  
Secunderbad

Dear Sir,

Sub: Payment of Maintenance charges with effect from April-2013 – Reg.

	Period	Amount
	Maintenance arrears: a) April 2013 to March 2014t (400/- x12 months) = 4800/-	4800.00
	<b>Total Maintenance Charges payable amount</b>	<b>4,800.00</b>

We request you to pay these arrears at the earliest.

Thank You.

Yours Truly,

For SOHAM MANSION OWNERS ASSOCIATION.

  
Authorized Signatory

# Soham Mansion Owners Association

5-4-187/3&4, II Floor, M.G. Road, Secunderabad – 500003

Phone: 66335551, Fax: 040 - 27544058

To,  
The Owners/Occupants of Soham Mansion,

Sub.: Enhancement of maintenance charges – Reg.

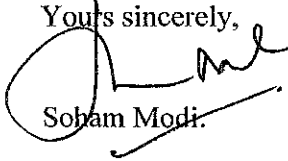
The monthly fixed expenditure towards security, house keeping, water and & electricity is about Rs. 15,000/- per month. Over and above that an expense of about Rs. 5,000/- per month is being incurred towards minor repairs and maintenance.

The total maintenance being collected is about Rs. 11,500/- per month which is grossly inadequate. Therefore, it has been decided that the monthly maintenance shall be collected @ Rs. 1/- per sft in place of Rs. 0.50/- per sft.

The maintenance charges shall be enhanced from 1<sup>st</sup> June 2010 and payable before 7<sup>th</sup> of the subsequent month.

Thank You.

Yours sincerely,



Soham Modi.

**STATEMENT SHOWING ANALYSIS OF NPV CALCULATION**

YEAR	2009			2010			2011		
	FV	PV 9%	Months due	FV	PV 10%	Months due	FV	PV 10%	Months due
Months									
Jan	5,180	5,141	1	5,180	5,137	13	5,180	5,023	25
Feb	5,180	5,103	2	5,180	5,085	14	5,180	4,981	26
Mar	5,180	5,065	3	5,180	5,040	15	5,180	4,940	27
Apr	5,180	5,027	4	5,180	5,011	16	5,180	4,899	28
May	5,180	4,990	5	5,180	4,969	17	5,180	4,859	29
Jun	5,180	4,953	6	5,180	4,928	18	5,180	4,819	30
Jul	5,180	4,916	7	5,180	4,888	19	5,180	4,779	31
Aug	5,180	4,879	8	5,180	4,847	20	5,180	4,730	32
Sep	5,180	4,843	9	5,180	4,807	21	5,180	4,681	33
Oct	5,180	4,807	10	5,180	4,767	22	5,180	4,577	34
Nov	5,180	4,771	11	5,180	4,728	23	5,180	4,536	35
Dec	5,180	4,736	12	5,180	4,688	24	5,180	4,496	36
TOTAL	62,160	59,233		62,160	58,920	58,491	62,160	56,739	72,516

YEAR	2012			2013		
	FV	PV 9%	Months due	FV	PV 10%	Months due
Months						
Jan	6,526	4,950	37	6,526	4,856	49
Feb	6,526	4,913	38	6,526	4,814	50
Mar	6,526	4,876	39	6,526	4,772	51
Apr	6,526	4,840	40	6,526	4,730	52
May	6,526	4,804	41	6,526	4,689	53
Jun	6,526	4,768	42	6,526	4,648	54
Jul	6,526	4,733	43	6,526	4,607	55
Aug	6,526	4,697	44	6,526	4,566	56
Sep	6,526	4,663	45	6,526	4,525	57
Oct	6,526	4,628	46	6,526	4,484	58
Nov	6,526	4,593	47	6,526	4,443	59
Dec	6,526	4,559	48	6,526	4,402	60
TOTAL	78,312	57,024		78,312	55,059	56,304

Summary

FY	FV	PV 9%	PV 10%	PV 11%
2009	62,160	59,233	58,920	58,609
2010	62,160	58,491	57,608	56,739
2011	72,516	57,757	56,323	54,926
2012	78,312	57,024	55,059	53,164
2013	84,576	56,304	53,827	51,462
Total	364,704	288,809	281,737	274,901

**APPROVED BY**  
27 DEC 2000  
SOHAM MODI  
MANAGING DIRECTOR

*M. Modie*  
*approved*  
*approved*

M. C. Noel Educational Trust

13/12/2008

Dear Sir,

This is with regard to renewal of lease for the office premise. The five year lease is ending on 31-12-2008. I would like to renew it for further five years. I propose to pay drawings as done last. I am enclosing the workings calculated @ 9%, 10% & 11%. At 10% I have increased the yearly rent to 2,81,737/- I will be paying the service tax @ 8% d.a. and will have to make TDS @ 15.45%.

Net workings @ 10% will be as under:

Rent	2,81,737
Add: Service Tax	34,823
<hr/>	<hr/>
	3,16,560

Less TDS @ 15.45%	
on Net Rent of	43,528
2,81,737	<hr/>
	2,73,032

Net cheque 2,73,032

This is for your consideration  
Thank you,  
S. C. N. Noel

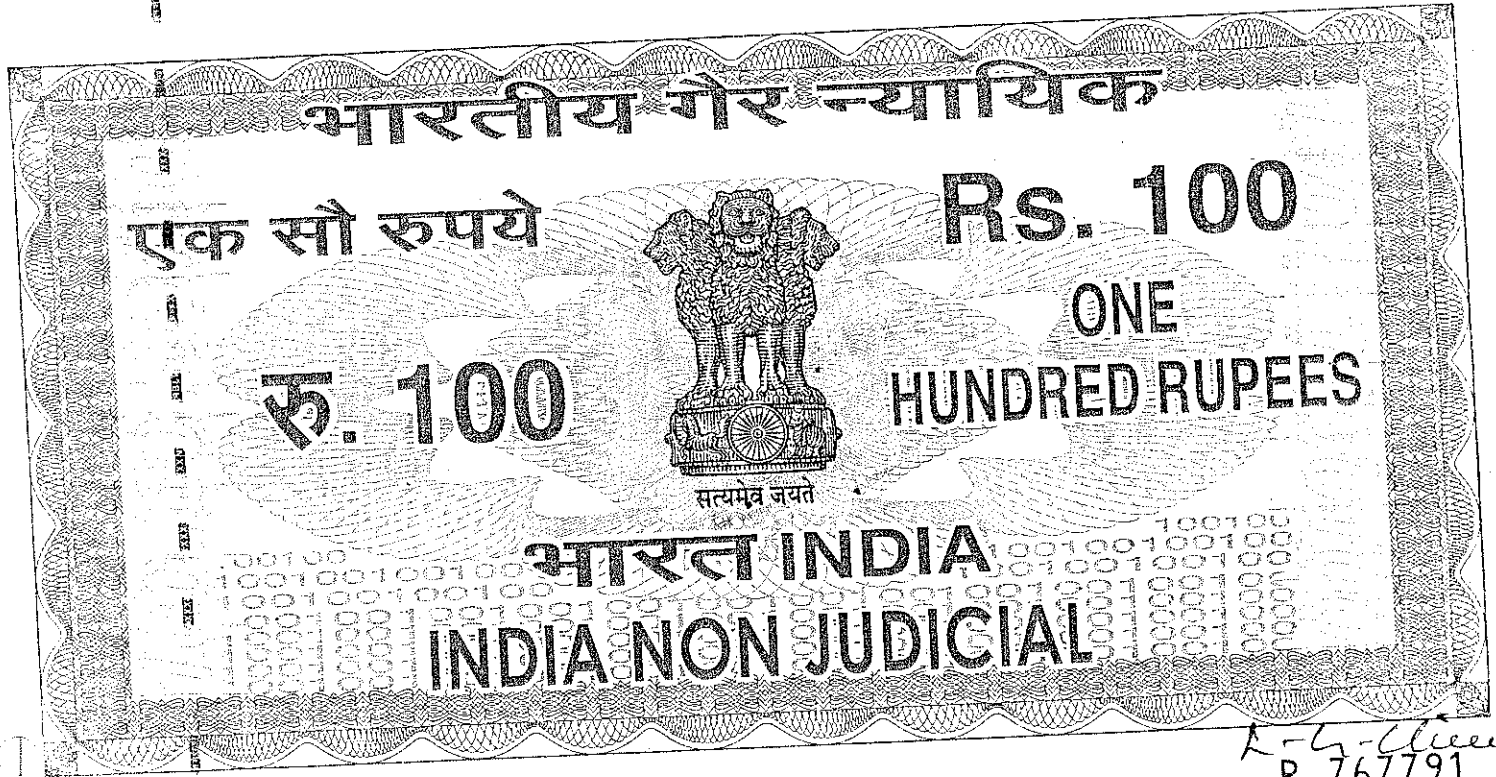
Ajay mehta -500 sft Rent details						
	Rent	service tax	sub-total	Less TDS on Rent @10%	Total	
1 Rent Jan-14 to Mar-14 @7048/*03 months	21144	2613	23757	2114	21643	
2 Rent Apr-13 to Dec-13100/*9months	900	111	1011	90	921	
				Total - receivable:	22564	
					22291	
				diff	273	

