

MAINTENANCE RECORD
2011-13

Building Name	Soham Mansion		2756sft	Office Number/Floor	Ground Floor		
Name of Tenant	M/s Sri Srinivasa Automobiles			Maintenance paid to	SMOA		
Date of Occupation	01.01.2009	Advance Maintenance	Yes/No	T D S Paid	Yes/No		
Rate of Increase		Date of Next Increase	01.01.2010	Deposit			
Remarks :							
Month	Maintenace Charges	Other Chrgs	Net Amt	Paid On	Amount	Cheque No	Remarks
Jan-09	1,378.00		1,378.00				
Feb-09	1,378.00		1,378.00				
Mar-09	1,378.00		1,378.00				
Apr-09	1,378.00		1,378.00				
May-09	1,378.00		1,378.00	26.05.09	5512	493399	
Jun-09	1,378.00		1,378.00				
Jul-09	1,378.00		1,378.00				
Aug-09	1,378.00		1,378.00	03.08.09	2756	507911	
Sep-09	1,378.00		1,378.00				
Oct-09	1,378.00		1,378.00	19.10.09	2756	639501	
Nov-09	1,378.00		1,378.00				
Dec-09	1,378.00		1,378.00				
Jan-10	1,378.00		1,378.00	19.01.10	4134	340816	
Feb-10	1,378.00		1,378.00				
Mar-10	1,378.00		1,378.00	05.03.10	2756	496217	
Apr-10	1,378.00		1,378.00				
May-10	1,378.00		1,378.00				
Jun-10	2,756.00		2,756.00				
Jul-10	2,756.00		2,756.00	24.07.10	6890	350220/350219	
Aug-10	2,756.00		2,756.00				
Sep-10	2,756.00		2,756.00	28.09.10	5512	7118830	
Oct-10	2,756.00		2,756.00				
Nov-10	2,756.00		2,756.00				
Dec-10	2,756.00		2,756.00				
Jan-11	2,756.00		2,756.00				
Feb-11	2,756.00		2,756.00				
Mar-11	2,756.00		2,756.00	04.03.11	2756	Cash Received	
Apr-11	2,756.00		2,756.00	05.04.11	2756	Cash Received	
May-11	2,756.00		2,756.00	03.05.11	2756	799455	
Jun-11	2,756.00		2,756.00	06.06.11	2756	799484	
Jul-11	2,756.00		2,756.00	05.07.11	2756	799518	
Aug-11	2,756.00		2,756.00	30.08.11	2756	830971	
Sep-11	2,756.00		2,756.00	03.09.11	2756	831015	
Oct-11	2,756.00		2,756.00	03.10.11	2756	831044	
Nov-11	2,756.00		2,756.00	05.11.11	2756	867902	
Dec-11	2,756.00		2,756.00	03.12.11	2756	874033	
Jan-12	2,756.00		2,756.00	03.01.12	2756	874063	
Feb-12	2,756.00		2,756.00	03.02.12	2756	874092	
Mar-12	2,756.00		2,756.00	03.03.12	2756	881609	
Apr-12	2,756.00		2,756.00	03.04.12	2756	881637	
			86,814.00		68,900.00		17,914.00
Prepared by	Jai Kumar			Date:		Approved by	

admin@modiproperties.com

From: "Admin" <admin@modiproperties.com>
To: <vijay.reddy23@yahoo.com>
Cc: <srisrinivasayamaha@gmail.com>
Sent: Wednesday, September 05, 2012 1:25 PM
Attach: Srinivasa maintenance arrears.xls; Sri Srinivasa Automobiles.xls
Subject: Fw: Details of Maintenance & Rent arrears statement -Reg.

To
 Vijaykumar Reddy,
 Accountant
 Sri Srinivasa Automobiles.

Please find the attachment of rent and maintenance dues.

You have promised me to settle the accounts at the earliest. i have helped you in all regards, pertaining to collection of security deposits of other lessors. and made the rent statements of all the six lessors on behalf you. collected the cheques and handed over to you. but you are not able to send the cheques to us.

There is a lot of pressure from our management to collect the dues.

following details :

Rent dues	-	22 782/- payable to M C Modi Educational Trust
Less: adjust security deposit	-	21,150/-

		1,632/- balance payable to M C Modi Educational Trust (1.

cheque)

Maintenance charges dues association (2. cheque)		17, 914/- balance payable to Soham mansion owners
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Could you please send the above mentioned cheques it will be helpful to us to settle the accounts of sri srinivasa automobiles.

With Regards,

Jai Kumaar
 Manager
 HR & Admin.
 Modi Properties & Investments

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

From: Admin
To: srisrinivasayamaha@gmail.com
Cc: admin
Sent: Wednesday, July 25, 2012 5:22 PM
Subject: Details of Maintenance & Rent arrears statement -Reg.

Dear sir,

Please find enclosed herewith details of Maintenance & Rent arrears statement.

Regards

B.Praveen | Asst. Manager - HR & Admin | **Modi Properties & Investments Pvt. Ltd.**
 Soham Mansion, M G Road, Secunderabad – 500003 | Ph: +91-40-66335551 | Mobile: +91-90300-12755 | Fax: +91-40-27544058
 Email: praveen@modiproperties.com, admin@modiproperties.com | www.modiproperties.com.