*[Signature]*

Received 22,291 cheque.

actual above 22,291  
was calculated on Rent + S.T

*[Signature]*



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI No. 10502 Date 30/12/08 Rs. 100  
Send To M. Praveen Babu  
Sl. No. M. Narasing Rao  
For Whom M.C. Modi Educational Trust

See

R. G. Chinn  
R 767791  
LEELA C CHIMALA  
STAMP VENDOR  
LIC No. AP/07/2005  
5-A, 1st Floor, Narayan  
Bldg, Secunderabad-500 00

### LEASE AGREEMENT

This **LEASE AGREEMENT** is made and executed at Secunderabad on this 30<sup>th</sup> day of December 2008 by and between:

**M C Modi Educational Trust** having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003 represented by its Trustee Shri. Pramod Modi S/o. Late Shri. Manilal C. Modi hereinafter referred to as the **LESSOR** (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust) of them of the ONE PART.

AND

**Shri. Ajay C. Mehta** S/o. Shri. C. C. Mehta aged 45 years, Occupation: Chartered Account, residing at Flat No. 203, Chandradhir Apartments, Plot No. 8, Avanthi Co-op Society, Balamrai, Secunderabad hereinafter referred to as the **LESSEE** (which term and expression wherever the context so admits shall mean and include his respective heirs, legal representatives, successors, administrators, executors and assigns) of the OTHER PART.

For **M. C. Modi Educational Trust**

Trustees

*(Signature)*



**WHEREAS**

1. The LESSOR is the absolute owner of the property admeasuring 400 sft of office space on the second floor of the building known as Soham Mansion, bearing premises No. 5-4-187/3&4, situated at M. G. Road, Secunderabad and which is more particularly described at the foot of this document. (Hereinafter referred to as Scheduled Premises)
2. The LESSOR has granted lease of the Scheduled premises to the LESSEE under the Lease Agreement dated 07.02.2004 for a period of five (5) years from 01.01.2004 to 31.12.2008.
3. The above referred Lease Agreement will get expired on 31.12.2008 but the LESSEE intended to continue in the same premises.
4. The LESSEE is desirous of continuing to be a LESSEE of The Scheduled Premises and has requested the LESSOR to extend the lease.
5. The LESSOR agreed to extend the lease of the Scheduled Premises on the terms and conditions contained herein and agreed upon by the parties.
6. The parties hereto are desirous of reducing into writing the terms and conditions of lease agreed upon.

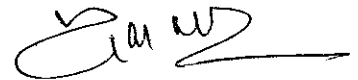
**NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS UNDER:**

**KNOW ALL MEN BY THESE PRESENTS THAT** in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the LESSOR doth hereby renew and the LESSEE doth hereby agreed the below mentioned terms and conditions for the portion on the second floor of the building of "Soham Mansion", admeasuring 400 sft, which is more particularly described at the foot of this document on the following terms and conditions:

1. The LESSEE shall pay a single bullet amount of Rs. 2,81,737/- (Rupees Two Lakhs Eighty One Thousand Seven Hundred and Thirty Seven only) + Service Tax @ 12.36% of Rs. 34,823/- to the LESSOR which shall be non-refundable under any circumstances. The amount shall bear no interest.
2. The LESSEE by virtue of the payment of single bullet amount as stated above, shall pay to the LESSOR as reduced monthly rent of Rs.100/- (Rupees One Hundred only) + service tax at the applicable rates.
3. The Lease shall be for a period of five years, commencing from 1<sup>st</sup> January 2009.

**For M. C. Modi Educational Trust**

Trustee



4. The **LESSEE** in pursuance of this Agreement has paid an amount of **Rs. 2,58,522/-** (Rupees Two Lakhs Fifty Eight Thousand Five Hundred and Twenty Two only) by way of Cheque No. 487019 dated 30.12.2008 drawn on HDFC Bank, S. D. Road branch, Secunderabad as required in Clause (1) above and the **LESSOR** hereby admits and acknowledges the receipt of the same. The break up of payment made is as under:

Lease Rent for 5 years single payment :	Rs. 2,81,737
<u>Add:</u> Service Tax @ 12.36%	Rs. 34,823
	-----
	<b>Rs. 3,16,560</b>
<u>Less:</u> TDS @ 20.60% on 2,81,737	Rs. 58,038
	-----
	<b>Rs. 2,58,522</b>
	-----

5. The **LESSOR** shall not terminate the Lease Agreement before the expiry of a period of five years i.e., up to 31.12.2013 as provided in Clause (3) above.

**THE LESSEE HEREBY COVENANTS AS UNDER:**

1. The **LESSEE** shall pay the rent regularly for each month on or before the 7<sup>th</sup> day of every month in advance to the **LESSOR**.
2. The **LESSEE** agrees to pay his proportionate share of maintenance charges to the **LESSOR** or to any other body/association as directed by the **LESSOR** every month.
3. The **LESSEE** shall pay electricity charges to the APSEB as per meter reading.
4. The **LESSEE** shall keep the Scheduled Premises in a neat and habitable condition.
5. The **LESSEE** shall carry out all minor repairs and regular maintenance by way of color wash etc., at its own cost.
6. The **LESSEE** shall utilize the Scheduled Premises for his office, but shall not use the said portion for residence or any illegal activity.
7. The **LESSEE** shall not carry out any business related to the sale or consumption or distribution of liquor in the Scheduled Premises.
8. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone without the prior written consent of the **LESSOR**.
9. The **LESSEE** shall permit the **LESSOR** or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.

Per H. C. Modi Educational Trust

Trustee





100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH  
SL No 13868 Date 07/02/2004 Rs. 100/-  
Name of Purchaser Ajay C. Mehta  
S/O to D/o C. C. Mehta  
FOR HOM S. S. R.

00AA 199394

A. RACHUNATH  
S.V.L. No: 15/88, R. No: 60/2002  
Shed No: 2-12-35, Marredpally  
SECUNDERABAD.

**LEASE AGREEMENT**

This **LEASE AGREEMENT** is made and executed at Secunderabad on this 07<sup>th</sup> day of February 2004 by and between:

M. C. Modi Educational Trust having its office at 5-4-187/3&4, 3<sup>rd</sup> Floor, Soham Mansion, M.G.Road, Secunderabad-500003, represented by its Trustee Shri. Pramod Modi S/o. Late Shri. Manilal C. Modi hereinafter referred to as the **LESSOR** (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust) of them of the **ONE PART**.

**AND**

Shri. Ajay C. Mehta S/o. Shri. C. C. Mehta aged 46 years, Occupation:Chartered Accountant, residing at Flat No.203, Chandradhir Apartments, Plot No.8, Avanthi Co-op Society, Balamarai, Secunderabad hereinafter referred to as the **LESSEE** (which term and expression wherever the context so admits shall mean and include his legal, representatives, successors, administrators, executors and assigns) of the **OTHER PART**.

For M. C. Modi Educational Trust  
For M. C. Modi Educational Trust

*[Signature]*  
Trustee

Page 1 of 3

*[Signature]*

**WHEREAS**

1. The LESSOR is the absolute owner of the property admeasuring 400 Sq. ft of office space on the second floor of the building known as Soham Mansion, bearing premises no.5-4-187/3&4, situated at M.G. Road, Secunderabad and which is more particularly described at the foot of this document. [Hereinafter referred to as **Scheduled Premises**].

2. The LESSOR has granted lease of the Scheduled Premises to the LESSEE under an Lease Agreement dated:05.04.1999 w.e.f. 01.04.1999 for a period of three years.

3. The above referred Lease Agreement has expired on 31.03.2002 but the LESSEE continued to be a LESSOR and has been paying the rents regularly enhanced by 8% at the end of every year. The monthly rent w.e.f 01.04.2003 in accordance with Clause (9) of earlier Lease Agreement dated:05.04.1999 is Rs.3,265/- and rents upto 31.12.2003 has been paid fully.

4. The LESSEE is desirous of continuing to be a LESSEE of Scheduled Premises and has requested the LESSOR to grant on Lease the same.

5. The LESSOR agreed to give on lease the Scheduled Premises on the terms and conditions contained herein and agreed upon by both the parties.

6. The parties hereto are desirous of reducing into writing the terms and conditions of lease agreed upon.

**NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS UNDER:**

**KNOW ALL MEN BY THESE PRESENTS THAT** in pursuance of the rent hereby reserved and the covenants agreed and specified hereunder, the LESSOR doth hereby grant and the LESSEE doth hereby take on lease a portion on the second floor of the building known as Soham Mansion, admeasuring 400 Sq. ft, which is more particularly described at the foot of this document on the following terms and conditions:

1. The LESSEE shall pay a single bullet amount of Rs. 1,90,000/- (Rupees One Lakhs Ninety Thousand only) to the LESSOR which shall be non-refundable under any circumstances. This amount shall bear no interest.

2. The LESSEE by virtue of the payment of single bullet amount as stated above, shall pay to the LESSOR a reduced monthly rent of Rs.100/-(Rupees One Hundred Only).

3. The Lease shall be for a period of five years, commencing from 1<sup>st</sup> January 2004.

4. The LESSEE in pursuance of this agreement has paid an amount of Rs.1,90,000/- (Rupees One Lakhs Ninety Thousand Only) by way of Cheque No.211495 dated:06.02.2004 drawn on Dena Bank as required in Clause (1) above and the LESSOR hereby admits and acknowledges the receipt of the same.

5. The LESSOR shall not terminate this Lease Agreement before the expiry of a period of five years i.e., upto 31/12/2008 as provided in Clause (3) above.

**THE LESSEE HEREBY COVENANTS AS UNDER:**

1. The LESSEE shall pay the rent regularly for each month on or before the 7<sup>th</sup> day of the every month in advance to the LESSOR.

2. The LESSEE agrees to pay his proportionate share of maintenance charges to the LESSOR or to any other body/association as directed by the LESSOR every month.

3. The Lessee shall pay electricity charges to the APSEB as per meter reading.

For M. C. Modi Educational Trust

Trustee

Page 2 of 3

4. The **LESSEE** shall keep the Scheduled Premises in a neat and a habitable condition.
5. The **LESSEE** shall carry out all minor repairs and regular maintenance by way of color wash etc., at his own cost.
6. The **LESSEE** shall utilize the Scheduled Premises for his office and shall not use the same for residence or any illegal activity.
7. The **LESSEE** shall not carry out any business related to the sale or consumption or distribution of liquor in the Scheduled Premises.
8. The **LESSEE** shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone without prior written consent of the **LESSOR**.
9. The **LESSEE** shall permit the **LESSOR** or anyone authorized by it to inspect the Scheduled Premises at all reasonable hours of the day.
10. The **LESSEE** agrees to bear the cost of enhancement, if any, over and above existing power supply.
11. The **LESSEE** agrees to pay any additional consumption deposit or any other charges, that may be levied by the **APSEB** or any other Government body. However, the **LESSOR** will refund any deposit paid by the **LESSEE** to **APSEB** to the **LESSEE** at the time of the **LESSEE** vacating and satisfactorily handing over the premises.
12. The **LESSEE** agrees to place his sign board only on the place specified by the **LESSOR**.

**THE LESSOR HEREBY COVENANTS AS UNDER:**

1. The **LESSOR** agree not to cause any hindrance to the **LESSEE** in the enjoyment of the Scheduled Premises provided the **LESSEE** observes all the covenants without default as specified above.
2. The **LESSOR** agrees to pay the property tax and other taxes pertaining to the Scheduled Premises.
3. The **LESSOR** agree 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 Scheduled Premises floor on the expiry of the lease or on termination of the lease.

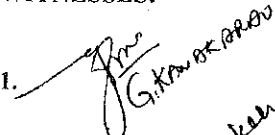

**DESCRIPTION OF THE SCHEDULED PREMISES**

All that portion on second floor admeasuring 400 Sq. ft, of super built up area of the building known as Soham Mansion, bearing premises no.5-4-187/3&4, situated at M.G.Road, Secunderabad, bounded on the:

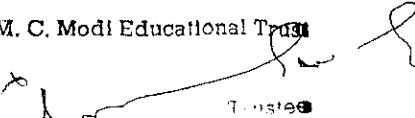
**NORTH BY** : Vacant Portion Approx. 500 Sq. ft.  
**SOUTH BY** : Premises occupied by M/s. Patny Control Pvt Ltd  
**EAST BY** : Staircase & Premises occupied by M/s. Fyrfo & Co  
**WEST BY** : Open land belonging to Gurdev Siddha Peeth.

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

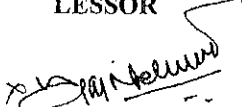
**WITNESSES:**

1.   
G. K. Rao
2.   
D. P. Lakshmi

For M. C. Modi Educational Trust

  
Trustee

**LESSOR**

  
**LESSEE**

Draft

**LEASE AGREEMENT**

This **LEASE AGREEMENT** is made and executed at Secunderabad on this \_\_\_<sup>th</sup> day of December 2008 by and between:

**M C Modi Educational Trust** having its office at 5-4-187/3&4, 3<sup>rd</sup> floor, Soham Mansion, M.G. Road, Secunderabad – 500 003 represented by its Trustee Shri. Pramod Modi S/o. Late Shri. Manilal C. Modi hereinafter referred to as the **LESSOR** (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust) of them of the ONE PART.

**AND**

**Shri. Ajay C. Mehta** S/o. Shri. C. C. Mehta aged 45 years, Occupation: Chartered Account, residing at Flat No. 203, Chandradhir Apartments, Plot No. 8, Avanthi Co-op Society, Balamrai, Secunderabad hereinafter referred to as the **LESSEE** (which term and expression wherever the context so admits shall mean and include his respective heirs, legal representatives, successors, administrators, executors and assigns) of the OTHER PART.

**WHEREAS**

1. The **LESSOR** is the absolute owner of the property admeasuring 400 sft of office space on the second floor of the building known as Soham Mansion, bearing premises No. 5-4-187/3&4, situated at M. G. Road, Secunderabad and which is more particularly described at the foot of this document. (**Hereinafter referred to as Scheduled Premises**)
2. The **LESSOR** has granted lease of the Scheduled premises to the **LESSEE** under the Lease Agreement dated 07.02.2004 for a period of five (5) years from 01.01.2004 to 31.12.2008.
3. The above referred Lease Agreement will get expired on 31.12.2008 but the **LESSEE** intended to continue in the same premises.
4. The **LESSEE** is desirous of continuing to be a **LESSEE** of The Scheduled Premises and has requested the **LESSOR** to extend the lease.
5. The **LESSOR** agreed to extend the lease of the Scheduled Premises on the terms and conditions contained herein and agreed upon by the parties.
6. The parties hereto are desirous of reducing into writing the terms and conditions of lease agreed upon.

**NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS UNDER:**

**KNOW ALL MEN BY THESE PRESENTS THAT** in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the **LESSOR** doth hereby renew and the **LESSEE** doth hereby agreed the below mentioned terms and conditions for the portion on the second floor of the building of "Soham Mansion", admeasuring 400 sft, which is more particularly described at the foot of this document on the following terms and conditions:

- 90  
28,17,300 + Service Tax  
10/-  
212-31/-
1. The LESSEE shall pay a single bullet amount of Rs. 3,16,560/- (Rupees Three Lakhs Sixteen Thousand Five Hundred and Sixty only) to the LESSOR which shall be non-refundable under any circumstances. The amount shall bear no interest.
  2. The LESSEE by virtue of the payment of single bullet amount as stated above, shall pay to the LESSOR as reduced monthly rent of Rs.100/- (Rupees One Hundred only).
  3. The Lease shall be for a period of five years, commencing from 1<sup>st</sup> January 2009.
  4. The LESSEE in pursuance of this Agreement has paid an amount of Rs. 3,16,560/- (Rupees Three Lakhs Sixteen Thousand Five Hundred and Sixty only) by way of Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ Bank, \_\_\_\_\_ branch, Secunderabad as required in Clause (1) above and the LESSOR hereby admits and acknowledges the receipt of the same.
  5. The LESSOR shall not terminate the Lease Agreement before the expiry of a period of five years i.e., upto 31.12.2013 as provided in Clause (3) above.