05/Sep/12

MODI BUILDERS

19-07-2012

SECUNDERABAD

KIND ATTEN-MR JAY KUMAR

Sir

As per your statement of accounts of SRI SRINIVASA AUTOMOBILE

I am sending you the cheque no-890416 dated 09/07/2012 of
South Indian Bank, Diamond Point Branch, Secunderabad

Amount of Rs 130760/-. Please acknowledge

Thanking you

Yours faithfully

Bhopinder pal kaur

Bhopinder pal kaur

*Received
C. V. Jay Kumar
7/7/2012*

"Payable at par at all CBS Branches"

Date 6-7-2012

SB

PAY Sri Srinivasa Automobiles

या धारक को OR-BEARER

रुपये RUPEES Thirty two thousand six hundred & ninety five only

अदा करें

₹.Rs. 32695=00

M. Srinivasa

खाता सं. 1042235028
A/c. No.

सेण्ट्रल बैंक ऑफ इंडिया  **Central Bank of India**

रानीगंज, सिकंदराबाद - 500003
Raniganj, Secunderabad - 500003
A IFS Code : CBIN0281365

⑈ 224 221 ⑈ 5000 160 171 ⑈

11

deposit amount received
from Mahes Desai
after deducting dues.

M. Srinivasa
6/7/12

Soham Mansion Owners Association

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

Srinivasa Auto Mobiles-Maintenance Receipt

Ledger Account

1-Apr-2011 to 25-Jul-2012

							Page 1
Date	Particulars	Cheque No	Vch Type	Vch No.	Narration	Debit	Credit
16-4-2011	By Cash On Hand		Cash Receipt	CR/1	Being cash received from Srinivasa Auto mobiles towards maintenance receipt.		2,756.00
4-5-2011	By HDFC Bank	799455	Bank Receipt	BR/1	Ch. No. :799455 Being cheque received from Srinivasa Auto Mobiles towards maintenance receipt.		2,756.00
6-6-2011	By HDFC Bank	799484	Bank Receipt	BR/1	Ch. No. :799484 Being cheque received from Srinivasa Automation towards maintenance receipt.		2,756.00
5-7-2011	By HDFC Bank	799518	Bank Receipt	BR/1	Ch. No. :799518 Being cheque received from Sri Srinivasa Automation towards maintenance receipt.		2,756.00
6-8-2011	By HDFC Bank	830971	Bank Receipt	BR/2	Ch. No. 830971 Being cheque received from Srinivasa Automation towards maintenance receipt.		2,756.00
6-9-2011	By HDFC Bank	831015	Bank Receipt	BR/1	Ch. No. :831015 Being cheque received from Srinivasa Automation towards maintenance receipt.		2,756.00
5-10-2011	By HDFC Bank	831044	Bank Receipt	BR/1	Ch. No. :831044 Being cheque received from Srinivasa Automation towards maintenance receipt.		2,756.00
5-11-2011	By HDFC Bank	867902	Bank Receipt	BR/3	Ch. No. :867902 Being cheque received from Srinivasa Automation towards maintenance receipt.		2,756.00
7-12-2011	By HDFC Bank	874033	Bank Receipt	BR/1	Ch. No. :874033 Being chq received from Srinivasa Automation towards maintenance receipt.		2,756.00
6-1-2012	By HDFC Bank	874063	Bank Receipt	BR/1	Ch. No. :874063 Being chq received from Srinivasa Automations towards maintenance receipts.		2,756.00
8-2-2012	By HDFC Bank	874092	Bank Receipt	BR/1	Ch. No. :874092 Being cheque received from Srinivasa Auto mobiles towards maintenance receipt.		2,756.00
6-3-2012	By HDFC Bank	881609	Bank Receipt	BR/1	Ch. No. :881609 Being cheque received from Sri Srinivasa Automation towards maintenance receipt.		2,756.00
							33,072.00
	To Closing Balance					33,072.00	33,072.00

continued ...



SB PRIVILEGE

"Payable at all branches"

valid for 6 months from the date of cheque

DATE 09/07/2012

PAY Sai Srinivasa Automobiles

या धारक को OR BEARER

रुपये RUPEES One lakh thirty thousand

seven hundred and sixty only/- अदा करें

Rs. 130760/-

SB A/c. No. 0413053000002013

INTLS

दि साउथ इन्डियन बैंक लिमिटेड
The South Indian Bank Limited

DIAMOND POINT, SECUNDERABAD, - 500 009
MSD

100%
CORE
Banking

IFSC: SIBL0000413

Bhopinder pal Kaur

BHOPINDER PAL KAUR TEJINDER SINGH

⑈890416⑈ 500059004⑈

31

"Payable at par at all CBS Branches"

Date 06-7-12

SB

McPayee

PAY SRI SRINIVASA AUTOMOBILES

या धारक को OR BEARER

रुपये RUPEES Thirty two thousand six hundred
ninety five only

अदा करें ₹.Rs. 32,695/-

खाता सं. A/c. No. 1042242966

Subodh K Desai

सेन्ट्रल बैंक  **Central Bank**
ऑफ इंडिया of India

रानीगंज, सिकंदराबाद - 500003
Raniganj, Secunderabad - 500003
A IFS Code : CBIN0281365

⑈ 219697⑈ 500016017⑈

31 (SUBODH K DESAI)