**THE LESSEE HEREBY COVENANTS AS UNDER:**

1. The LESSEE shall pay the rent regularly for each month on or before the 7<sup>th</sup> day of every month in advance to the LESSOR.
2. The LESSEE agrees to pay his proportionate share of maintenance charges to the LESSOR or to any other body/association as directed by the LESSOR every month.
3. The LESSEE shall pay electricity charges to the APSEB as per meter reading.
4. The LESSEE shall keep the Scheduled Premises in a neat and habitable condition.
5. The LESSEE shall carry out all minor repairs and regular maintenance by way of color wash etc., at its own cost.
6. The LESSEE shall utilize the Scheduled Premises for his office, but shall not use the said portion for residence or any illegal activity.
7. The LESSEE shall not carry out any business related to the sale or consumption or distribution of liquor in the Scheduled Premises.
8. The LESSEE shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone without the prior written consent of the LESSOR.
9. The LESSEE shall permit the LESSOR or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.



100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

00AA 199394

SL No 13868 Date 07/02/2004 Rs. 100/-

Name of Purchaser Ajay C. Mehta

S/O of C. C. Mehta

ORV HOM Secunderabad

A. RACHUNATH  
S.V.L. No: 15/88, R. No: 60/2002  
Shed No: 2-12-35. Marriedpally  
SECUNDERABAD.

**LEASE AGREEMENT**

This LEASE AGREEMENT is made and executed at Secunderabad on this 07<sup>th</sup> day of February 2004 by and between:

M. C. Modi Educational Trust having its office at 5-4-187/3&4, 3<sup>rd</sup> Floor, Soham Mansion, M.G.Road, Secunderabad-500003, represented by its Trustee Shri. Pramod Modi S/o. Late Shri. Manilal C. Modi hereinafter referred to as the LESSOR (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust) of them of the ONE PART.

**AND**

Shri. Ajay C. Mehta S/o. Shri. C. C. Mehta aged 46 years, Occupation:Chartered Accountant, residing at Flat No.203, Chandradhir Apartments, Plot No.8, Avanthi Co-op Society, Balamarai, Secunderabad hereinafter referred to as the LESSEE (which term and expression wherever the context so admits shall mean and include his legal, representatives, successors, administrators, executors and assigns) of the OTHER PART.

For M. C. Modi Educational Trust  
For M. C. Modi Educational Trust

*[Handwritten signature]*  
Trustee

Page 1 of 3

*[Handwritten signature]*

**WHEREAS**

1. The LESSOR is the absolute owner of the property admeasuring 400 Sq. ft of office space on the second floor of the building known as Soham Mansion, bearing premises no.5-4-187/3&4, situated at M.G. Road, Secunderabad and which is more particularly described at the foot of this document. [Hereinafter referred to as Scheduled Premises].
2. The LESSOR has granted lease of the Scheduled Premises to the LESSEE under an Lease Agreement dated:05.04.1999 w.e.f. 01.04.1999 for a period of three years.
3. The above referred Lease Agreement has expired on 31.03.2002 but the LESSEE continued to be a LESSOR and has been paying the rents regularly enhanced by 8% at the end of every year. The monthly rent w.e.f 01.04.2003 in accordance with Clause (9) of earlier Lease Agreement dated:05.04.1999 is Rs.3,265/- and rents upto 31.12.2003 has been paid fully.
4. The LESSEE is desirous of continuing to be a LESSEE of Scheduled Premises and has requested the LESSOR to grant on Lease the same.
5. The LESSOR agreed to give on lease the Scheduled Premises on the terms and conditions contained herein and agreed upon by both the parties.
6. The parties hereto are desirous of reducing into writing the terms and conditions of lease agreed upon.

**NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH AS UNDER:**

KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed and specified hereunder, the LESSOR doth hereby grant and the LESSEE doth hereby take on lease a portion on the second floor of the building known as Soham Mansion, admeasuring 400 Sq. ft, which is more particularly described at the foot of this document on the following terms and conditions:

1. The LESSEE shall pay a single bullet amount of Rs. 1,90,000/- (Rupees One Lakhs Ninety Thousand only) to the LESSOR which shall be non-refundable under any circumstances. This amount shall bear no interest.
2. The LESSEE by virtue of the payment of single bullet amount as stated above, shall pay to the LESSOR a reduced monthly rent of Rs.100/-(Rupees One Hundred Only).
3. The Lease shall be for a period of five years, commencing from 1<sup>st</sup> January 2004.
4. The LESSEE in pursuance of this agreement has paid an amount of Rs.1,90,000/- (Rupees One Lakhs Ninety Thousand Only) by way of Cheque No.211495 dated:06.02.2004 drawn on Dena Bank as required in Clause (1) above and the LESSOR hereby admits and acknowledges the receipt of the same.
5. The LESSOR shall not terminate this Lease Agreement before the expiry of a period of five years i.e., upto 31/12/2008 as provided in Clause (3) above.

**THE LESSEE HEREBY COVENANTS AS UNDER:**

1. The LESSEE shall pay the rent regularly for each month on or before the 7<sup>th</sup> day of the every month in advance to the LESSOR.
2. The LESSEE agrees to pay his proportionate share of maintenance charges to the LESSOR or to any other body/association as directed by the LESSOR every month.
3. The Lessee shall pay electricity charges to the APSEB as per meter reading.

For M. C. Modi Educational Trust

Trustee

Page 2 of 3

4. The LESSEE shall keep the Scheduled Premises in a neat and a habitable condition.
5. The LESSEE shall carry out all minor repairs and regular maintenance by way of color wash etc., at his own cost.
6. The LESSEE shall utilize the Scheduled Premises for his office and shall not use the same for residence or any illegal activity.
7. The LESSEE shall not carry out any business related to the sale or consumption or distribution of liquor in the Scheduled Premises.
8. The LESSEE shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone without prior written consent of the LESSOR.
9. The LESSEE shall permit the LESSOR or anyone authorized by it to inspect the Scheduled Premises at all reasonable hours of the day.
10. The LESSEE agrees to bear the cost of enhancement, if any, over and above existing power supply.
11. The LESSEE agrees to pay any additional consumption deposit or any other charges, that may be levied by the APSEB or any other Government body. However, the LESSOR will refund any deposit paid by the LESSEE to APSEB to the LESSEE at the time of the LESSEE vacating and satisfactorily handing over the premises.
12. The LESSEE agrees to place his sign board only on the place specified by the LESSOR.

**THE LESSOR HEREBY COVENANTS AS UNDER:**

1. The LESSOR agree not to cause any hindrance to the LESSEE in the enjoyment of the Scheduled Premises provided the LESSEE observes all the covenants without default as specified above.
2. The LESSOR agrees to pay the property tax and other taxes pertaining to the Scheduled Premises.
3. The LESSOR agree 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 Scheduled Premises floor on the expiry of the lease or on termination of the lease.

**DESCRIPTION OF THE SCHEDULED PREMISES**

All that portion on second floor admeasuring 400 Sq. ft, of super built up area of the building known as Soham Mansion, bearing premises no.5-4-187/3&4, situated at M.G.Road, Secunderabad, bounded on the:

**NORTH BY :** Vacant Portion Approx. 500 Sq. ft.

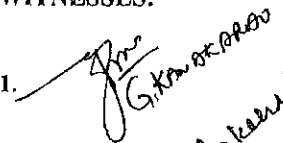
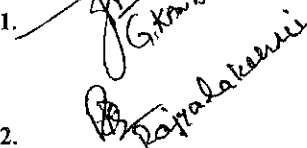
**SOUTH BY :** Premises occupied by M/s. Patny Control Pvt Ltd

**EAST BY :** Staircase & Premises occupied by M/s. Fyrfo & Co

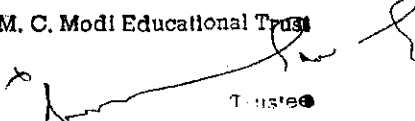
**WEST BY :** Open land belonging to Gurdev Siddha Peeth.

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

**WITNESSES:**

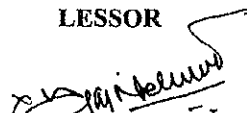
1. 
2. 

For M. C. Modi Educational Trust



Trustee

**LESSOR**



**LESSEE**

**RENT RECORD**

Building Name	SOHAM HANSON	Area	400 SFT	Office Number / Floor	IND FLOOR
Name of Tenant	MR. AJAY MEHTA	Lease Period		Rent paid to	MCHET
Date of occupation		Date of next rent increase		Lease expires on	
Rent increase		TDS deducted	Yes / No	Deposit	
TDS percentage		Maint. Charges		Advance Rent	Yes / No
PT paid by	Lessor / Lessee			Lease agreement executed	Yes / No
Remarks					

Month	Total Rent	TDS	Net Rent	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues	nil							
April 2003	3265.00	-	3265.00	12.04.03	218115	3265.00	Apr'03	559.77
May 2003	3265.00	-	3265.00				May'03	
June 2003	3265.00	-	3265.00				Jun'03	
July 2003	3265.00	-	3265.00				Jul'03	
Aug 2003	3265.00	-	3265.00	06.09.03	290879	13060.00	Aug'03	512
Sep 2003	3265.00	-	3265.00	06.08.03	290878	3265.00	SEP'03.	513.
Oct 2003	3265.00	-	3265.00				Oct'03	
Nov 2003	3265.00	-	3265.00				Nov'03	
Dec 2003	3265.00	-	3265.00	23/12/03	211160	9795.00	Dec'03.	584
Jan 2004	3265.00	-						
Feb 2004	3265.00	-						
Mar 2004	3265.00	-						

3265.79  
29385  
200  
29685  
1,90,000  
279685

1,90,000/- chq 214495 received from  
Ajay Mehra towards Adv sent from Jan 2004 to Dec 2008.  
Monthly Rs. 100/- to be collected.

RENT RECORD

Building Name	SOHAM MANSION	Area	400 sqft.	Office Number / Floor	II nd Floor
Name of Tenant	Ms. Ajay Mehta	Lease Period		Rent paid to	MUMET
Date of occupation	13	Date of next rent increase		Lease expires on	
Rent increase		TDS deducted	Yes / No	Deposit	
TDS percentage		Maint. Charges		Advance Rent	Yes / No
PT paid by	Lessor / Lessee			Lease agreement executed	Yes / No
Remarks	Received Rs. 1,90,000/- Adv. Rent from 01-01-2004 to 31-12-2009.				

Month	Total Rent	TDS	Net Rent	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues								
April 2005	3265							
May 2005								
June 2005								
July 2005								
Aug 2005								
Sep 2005								
Oct 2005								
Nov 2005								
Dec 2005								
Jan 2006								
Feb 2006								
Mar 2006								

MUMET 84/2

MAINTENANCE RECORD

Building Name		Area		Office Number / Floor		
SOHAM MANSION		Mchtrs		400 568 Dnd F/1004		
Name of Occupant		Advance Maint.		Maint paid to		
Mr. A. Jang		01-09-093				
Date of occupation		Yes / No				
01-09-093						
Remarks		Paid on		Cheque No.		
Month	Maint. Charges	Other Charges	Total Charges	Amount	Remarks	TDS Paid
Old Dues	Nil					
April 2005	184.00		184.00			
May 2005	184.00		184.00			
June 2005	184.00		184.00			
July 2005	184.00		184.00			
Aug 2005	184.00		184.00			
Sep 2005	184.00		184.00	29.03.06	793470	2208.00
Oct 2005	184.00		184.00			
Nov 2005	184.00		184.00			
Dec 2005	184.00		184.00			
Jan 2006	184.00		184.00			
Feb 2006	184.00		184.00			
Mar 2006	184.00		184.00			

MAINTENANCE RECORD

Building Name	SOHAM MANSION	Area	400 SFT	Office Number / Floor	11th FLOOR
Name of Occupant	MR. AJAY MEHTA	Advance Maint.	Yes / No	Maint paid to	SMDA
Date of occupation	01.04.1998				
Remarks					

Month	Maint. Charges	Other Charges	Total Charges	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues	Nil							
April 2004	184.20							
May 2004	184.20							
June 2004	184.20							
July 2004	184.20							
Aug 2004	184.20							
Sep 2004	184.20							
Oct 2004	184.20							
Nov 2004	184.20							
Dec 2004	184.20							
Jan 2005	184.20							
Feb 2005	184.20							
Mar 2005	184.20						Recd a cheque of 5000/- for 12 months	

cheque no. 369359 22.03.05

MAINTENANCE

*[Signature]*

Ajay Mehta  
Rent file

14.01.2004

Dear Soham,

SUB: Rent from Ajay Mehta  
REF: Your note dt.13.01.2004

From commercial/economical point of view, Ajay Mehta's proposal is not a good proposal.

The income which the trust will get on receiving lumpsum payment will be 5-6% only per year because the trust is bound to invest the money only in FDs or other approved securities. It is unreasonable for us to ask him to discount the future rent on current payment basis at 5% but if we discount it at 12%, the trust will be loser.

This is only from financial point of view.

If there are other factors which can be considered for taking a decision, due weightage can be give to those factors.

I will go along with you in whatever you decide.

I am returning the papers sent by you.

Regards,

PRAMOD MODI





Date: 13.01.2004

Dear Parmod Kaka,

Ajay Mehta is paying M. C. Modi Educational Trust a rent of Rs. 3,500/- for the premises occupied by him in Soham Mansion. There is a yearly increment in rent as per our agreement.

For his tax purpose he wants to pay a lumpsum rent for a period of seven years discounted @ 12% or 15% per year. Accordingly, the full value of rent for 7 years is 3.76 lakhs and the discounted value of the rent is between 2.24 and 2.45 lakhs.

I think we should accept his offer. Please advise as to what should be done.

Regards,

  
SOHAM MODI

RENT RECORD

Building Name	SOUTH MANSION	Area	400 S7	Office Number / Floor	11 floor
Name of Tenant	Mrs. AJAY MEHRA	Lease Period	3 years	Rent paid to	MCMET
Date of occupation	01-04-1999	Date of next rent increase	01-04-2003	Lease expires on	31-03-2002
Rent increase	8% Every year	TDS deducted	Yes/No	Deposit	-
TDS percentage	-	Maint. Charges		Advance Rent	Yes/No
PT paid by	Lessor / Lessee			Lease agreement executed	Yes/No
Remarks					

Month	Total Rent	TDS	Net Rent	Paid on	Cheque No.	Amount	Remarks	TDS Paid
April 2002	3023.00	0	3023.00	6.05.02	312518	-	April '02	-
May 2002	3023.00	0	3023.00	6.05.02	312518	- 6046	May '02	-
June 2002	3023.00	0	3023.00	13/08/02		- 6046/-	June 02	-
July 2002	3023.00	0	3023.00		211974		July '02	-
Aug 2002	3023.00	0	3023.00		211945		Aug '02	-
Sep 2002	3023.00	0	3023.00	11/11/02	11		Sep '02	-
Oct 2002	3023.00	0	3023.00	11/11/02	211945	9069/-	Oct '02	-
Nov 2002	3023.00	0	3023.00	17/10/02	208493	3023/-	Nov '02	-
Dec 2002	3023.00	0	12092/-	4/3/03	208549	12092/-	Dec '02	3023 x 4
Jan 2003	3023.00	0	..	..	..	..	Jan '03	-
Feb 2003	3023.00	0	..	..	..	..	Feb '03	-
Mar 2003	3023.00	0	..	..	..	..	Mar '03	-

4985 }  
509 }  
510 }  
Paid on June 508 }  
514 }

## RECORD OF RENTS

Name of tenant :	Mr. Ajay Mehra		
Location :	SOHAM MANSION H.O. ROAD II <sup>nd</sup> floor		
Increment :	8% Every year	1/4/2001	
Deposit :		Paid on :	
Remarks :	Advance Rent		

Month	Rent	Paid on	Ch. No.	Amount	Remarks
Old Dues					
Jan 2001	2,592	13/1/2001	178428	2,592/-	✓
Feb 2001	2,592	15/2/2001	180827	2,592/-	✓
Mar 2001	2,592	19/3/2001	183025	2,592/-	✓
April 2001	2,799	24/4/2001	186328	2,799/-	
May 2001	2,799	10/5/2001	186325	2,799/-	
June 2001					
July 2001					
Aug 2001					
Sep 2001					
Oct 2001					
Nov 2001					
Dec 2001					

## RECORD OF RENTS

Name of tenant :	Ajay Mehta		
Location :	Soham Mansion, M.G. Road, 1st floor		
Increment :	8%. Every year 1/4/2001		
Deposit :		Paid on :	
Remarks :	Advance Rent		

Month	Rent	Paid on	Ch. No.	Amount	Remarks
Old Dues					
Mar 2000	2,400	13/3/2000	161788	2,400/-	-
April 2000	2,592	19/4/2000	163428	2,592/-	m
May 2000	2,592	17/5/2000	166692	2,592/-	-
June 2000	2,592	12/6/2000	166698	2,592/-	m
July 2000	2,592	19/7/2000	170522	2,592/-	m
Aug 2000	2,592	21/3/2000	170526	2,592/-	-
Sep 2000	2,592	16/9/2000	170529	2,592/-	-
Oct 2000	2,592	16/10/2000	174734	2,592/-	-
Nov 2000	2,592	24/11/2000	174739	2,592/-	m
Dec 2000	2,592	9/12/2000	178423	2,592/-	
Jan 2001	2,592	13/01/2001	178428	2,592/-	
Feb 2001					