*Received cheque
B. Desai
11/07/12.*

Building Name		Soham Mansion	Area	2230 sft + 525sft		
Name of Tenant		Sri Srinivasa Automobiles				
Prepared by		G. Jai Kumar				
S.No.	Lessor	Lessor Name	Rent Deposit	Rent due as on 30th April'12	Balance refundable amount	Remarks
1	Lessor No.1	Mahesh Desai	50231	17536	32695	issue
2	Lessor No.2	Subodh K.Desai	50231	17536	32695	issue
3	Lessor No.3	Vinod K.Desai	50231	17536	32695	issue
4	Lessor No.4	Valmiki K.Desai	50232	17538	32694	issue
5	Lessor No.5	Bhopinder Kaur	200925	70165	130760	issue
6	Lessor No.6	M. C. Modi Educational Trust	21150	22782	✓ -1632	collect
			423000	163093	259907	
Cheque in favour of		SRI SRINIVASA AUTOMOBILES				
towards		refund of security deposit after adjusting the rent and arrears receivable to the lessor				

MODI EDUCATIONAL TRUST

MONTH	AMOUNT	PAID AMOUNT	BALANCE	SERVICE TAX	TOTAL BALANCE	
31.01.2009	3500	3500	05.02.2009	0	360.5	360.5
28.02.2009	3500	3500	05.03.2009	0	360.5	360.5
31.03.2009	3500	3500	05.04.2009	0	360.5	360.5
30.04.2009	3500	3500	05.05.2009	0	360.5	360.5
31.05.2009	3500	3500	05.06.2009	0	360.5	360.5
30.06.2009	3500	3500	05.07.2009	0	360.5	360.5
31.07.2009	3500	3500	05.08.2009	0	360.5	360.5
31.08.2009	3500	3500	05.09.2009	0	360.5	360.5
30.09.2009	3500	3500	05.10.2009	0	360.5	360.5
31.10.2009	3500	3500	05.11.2009	0	360.5	360.5
31.11.2009	3500	3500	05.12.2009	0	360.5	360.5
31.12.2009	3500	3500	05.01.2010	0	360.5	360.5
31.01.2010	3675	3675	05.02.2010	0	378.53	378.525
28.02.2010	3675	3675	05.03.2010	0	378.53	378.525
31.03.2010	3675	3675	05.04.2010	0	378.53	378.525
30.04.2010	3675	3675	05.05.2010	0	378.53	378.525
31.05.2010	3675	3675	05.06.2010	0	378.53	378.525
30.06.2010	3675	3675	05.07.2010	0	378.53	378.525
31.07.2010	3675	3675	05.08.2010	0	378.53	378.525
31.08.2010	3675	3675	05.09.2010	0	378.53	378.525
30.09.2010	3675	3675	05.10.2010	0	378.53	378.525
31.10.2010	3675	3675	05.11.2010	0	378.53	378.525
31.11.2010	3675	3675	05.12.2010	0	378.53	378.525
31.12.2010	3675	3675	05.01.2011	0	378.53	378.525
31.01.2011	3859	3675	05.02.2011	184	397.48	581.477
28.02.2011	3859	3675	05.03.2011	184	397.48	581.477
31.03.2011	3859	3675	05.04.2011	184	397.48	581.477
30.04.2011	3859	3675	05.05.2011	184	397.48	581.477
31.05.2011	3859	3675	05.06.2011	184	397.48	581.477
30.06.2011	3859	3675	05.07.2011	184	397.48	581.477
31.07.2011	3859	3675	05.08.2011	184	397.48	581.477
31.08.2011	3859	3675	05.09.2011	184	397.48	581.477
30.09.2011	3859	3675	05.10.2011	184	397.48	581.477
31.10.2011	3859	3675	05.11.2011	184	397.48	581.477
30.11.2011	3859	3675	05.12.2011	184	397.48	581.477
31.12.2011	3859	3675	05.01.2012	184	397.48	581.477
31.01.2012	4052	3675	05.02.2012	377	417.36	794.356
28.02.2012	4052	3675	05.03.2012	377	417.36	794.356
31.03.2012	4052	3675	05.04.2012	377	417.36	794.356
30.04.2012	4052		PENDING	4052	500 ⁸³ (417.36)	4469.356
TOTAL	148616	141225		7391	15307.45	22698.448

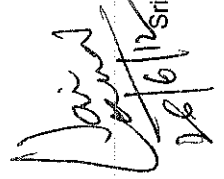
183.47
15390.92
 22782/

MAINTANANCE

MONTH	AMOUNT	PAID AMOUNT	PAID DATE	BALANCE
30.04.2010	1378	1378	05.05.2010	0
31.05.2010	1378	1378	05.06.2010	0
30.06.2010	1378	1378	05.07.2010	0
31.07.2010	2756	2756	05.08.2010	0
31.08.2010	2756	2756	05.09.2010	0
30.09.2010	2756	2756	05.10.2010	0
31.10.2010	2756	2756	05.11.2010	0
31.11.2010	2756	2756	05.12.2010	0
31.12.2010	2756	2756	05.01.2011	0
31.01.2011	2756	2756	05.02.2011	0
28.02.2011	2756	2756	05.03.2011	0
31.03.2011	2756	2756	05.04.2011	0
30.04.2011	2756	2756	05.05.2011	0
31.05.2011	2756	2756	05.06.2011	0
30.06.2011	2756	2756	05.07.2011	0
31.07.2011	2756	2756	05.08.2011	0
31.08.2011	2756	2756	05.09.2011	0
30.09.2011	2756	2756	05.10.2011	0
31.10.2011	2756	2756	05.11.2011	0
30.11.2011	2756	2756	05.12.2011	0
31.12.2011	2756	2756	05.01.2012	0
31.01.2012	2756	2756	05.02.2012	0
28.02.2012	2756	2756	05.03.2012	0
31.03.2012	2756	2756	05.04.2012	0
30.04.2012	2756	0	PENDING	2756
TOTAL	64766	62010		2756