MAINTENANCE RECORD

Building Name	SOUTH MANSOND	Area	400 ST	Office Number / Floor	1 FLOOR
Name of Occupant	M/S DAY MATHA (C.A)	Maint paid to			
Date of occupation	01-04-1999	Advance Maint. No			
Remarks					

Month	Maint. Charges	Other Charges	Total Charges	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues								
April 2002	184.00	-	184.00					
May 2002	184.00	-	184.00					
June 2002	184.00	-	184.00				APR 02	
July 2002	184.00	-	184.00				TD	
Aug 2002	184.00	-	184.00	3/5/03 18/808	208550	2208.	MAR 03.	
Sep 2002	184.00	-	184.00					
Oct 2002	184.00	-	184.00					
Nov 2002	184.00	-	184.00					
Dec 2002	184.00	-	184.00					
Jan 2003	184.00	-	184.00					
Feb 2003	184.00	-	184.00					
Mar 2003	184.00	-	184.00					

M

RENT RECORD

Building Name	SOHAM MANSION		Area	400 ST.		Office Number / Floor	2 Floor.
Name of Tenant	MR. AJAY METHA.		Lease Period	3 Years		Rent paid to	MCMET
Date of occupation	01-04-1999		Date of next rent increase	1.4.2002.		Lease expires on	31.3.2002.
Rent increase	8% every year		TDS deducted	Yes / No		Deposit	
TDS percentage	-		Maint. Charges			Advance Rent	Yes / No
PT paid by	Lessor / Lessee					Lease agreement executed	Yes / No
Remarks							

Month	Total Rent	TDS	Net Rent	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues								
April 2001	2,799.00	-	2,799.00	24/4/01.	186322	2,799.00		
May 2001	2,799.00	-	2,799.00	10/5/01.	186325	2,799.00		
June 2001	2,799.00	-	2,799.00	16/6/2001	188954	2,799.00		
July 2001	2,799.00	-	2,799.00	5/7/01	188955	2,799.00		
Aug 2001	2,799.00	-	2,799.00	8/8/2001	188960	2,799.00		
Sep 2001	2,799.00	-	2,799.00	5/11/2001	305394	2,799.00		
Oct 2001	2,799.00	-	2,799.00	5/11/2001	305394	2,799.00		
Nov 2001	2,799.00	-	2,799.00	11/2/2001	305399	2,799.00		
Dec 2001	2,799.00	-	2,799.00	12/01/02	307698	2,799.00		
Jan 2002	2,799.00	-	2,799.00	8/02/02	31101	2,799.00		
Feb 2002	2,799.00	-	2,799.00	11/03/02	31110	2,799.00		
Mar 2002	2,799.00	-	2,799.00	19/3/02.	312512	2,799.00		

Maintenance & Water Charges.

Name of Occupant / Tenant: ASAY METHA

Month	Bill Date	Maint, water charges	Paid on	Amount	Remarks
March	5.3.99	250/-			✓
April	5.4.2000	184/-	161500	368/-	✓
May	5.5.2000	184/-	161500	736/-	✓
June	5.6.2000	184/-	161500		✓
July	5.7.2000	184/-	161500		✓
Aug	5.8.2000	184/-	161500		✓
Sept	5.9.2000	184/-	161500		✓
Oct	5.10.2000	184/-	161500		✓
Nov	5.11.2000	184/-	161500		✓
Dec	5.12.2000	184/-	161500		✓
Jan	5.1.2001	184/-	161500		✓
Feb	5.2.2001	184/-	161500		✓



MAINTENANCE RECORD

Building Name	Sottam Mansions.	Area	400 sqft	Office Number / Floor	2 Floor.
Name of Occupant	AJAY MEHTA (CA.)	Advance Maint.		Maint paid to	M.P.I.P.L.
Date of occupation	01-04-1999	Yes / No			
Remarks	Monthly maintenance of Rs 184.00				

Month	Maint. Charges	Other Charges	Total Charges	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues								
April 2001	184.00	-	184.00					
May 2001	184.00	-	184.00					
June 2001	184.00	-	184.00					
July 2001	184.00	-	184.00	10.8.2001	3012-11	1104.00		
Aug 2001	184.00	-	184.00					
Sep 2001	184.00	-	184.00					
Oct 2001	184.00	-	184.00					
Nov 2001	184.00	-	184.00	11/04/	14/1302	1104.00		
Dec 2001	184.00	-	184.00					
Jan 2002	184.00	-	184.00					
Feb 2002	184.00	-	184.00					
Mar 2002	184.00	-	184.00					

RECORD OF RENTS

Name of Tenant:	AJAY METHA		
Location:	SOHAM MANSION, M.G. ROAD, SEC.		
Increment:	8% Every Year 11/1990		
Deposit:		Paid on:	
Remarks:	ADVANCE RENT		

Month	Rent	Paid on	Ch. No	Amount	Remarks
Old Dues					
Apr 99	2,400	4/3/99	977565	2,400/-	✓
May 99	2,400	19/5/99	147044	2,400/-	✓
Jun 99	2,400	12/6/99	147048	2,400/-	✓
Jul 99	2,400	7/7/99	149772	2,400/-	✓
Aug 99	2,400	7/8/99	149772	2,400/-	✓
Sep 99	2,400	10/9/99	154473	2,400/-	✓
Oct 99	2,400	8/10/99	154498	2,400/-	✓
Nov 99	2,400	9/11/99	157753	2,400/-	✓
Dec 99	2,400	14/12/99	157758	2,400/-	✓
Jan 2000	2,400	7/1/2000	151432	2,400/-	✓
Feb 2000	2,400	11/2/2000	161781	2,400/-	
Mar 2000	2,400	14/3/2000	161786	2,400/-	

Record of Rents

Name of Tenant:	AJAY METHA		
Location:	SOHA MANSION, M.G. ROAD, SECTOR		
Increment:	RENT INCREASES	Paid on:	1-12-99
Remarks:	ADVANCE PAYMENT		

Month	Rent	Paid in	Cheque No.	Amount	Remarks
Old Dues					
Jan 97	1,000	3-01-97	967676	1,000	OK
Feb 97	1,000	4-02-97	967679	1,000	OK
Mar 97	1,000	3-03-97	930793	1,000	OK
Apr 97	1,000	3-04-97	930796	1,000	OK
May 97	1,000	2-05-97	936807	1,000	OK
Jun 97	1,000	5-06-97	941132	1,000	OK
Jul 97	1,000	3-07-97	941140	1,000	OK
Aug 97	1,000	02-08-97	944844	1,000	OK
Sep 97	1,000	24-9-97	947563	1,000	OK
Oct 97	1,000	17-10-97	947567	1,000	
Nov 97	1,000	4-11-97	947570	1,000	
Dec 97	1,000	2-12-97	950668	1,000	
Jan 98	1,000	3-10-98	<del>956766</del>	1,000	
Feb 98	1,000	5-12-98	958232	1,000	
Mar 98	1,000	9-13-98	958239	1,000	
Apr 98	1,000	8-14-98	959077	1,000	
May 98	1,000	8-15-98	960021	1,000	
Jun 98	1,000	1-6-98	960023	1,000	
Jul 98	1,000	1-2-98	960021	1,000	
Aug 98	1,000	4-8-98	960028	1,000	
Sep 98	1,000	7-2-98	966472	1,000	
Oct 98	1,000	6-10-98	966479	1,000	
Nov 98	1,000	3-11-98	966922	1,000	
Dec 98	1,000	3-10-98	968950	1,000	
Jan 99	1,000	7-1-99	971387	1,000	
Feb 99	1,000	1-2-99	971390	1,000	
Mar 99	1,000	5-13-99	974577	1,000	
Apr 99					
May 99					
Jun 99					
Jul 99					
Aug 99					
Sep 99					
Oct 99					
Nov 99					
Dec 99					



Maintenance & Water Charges.