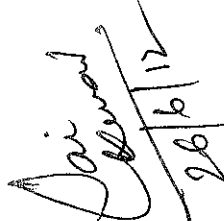
RENT RECORD 2011 -13

Building Name	Soham Mansion	Area	525 Sft	Floor / Off No.	Basement Floor	PT Paid By	Owner
Name of Tenant	Sri Srinivasa Automobiles	Dt of occupation	01.01.2009	Maint. by	Owner	Manit. Amount	1378/-
Rent Paid to	MC Modi Educational Trust	Deposit	21150/-	Lease expires on		Lease Period	3 Years
Lease Agr	Executed	Last Agr Dt	01.01.2009	Rent increase @	5% every year	Next increase Dt	01.01.2012
Rent Payment	Next month	Service Tax %	10.3%	TDS %	NIL		
Total TDS amount for FY 2010-11	NIL	TDS received	NA	Other		Other	
Remarks							
Month	Gross Rent	Service Tax	TDS	Net Rent	Amount	Cheque No	Remarks
Jan-09	3500	360.50	0	3861	3500	497508	361 360.50
Feb-09	3500	360.50	0	3861	3500	497516	721 360.50
Mar-09	3500	360.50	0	3861	3500	497522	1082 360.50
Apr-09	3500	360.50	0	3861	3500	498443	1442 360.50
May-09	3500	360.50	0	3861	3500	498444	1803 360.50
Jun-09	3500	360.50	0	3861	3500	498445	2163 360.50
Jul-09	3500	360.50	0	3861	3500	507888	2524 360.50
Aug-09	3500	360.50	0	3861	3500	507889	2884 360.50
Sep-09	3500	360.50	0	3861	3500	507900	3245 360.50
Oct-09	3500	360.50	0	3861	3500	639507	3605 360.50
Nov-09	3500	360.50	0	3861	3500	639513	3966 360.50
Dec-09	3500	360.50	0	3861	3500	639514	4326 360.50
Jan-10	3675	378.53	0	4054	3675	918689/496209	4705 378.53
Feb-10	3675	378.53	0	4054	3675	918696/496209	5083 378.53
Mar-10	3675	378.53	0	4054	3675	340802/496216	5462 378.53
Apr-10	3675	378.53	0	4054	3675	711705	5840 378.53
May-10	3675	378.53	0	4054	3675	711711	6219 378.53
Jun-10	3675	378.53	0	4054	3675	711717	6597 378.53
Jul-10	3675	378.53	0	4054	3675	350206	6976 378.53
Aug-10	3675	378.53	0	4054	3675	350218	7354 378.53
Sep-10	3675	378.53	0	4054	3675	517736	7733 378.53
Oct-10	3675	378.53	0	4054	3675	711752	8111 378.53
Nov-10	3675	378.53	0	4054	3675	711768	8490 378.53
Dec-10	3675	378.53	0	4054	3675	745045	8868 378.53
Jan-11	3859	397.48	0	4256	3675	789242	9450 581.48
Feb-11	3859	397.48	0	4256	3675	789289	2681 581.48
Mar-11	3859	397.48	0	4256	3675	789317	3263 581.48
Apr-11	3859	397.48	0	4256	3675	799443	3844 581.48
May-11	3859	397.48	0	4256	3675	799473	4426 581.48
Jun-11	3859	397.48	0	4256	3675	799506	5007 581.48
Jul-11	3859	397.48	0	4256	3675	830959	5589 581.48


 26/6/12
 Srinivasa Automobiles/rent record/ arrears statement

RENT RECORD 2011 -13

Month	Gross Rent	Service Tax	TDS	Net Rent	Paid on	Amount	Cheque No	Remarks
Aug-11	3859	397.48	0	4256	03.09.11	3675	831003	6170 581.48
Sep-11	3859	397.48	0	4256	03.10.11	3675	831032	6752 581.48
Oct-11	3859	397.48	0	4256	03.11.11	3675	867890	7333 581.48
Nov-11	3859	397.48	0	4256	03.12.11	3675	867922	7915 581.48
Dec-11	3859	397.48	0	4256	03.01.12	3675	874051	8496 581.48
Jan-12	4052	417.36	0	4469	03.02.12	3675	874080	9290 794.36
Feb-12	4052	417.36	0	4469	03.03.12	3675	881608	13760 794.36
Mar-12	4052	417.36	0	4469	03.04.12	3675	881636	18229 794.36
Apr-12	4052	500.83	0	4553				22782 4552.83
	148616	15390.92	0	164007		141225		22781.92
Prepared by	Jai Kumar		Verified:		Date:		Approved by:	


 26/6/12

Tenant Details Sheet

Printed On 26-Jun-12 1 of 4

Doc No: 5 Lease Active: Yes Building Name & Other Details: Soham Mansion basement floor Area: 2230s Occ Date: 01-01-2009 Rent Increase: 5 Rent Amount: 3500 Rent Increase Basis: yearly Rent Payment: succeeding month	Tenant Name: Sri Srinivasa Automobiles Maintenance Paid: Tenant Maintenance: 2230 Lease Details: Start Date: 01-Jan-09 Period: 3 End Date: 30-Dec-12 Agreement: Executed Last Agr Date: 01-Jan-09 Service Tax %: 10 TDS %: 0 PAN No:
Remarks:	