Name of Occupant / Tenant: AIJAY MEHA

Month	Bill Date	Maint, water charges	Paid on	Amount	Remarks
March 1998	6.4.98	267			
April 1998	11.5.98	263			
May 1998	10.6.98	263	96028 11/98	510.00	OK
June 1998	1.7.98	263			
July 1998	3.8.98	263	96028 8/7/98	526.00	OK
Aug 1998	1.9.98	263			
Sept 1998	2.10.98	263	96028 7/98	506.00	OK
Oct 1998	12.11.98	263			
Nov 1998	2.12.98	263			
Dec 1998	14.1.99	230			
Jan 1999	1.2.99	230			
Feb 1999	5.3.99	230			
Mar 1999	5.4.99	230			
Apr 1999	5.5.99	184			
May 1999	5.5.99	184			
June 1999	5.6.99	184			
July 1999	5.6.99	184			
Aug 1999	5.8.99	184			

3  
 3  
 Electricity charges from 808 11/11 - 4/15 show 4  
 = 719  
 1332 = 719 + 974.51 = 1332  
 cash 5/8/99 230.00



Phone: 834058  
833658

## Shri Manilal Chhaganlal Modi Educational Trust

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5-4-187 / 3&4,  
2nd Floor . M.G. Road ,  
Secunderabad - 500 003.

Date.....

16<sup>th</sup> April,2003

To,  
Mr. Ajay Mehta,  
II Floor,  
Soham Mansion,  
Secunderabad – 500 003.

**Sub:** Increase in rent for the premises occupied by you of about 400 sft on the second floor in the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M G Road, Secunderabad – 500 003.

**Ref:** Our lease agreement dated 05/04/1999.

Dear Sir,

With reference to the above please note that as per the terms of our agreement, the rent for the premises occupied by you is to be increased by 8% at the end of every year.

The next increase is due on 01/04/2003. Please pay the enhanced rent charges of **Rs. 3,265/-** an increase of **Rs. 242/-** from 1/04/2003.

Thank You.

Yours sincerely,  
for M C Modi Educational Trust.

  
SOHAM MODI.

16<sup>th</sup> April, 2003

To,  
Mr. Ajay Mehta,  
II Floor,  
Soham Mansion,  
Secunderabad – 500 003.

**Sub:** Increase in rent for the premises occupied by you of about 400 sft on the second floor in the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M G Road, Secunderabad – 500 003.

**Ref:** Our lease agreement dated 05/04/1999.

Dear Sir,

With reference to the above please note that as per the terms of our agreement, the rent for the premises occupied by you is to be increased by 8% at the end of every year.

The next increase is due on 01/04/2003. Please pay the enhanced rent charges of Rs. 3,265/- an increase of Rs. 242/- from 1/04/2003.

Thank You.

Yours sincerely,  
for M C Modi Educational Trust.

  
SOHAM MODI.

26<sup>th</sup> March 2002

To,  
Mr. Ajay Mehta,  
II Floor,  
Soham Mansion,  
Secunderabad - 500 003.

Sub: Increase in rent for the premises occupied by you of about 400 sft on the second floor in the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M G Road, Secunderabad - 500 003.

Ref: Our lease agreement dated 05/04/1999.

Dear Madam,

With reference to the above please note that as per the terms of our agreement, the rent for the premises occupied by you is to be increased by 8% at the end of every year.

The next increase is due on 01/04/2002. Please pay the enhanced rent charges of Rs. 3,023/- an increase of Rs. 224/- from 1/04/2002.

Thank You.

Yours sincerely,  
for M C Modi Educational Trust.



SOHAM MODI.

*Soham Modi*  
01/04/02



M C MODI EDUCATIONAL TRUST

5-4-187/3 & 4,  
Soham Mansion,  
M.G. Road,  
Secunderabad - 500 003.

21 March, 2001

To,  
Mr. Ajay Mehta,  
II Floor,  
Soham Mansion,  
Secunderabad - 500 003.

Sub: Increase in rent for the premises occupied by you of about 400 sft, on the second floor in the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M G Road, Secunderabad - 500 003.  
Ref: Our lease agreement dated 05/04/1999.

Dear Sir,

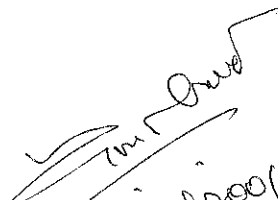
With reference to the above please note that as per the terms of our agreement, the rent for the premises occupied by you is to be increased by 8% at the end of every year.

The next increase is due on 01/04/2001. Please pay the enhanced rent charges of Rs. 2,799/- and increase of Rs. 207/- from 01/04/2001.

Thank You.

Yours sincerely,  
for M C MODI EDUCATIONAL TRUST.

  
SOHAM MODI.

  
23/03/2001

**M C MODI EDUCATIONAL TRUST**

**5-4-187/3 & 4  
Soham Mansion  
M. G. Road,  
Secunderabad - 3.**

March 06, 2000

To,  
Mr. Ajay Mehta,  
IInd Floor,  
Soham Mansion,  
Secunderabad - 500 003.

**Sub:** Increase in rent for the premises occupied by you of about 400 sft, on the second floor in the building known as **Soham Mansion**, bearing No. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 3.  
**Ref:** Our Lease Agreement dt. 05<sup>th</sup> April 1999.

Dear Sir,

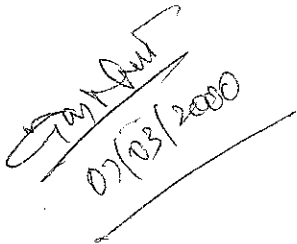
With reference to the above please note that as per the terms of our agreement, the rent for the premises occupied by you is to be increased by 8% at the end of every year.

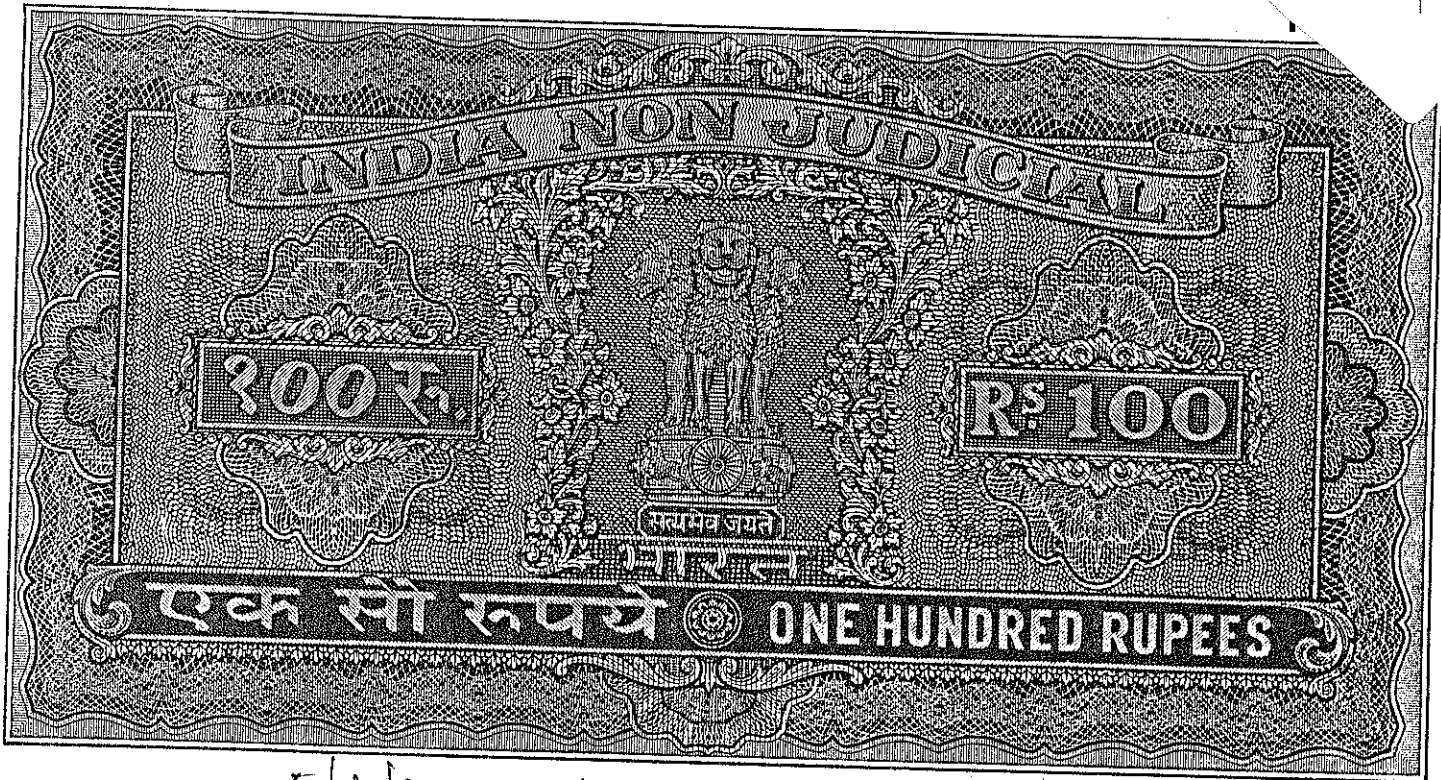
The next increase is due on 1<sup>st</sup> April 2000. Please pay the enhanced rent charges of **Rs. 2,592/-**, an increase of **Rs. 192/-** from 1<sup>st</sup> April 2000.