***** LeaseReceivables				
Date/Mth/Yr	Towards	Amount	Cheque No	Bank Name
Jan-2009	Gross Rent	3500		
Jan-2009	Service Tax	360.5		
Feb-2009	Gross Rent	3500		
Feb-2009	Service Tax	360.5		
Mar-2009	Service Tax	360.5		
Mar-2009	Gross Rent	3500		
Apr-2009	Service Tax	360.5		
Apr-2009	Gross Rent	3500		
May-2009	Service Tax	360.5		
May-2009	Gross Rent	3500		
Jun-2009	Service Tax	360.5		
Jun-2009	Gross Rent	3500		
Jul-2009	Service Tax	360.5		
Jul-2009	Gross Rent	3500		
Aug-2009	Service Tax	360.5		
Aug-2009	Gross Rent	3500		
Sep-2009	Gross Rent	3500		
Sep-2009	Service Tax	360.5		
Oct-2009	Service Tax	360.5		
Oct-2009	Gross Rent	3500		
Nov-2009	Service Tax	360.5		
Nov-2009	Gross Rent	3500		

Tenant Details Sheet

Printed On 26-Jun-12 2 of 4

Dec-2009	Service Tax	360.5
Dec-2009	Gross Rent	3500
Jan-2010	Gross Rent	3675
Jan-2010	Service Tax	378.53
Feb-2010	Gross Rent	3675
Feb-2010	Service Tax	378.53
Mar-2010	Gross Rent	3675
Mar-2010	Service Tax	378.53
Apr-2010	Gross Rent	3675
Apr-2010	Service Tax	378.53
May-2010	Service Tax	378.53
May-2010	Gross Rent	3675
Jun-2010	Gross Rent	3675
Jun-2010	Service Tax	378.53
Jul-2010	Gross Rent	3675
Jul-2010	Service Tax	378.53
Aug-2010	Service Tax	378.53
Aug-2010	Gross Rent	3675
Sep-2010	Service Tax	378.53
Sep-2010	Gross Rent	3675
Oct-2010	Service Tax	378.53
Oct-2010	Gross Rent	3675
Nov-2010	Gross Rent	3675
Nov-2010	Service Tax	378.53
Dec-2010	Service Tax	378.53
Dec-2010	Gross Rent	3675
Jan-2011	Service Tax	397.48
Jan-2011	Gross Rent	3859
Feb-2011	Service Tax	397.48
Feb-2011	Gross Rent	3859
Mar-2011	Service Tax	397.48
Mar-2011	Gross Rent	3859
Apr-2011	Gross Rent	3859
Apr-2011	Service Tax	397.48
May-2011	Gross Rent	3859
May-2011	Service Tax	397.48
Jun-2011	Gross Rent	3859
Jun-2011	Service Tax	397.48
Jul-2011	Gross Rent	3859
Jul-2011	Service Tax	397.48
Aug-2011	Gross Rent	3859
Aug-2011	Service Tax	397.48
Sep-2011	Service Tax	397.48

Tenant Details Sheet

Printed On 26-Jun-12 3 of 4

Sep-2011	Gross Rent	3859
Oct-2011	Gross Rent	3859
Oct-2011	Service Tax	397.48
Nov-2011	Gross Rent	3859
Nov-2011	Service Tax	397.48
Dec-2011	Service Tax	397.48
Dec-2011	Gross Rent	3859
Jan-2012	Service Tax	417.36
Jan-2012	Gross Rent	4052
Feb-2012	Gross Rent	4052
Feb-2012	Service Tax	417.36
Mar-2012	Gross Rent	4052
Mar-2012	Service Tax	417.36
Apr-2012	Service Tax	501
Apr-2012	Gross Rent	4052
May-2012	Gross Rent	1
May-2012	Service Tax	-1
Jun-2012	Service Tax	1
Jun-2012	Gross Rent	1
Jul-2012	Service Tax	1
Jul-2012	Gross Rent	-1
Aug-2012	Service Tax	1
Aug-2012	Gross Rent	-1
Sep-2012	Gross Rent	-1
Sep-2012	Service Tax	1
Oct-2012	Service Tax	1
Oct-2012	Gross Rent	-1
Nov-2012	Gross Rent	-1
Nov-2012	Service Tax	1
Dec-2012	Gross Rent	-1
Dec-2012	Service Tax	1
Total		164009.2

***** **LeaseReceipts**

Date/Mth/Yr	Towards	Amount	Cheque No	Bank Name	
04-02-2009	Rent / Oth Chg	3500	497508	Indian Bank	Y
05-03-2009	Rent / Oth Chg	3500	497516	Indian Bank	Y
05-04-2009	Rent / Oth Chg	3500	497522	Indian Bank	Y
05-05-2009	Rent / Oth Chg	3500	498443	Indian Bank	Y
05-06-2009	Rent / Oth Chg	3500	498444	Indian Bank	Y
05-07-2009	Rent / Oth Chg	3500	498445	Indian Bank	Y
05-08-2009	Rent / Oth Chg	3500	507888	Indian Bank	Y
05-09-2009	Rent / Oth Chg	3500	507889	Indian Bank	Y