Thank you.

Yours sincerely,  
for **M C MODI EDUCATIONAL TRUST.**

  
**SOHAM MODI.**

  
07/03/2000



S. No. 956  
Sold to M.C. Modi Educational Trust  
S/o  
For Whom Self - Sec.

L. G. Chimalgi  
LEELA G CHIMALGI  
STAMP VENDOR  
Licence No: 13/97  
5-4-76, A. Cellular  
Opp: TVS Show Room,  
Banigunj, SEC'BAD - 3.

LEASE AGREEMENT

This LEASE AGREEMENT executed at Secunderabad, on this the 5<sup>th</sup> day of April 1999 by and between:

Shri. M. C. Modi Educational Trust having its office at 5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Trustee Shri. Pramod Modi S/o. Late Shri. Manilal C. Modi hereinafter referred to as the LESSOR (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust) of them of the ONE PART.

AND

Shri. Ajay C. Mehta S/o. Shri. C. C. Mehta aged 41 years, Occupation: Chartered Account, residing at Flat No. 203, Chandradhir Apartments, Plot No.8, Avanthi Co-op Society, Balamrai, Secunderabad hereinafter referred to as the LESSEE (which term and expression wherever the context so admits shall mean and include his respective heirs, legal representatives, successors, administrators, executors and assigns) of the OTHER PART witnesseth as follows:

FOR

The LESSOR is the owner of the property admeasuring 400 Sq. ft of office space on the second floor of the building known as Soham Mansion, bearing premises no. 5-4-187/3 &4, situated at M.G. Road, Secunderabad, more particularly described at the foot of this document. The LESSEE has requested the LESSOR to grant on lease the above mentioned premises and the LESSOR agree to give on lease on the terms and conditions specified as hereunder:

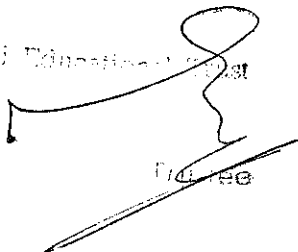
KNOW ALL MEN BY THESE PRESENTS THAT in pursuance of the rent hereby reserved and the covenants agreed specified hereunder, the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease a portion on the second floor of the building of "Soham Mansion", admeasuring 400 sq. ft, more particularly described at the foot of this document on the following terms and conditions:

1. The LESSEE shall pay a rent of Rs. 2,400/- (Rupees Two Thousand Four Hundred only) per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
2. The Lease shall be for a period of three years, commencing from 1<sup>st</sup> April 1999. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by either of the parties with an advance notice of six months.
3. The LESSOR and the LESSEE hereby undertake to execute a regular Lease Deed if and when called upon by either of the parties to do so at any time during the currency of the Lease Agreement.
4. 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.

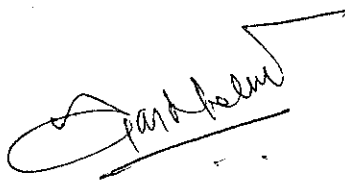
THE LESSEE HEREBY COVENANTS AS UNDER:

1. The LESSEE shall pay the rent regularly for each month on or before the 7<sup>th</sup> day of the every month in advance to the LESSOR.
2. The LESSEE agrees to pay his proportionate share of maintenance charges to the LESSOR or to any other body/association as directed by the LESSOR, every month.
3. The Lessee shall pay electricity charges to the APSEB as per meter reading.
4. The LESSEE shall keep the demised portion in a neat and habitable condition.

For M.C. Modi Education Trust



10/1/99

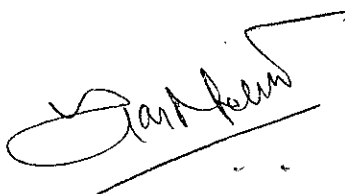
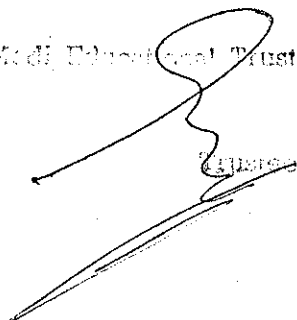


5. The LESSEE shall carry out all minor repairs and regular maintenance by way of color wash etc., at its own cost.
6. The LESSEE shall utilize the demised portion for his office, but shall not use the said portion for residence or any illegal activity.
7. The LESSEE shall not carry out any business related to the sale or consumption or distribution of liquor in the said premises.
8. The LESSEE shall not sub-let any portion of the premises or transfer the rights under this Lease in favour of anyone.
9. The LESSEE shall enhance the rent by 8% (eight) compounded at the end of every year.
10. The LESSEE shall permit the LESSOR or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
11. The LESSEE agrees to bear the cost of enhancement, if any, over and above existing power supply.
12. The LESSEE agrees to pay any additional consumption deposit or any other charges, that may be levied by the APSEB or any other Government body. However, the LESSOR will refund any deposit paid by the LESSEE to APSEB to the LESSEE at the time of the LESSEE vacating and satisfactorily handing over the premises.
13. The LESSEE agrees to place his sign board only on the place specified by the LESSOR.

THE LESSOR HEREBY COVENANTS AS UNDER:

1. The LESSOR agree not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without default as specified above.
2. The LESSOR agrees to pay the property tax and other taxes pertaining to the leased floor.
3. The LESSOR agree 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.

For W.C. Modi Educational Trust



DESCRIPTION OF THE DEMISED PORTION

All that a portion on second floor admeasuring 400 Sq.ft, of super built up area of the building known as Soham Mansion, bearing premises no. 5-4-187/3 &4, situated at M. G. Road, Secunderabad, bounded on the:

- NORTH BY: Vacant Portion Approx. 500 Sq.ft.
- SOUTH BY: Premises occupied by M/s. Patny Controls Pvt Ltd
- EAST BY: Staircase & Premises occupied by M/s. Fyrfo & Co
- WEST BY: Open Land belongs to Gurudev Siddha Peeth.

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

WITNESSES:

1.

*[Handwritten signature]*  
*[Handwritten signature]*

2.

*[Handwritten signature]*  
Y.S.R. Murthy

*[Handwritten signature]*  
LESSEE

LESSOR

For M.C. Modi Educational Trust

*[Handwritten signature]*  
Trustee

834517

☎: 833375

832635

5-4-187/3&4, Soham Mansion,  
3rd Floor, Above Bank of Baroda,  
M.G. Road, Secunderabad.-500 003.

**Ajay Mehta**

B.Com, F.C.A.

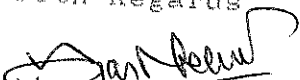
Date ..05-08-1997..

To  
Dear Soham,

This is to bring to your kind notice that certain portion of asbestos sheet of my office is leaking. Earlier this problem of leakage was only at the time of rains but now it has become very often due to overflowing of overhead water tank.

I request you to look into the matter.

Thanking You,  
With Regards

  
Ajay Mehta

833375  
832635

5-4-187/3&4, Soham Mansion,  
2nd Floor, Above Bank of Baroda,  
M.G. Road, Secunderabad.-500 003.

**Ajay Mehta**  
B.Com, F.C.A.

Date 01.03.97.....

To  
Modi Builders,  
5-4-187/3&4,  
2nd Floor,  
M.G.Road,  
Secunderabad.

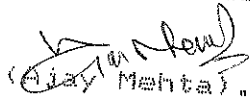
Sub: Complaints & Sugesstions in respect of Soham  
Mansion.

I am happy to note that you have taken an initiative in addressing to all tenants and inviting complaints and suggestions in order to achieve proper up keep of various properties under your management. I take this opportunity to bring to your kind notice, the problem I have been facing for last 15 to 20 days.

I am in occupation of a office on 3rd floor in Soham Mansion. You have provided a Toilet facility on 3rd floor (Terrace) which is in a shabby and unhygenic conditions. There is no flow of water and drainage water is spilling on the terrace roof.

I hope you will look into this inconvinence.

Thanking You,  
Yours Faithfully,

  
(Ajay Mehta).