Tenant Details Sheet

Printed On 26-Jun-12 4 of 4

05-10-2009	Rent / Oth Chg	3500	507900	Indian Bank	Y
05-11-2009	Rent / Oth Chg	3500	639507	Indian Bank	Y
05-12-2009	Rent / Oth Chg	3500	639513	Indian Bank	Y
05-01-2010	Rent / Oth Chg	3500	639514	Indian Bank	Y
05-02-2010	Rent / Oth Chg	3500	918689	Indian Bank	Y
05-03-2010	Rent / Oth Chg	3500	918696	Indian Bank	Y
05-03-2010	Rent / Oth Chg	350	496209	Indian Bank	Y
05-04-2010	Rent / Oth Chg	175	496216	Indian Bank	Y
05-04-2010	Rent / Oth Chg	3500	340802	Indian Bank	Y
05-05-2010	Rent / Oth Chg	3675	711705	Indian Bank	Y
05-06-2010	Rent / Oth Chg	3675	711711	Indian Bank	Y
05-07-2010	Rent / Oth Chg	3675	711717	Indian Bank	Y
05-08-2010	Rent / Oth Chg	3675	350206	Indian Bank	Y
05-09-2010	Rent / Oth Chg	3675	350218	Indian Bank	Y
05-10-2010	Rent / Oth Chg	3675	517736	Indian Bank	Y
18-11-2010	Rent / Oth Chg	3675	711752	Indian Bank	Y
04-12-2010	Rent / Oth Chg	3675	711768	Indian Bank	Y
03-01-2011	Rent / Oth Chg	3675	745045	Indian Bank	Y
03-02-2011	Rent / Oth Chg	3675	789242	Indian Bank	Y
03-03-2011	Rent / Oth Chg	3675	789289	Indian Bank	Y
03-04-2011	Rent / Oth Chg	3675	789317	Indian Bank	Y
03-05-2011	Rent / Oth Chg	3675	799443	Indian Bank	Y
03-06-2011	Rent / Oth Chg	3675	799473	Indian Bank	Y
03-07-2011	Rent / Oth Chg	3675	799506	Indian Bank	Y
03-08-2011	Rent / Oth Chg	3675	830959	Indian Bank	Y
03-09-2011	Rent / Oth Chg	3675	831003	Indian Bank	Y
03-10-2011	Rent / Oth Chg	3675	831032	HDFC Bank	Y
03-11-2011	Rent / Oth Chg	3675	867890	HDFC Bank	Y
03-12-2011	Rent / Oth Chg	3675	867922	HDFC Bank	Y
03-01-2012	Rent / Oth Chg	3675	874051	HDFC Bank	Y
03-02-2012	Rent / Oth Chg	3675	874080	indian bank	Y
06-03-2012	Rent / Oth Chg	3675	881608	indian bank	Y
03-04-2012	Rent / Oth Chg	3675	881636	HDFC bank	Y
Total			141225		

93905 98668
 C. Vijay Kumar Reddy
 SWINVA Advertisers

RENT STATEMENT 01.01.2009 TO 30.04.2012				
	RENT PAYABLE	DIFFERENCE PAYABLE	SERVICE TAX 10.3%	TOTAL
BHUPENDER KHOUR	38491	31674		70165
VALMIKI DESAI	9624	7914		17538
VINODH K DESAI	9622	7914		17536
SUBODH K DESAI	9622	7914		17536
MODI EDUCATIONAL TRUST	4052	3339		7391
MAHESH DESAI	9622	7914		17536
MAINTANANCE	2756	0		2756
SERVICE TAX [IF BILL RAISE IN 31.03.2012]	0	0	15307	15307
RENT WITH TDS AND SERVICE TAX	83789	66669	15307	165765

BHOPENDER KAUR

MONTH	AMOUNT	PAID AMOUNT	PAID DATE	BALANCE
31.01.2009	33250	33250	05.02.2009	0
28.02.2009	33250	33250	05.03.2009	0
31.03.2009	33250	33250	05.04.2009	0
30.04.2009	33250	33250	05.05.2009	0
31.05.2009	33250	33250	05.06.2009	0
30.06.2009	33250	33250	05.07.2009	0
31.07.2009	33250	33250	05.08.2009	0
31.08.2009	33250	33250	05.09.2009	0
30.09.2009	33250	33250	05.10.2009	0
31.10.2009	33250	33250	05.11.2009	0
31.11.2009	33250	33250	05.12.2009	0
31.12.2009	33250	33250	05.01.2010	0
31.01.2010	34913	34913	05.02.2010	0
28.02.2010	34913	34913	05.03.2010	0
31.03.2010	34913	34913	05.04.2010	0
30.04.2010	34913	34913	05.05.2010	0
31.05.2010	34913	34913	05.06.2010	0
30.06.2010	34913	34913	05.07.2010	0
31.07.2010	34913	34913	05.08.2010	0
31.08.2010	34913	34913	05.09.2010	0
30.09.2010	34913	34913	05.10.2010	0
31.10.2010	34913	34913	05.11.2010	0
31.11.2010	34913	34913	05.12.2010	0
31.12.2010	34913	34913	05.01.2011	0
31.01.2011	36658	34913	05.02.2011	1745
28.02.2011	36658	34913	05.03.2011	1745
31.03.2011	36658	34913	05.04.2011	1745
30.04.2011	36658	34913	05.05.2011	1745
31.05.2011	36658	34913	05.06.2011	1745
30.06.2011	36658	34913	05.07.2011	1745
31.07.2011	36658	34913	05.08.2011	1745
31.08.2011	36658	34913	05.09.2011	1745
30.09.2011	36658	34913	05.10.2011	1745
31.10.2011	36658	34913	05.11.2011	1745
30.11.2011	36658	34913	05.12.2011	1745
31.12.2011	36658	34913	05.01.2012	1745
31.01.2012	38491	34913	05.02.2012	3578
28.02.2012	38491	34913	05.03.2012	3578
31.03.2012	38491	34913	05.04.2012	3578
30.04.2012	38491		PENDING	38491
TOTAL	1411816	1341651		70165

VALMIKI K DESAI

MONTH	AMOUNT	PAID AMOUNT	PAID DATE	BALANCE
31.01.2009	8314	8314	05.02.2009	0
28.02.2009	8314	8314	05.03.2009	0
31.03.2009	8314	8314	05.04.2009	0
30.04.2009	8314	8314	05.05.2009	0
31.05.2009	8314	8314	05.06.2009	0
30.06.2009	8314	8314	05.07.2009	0
31.07.2009	8314	8314	05.08.2009	0
31.08.2009	8314	8314	05.09.2009	0
30.09.2009	8314	8314	05.10.2009	0
31.10.2009	8314	8314	05.11.2009	0
31.11.2009	8314	8314	05.12.2009	0
31.12.2009	8314	8314	05.01.2010	0
31.01.2010	8730	8730	05.02.2010	0
28.02.2010	8730	8730	05.03.2010	0
31.03.2010	8730	8730	05.04.2010	0
30.04.2010	8730	8730	05.05.2010	0
31.05.2010	8730	8730	05.06.2010	0
30.06.2010	8730	8730	05.07.2010	0
31.07.2010	8730	8730	05.08.2010	0
31.08.2010	8730	8730	05.09.2010	0
30.09.2010	8730	8730	05.10.2010	0
31.10.2010	8730	8730	05.11.2010	0
31.11.2010	8730	8730	05.12.2010	0
31.12.2010	8730	8730	05.01.2011	0
31.01.2011	9166	8730	05.02.2011	436
28.02.2011	9166	8730	05.03.2011	436
31.03.2011	9166	8730	05.04.2011	436
30.04.2011	9166	8730	05.05.2011	436
31.05.2011	9166	8730	05.06.2011	436
30.06.2011	9166	8730	05.07.2011	436
31.07.2011	9166	8730	05.08.2011	436
31.08.2011	9166	8730	05.09.2011	436
30.09.2011	9166	8730	05.10.2011	436
31.10.2011	9166	8730	05.11.2011	436
30.11.2011	9166	8730	05.12.2011	436
31.12.2011	9166	8730	05.01.2012	436
31.01.2012	9624	8730	05.02.2012	894
28.02.2012	9624	8730	05.03.2012	894
31.03.2012	9624	8730	05.04.2012	894
30.04.2012	9624		PENDING	9624
TOTAL	353016	335478		17538

VINODH K DESAI

MONTH	AMOUNT	PAID AMOUNT	PAID DATE	BALANCE
31.01.2009	8312	8312	05.02.2009	0
28.02.2009	8312	8312	05.03.2009	0
31.03.2009	8312	8312	05.04.2009	0
30.04.2009	8312	8312	05.05.2009	0
31.05.2009	8312	8312	05.06.2009	0
30.06.2009	8312	8312	05.07.2009	0
31.07.2009	8312	8312	05.08.2009	0
31.08.2009	8312	8312	05.09.2009	0
30.09.2009	8312	8312	05.10.2009	0
31.10.2009	8312	8312	05.11.2009	0
31.11.2009	8312	8312	05.12.2009	0
31.12.2009	8312	8312	05.01.2010	0
31.01.2010	8728	8728	05.02.2010	0
28.02.2010	8728	8728	05.03.2010	0
31.03.2010	8728	8728	05.04.2010	0
30.04.2010	8728	8728	05.05.2010	0
31.05.2010	8728	8728	05.06.2010	0
30.06.2010	8728	8728	05.07.2010	0
31.07.2010	8728	8728	05.08.2010	0
31.08.2010	8728	8728	05.09.2010	0
30.09.2010	8728	8728	05.10.2010	0
31.10.2010	8728	8728	05.11.2010	0
31.11.2010	8728	8728	05.12.2010	0
31.12.2010	8728	8728	05.01.2011	0
31.01.2011	9164	8728	05.02.2011	436
28.02.2011	9164	8728	05.03.2011	436
31.03.2011	9164	8728	05.04.2011	436
30.04.2011	9164	8728	05.05.2011	436
31.05.2011	9164	8728	05.06.2011	436
30.06.2011	9164	8728	05.07.2011	436
31.07.2011	9164	8728	05.08.2011	436
31.08.2011	9164	8728	05.09.2011	436
30.09.2011	9164	8728	05.10.2011	436
31.10.2011	9164	8728	05.11.2011	436
30.11.2011	9164	8728	05.12.2011	436
31.12.2011	9164	8728	05.01.2012	436
31.01.2012	9622	8728	05.02.2012	894
28.02.2012	9622	8728	05.03.2012	894
31.03.2012	9622	8728	05.04.2012	894
30.04.2012	9622		PENDING	9622
TOTAL	352936	335400		17536

SUBODH K DESAI

MONTH	AMOUNT	PAID AMOUNT	PAID DATE	BALANCE
31.01.2009	8312	8312	05.02.2009	0
28.02.2009	8312	8312	05.03.2009	0
31.03.2009	8312	8312	05.04.2009	0
30.04.2009	8312	8312	05.05.2009	0
31.05.2009	8312	8312	05.06.2009	0
30.06.2009	8312	8312	05.07.2009	0
31.07.2009	8312	8312	05.08.2009	0
31.08.2009	8312	8312	05.09.2009	0
30.09.2009	8312	8312	05.10.2009	0
31.10.2009	8312	8312	05.11.2009	0
31.11.2009	8312	8312	05.12.2009	0
31.12.2009	8312	8312	05.01.2010	0
31.01.2010	8728	8728	05.02.2010	0
28.02.2010	8728	8728	05.03.2010	0
31.03.2010	8728	8728	05.04.2010	0
30.04.2010	8728	8728	05.05.2010	0
31.05.2010	8728	8728	05.06.2010	0
30.06.2010	8728	8728	05.07.2010	0
31.07.2010	8728	8728	05.08.2010	0
31.08.2010	8728	8728	05.09.2010	0
30.09.2010	8728	8728	05.10.2010	0
31.10.2010	8728	8728	05.11.2010	0
31.11.2010	8728	8728	05.12.2010	0
31.12.2010	8728	8728	05.01.2011	0
31.01.2011	9164	8728	05.02.2011	436
28.02.2011	9164	8728	05.03.2011	436
31.03.2011	9164	8728	05.04.2011	436
30.04.2011	9164	8728	05.05.2011	436
31.05.2011	9164	8728	05.06.2011	436
30.06.2011	9164	8728	05.07.2011	436
31.07.2011	9164	8728	05.08.2011	436
31.08.2011	9164	8728	05.09.2011	436
30.09.2011	9164	8728	05.10.2011	436
31.10.2011	9164	8728	05.11.2011	436
30.11.2011	9164	8728	05.12.2011	436
31.12.2011	9164	8728	05.01.2012	436
31.01.2012	9622	8728	05.02.2012	894
28.02.2012	9622	8728	05.03.2012	894
31.03.2012	9622	8728	05.04.2012	894
30.04.2012	9622		PENDING	9622
TOTAL	352936	335400		17536

MAHESH K DESAI

MONTH	AMOUNT	PAID AMOUNT	PAID DATE	BALANCE
31.01.2009	8312	8312	05.02.2009	0
28.02.2009	8312	8312	05.03.2009	0
31.03.2009	8312	8312	05.04.2009	0
30.04.2009	8312	8312	05.05.2009	0
31.05.2009	8312	8312	05.06.2009	0
30.06.2009	8312	8312	05.07.2009	0
31.07.2009	8312	8312	05.08.2009	0
31.08.2009	8312	8312	05.09.2009	0
30.09.2009	8312	8312	05.10.2009	0
31.10.2009	8312	8312	05.11.2009	0
31.11.2009	8312	8312	05.12.2009	0
31.12.2009	8312	8312	05.01.2010	0
31.01.2010	8728	8728	05.02.2010	0
28.02.2010	8728	8728	05.03.2010	0
31.03.2010	8728	8728	05.04.2010	0
30.04.2010	8728	8728	05.05.2010	0
31.05.2010	8728	8728	05.06.2010	0
30.06.2010	8728	8728	05.07.2010	0
31.07.2010	8728	8728	05.08.2010	0
31.08.2010	8728	8728	05.09.2010	0
30.09.2010	8728	8728	05.10.2010	0
31.10.2010	8728	8728	05.11.2010	0
31.11.2010	8728	8728	05.12.2010	0
31.12.2010	8728	8728	05.01.2011	0
31.01.2011	9164	8728	05.02.2011	436
28.02.2011	9164	8728	05.03.2011	436
31.03.2011	9164	8728	05.04.2011	436
30.04.2011	9164	8728	05.05.2011	436
31.05.2011	9164	8728	05.06.2011	436
30.06.2011	9164	8728	05.07.2011	436
31.07.2011	9164	8728	05.08.2011	436
31.08.2011	9164	8728	05.09.2011	436
30.09.2011	9164	8728	05.10.2011	436
31.10.2011	9164	8728	05.11.2011	436
30.11.2011	9164	8728	05.12.2011	436
31.12.2011	9164	8728	05.01.2012	436
31.01.2012	9622	8728	05.02.2012	894
28.02.2012	9622	8728	05.03.2012	894
31.03.2012	9622	8728	05.04.2012	894
30.04.2012	9622		PENDING	9622
TOTAL	352936	335400		17536

RENT RECORD 2009 -12

Building Name	Soham Mansion	Area	2230 Sft	Floor / Off No.	Basement Floor	
Name of Tenant	Sri Srinivasa Automobiles	Dt of occupation	01.01.2009	Maint. by	Owner	
Rent Paid to	Subodh k.Desai	Deposit	50231	Lease expires on		
Lease Agr	Executed	Last Agr Dt	01.01.2009	Rent increase @	5% every year	
Rent Payment	Next month	Service Tax %	10.3%	TDS %	NIL	
Total TDS amount for FY 2010-11	NIL	TDS received	NA	Other		
Remarks						
Month	Gross Rent	Service Tax	TDS	Net Rent	Paid on	Amount
Jan-09	8312	0	0	8312	04.02.09	8312
Feb-09	8312	0	0	8312	05.03.09	8312
Mar-09	8312	0	0	8312	05.04.09	8312
Apr-09	8312	0	0	8312	05.05.09	8312
May-09	8312	0	0	8312	05.06.09	8312
Jun-09	8312	0	0	8312	05.07.09	8312
Jul-09	8312	0	0	8312	05.08.09	8312
Aug-09	8312	0	0	8312	05.09.09	8312
Sep-09	8312	0	0	8312	05.10.09	8312
Oct-09	8312	0	0	8312	05.11.09	8312
Nov-09	8312	0	0	8312	05.12.09	8312
Dec-09	8312	0	0	8312	05.01.10	8312
Jan-10	8728	0	0	8728	05.02.10	8312
Feb-10	8728	0	0	8728	05.03.10	832
Mar-10	8728	0	0	8728	05.03.10	8312
Apr-10	8728	0	0	8728	05.04.10	8312
May-10	8728	0	0	8728	05.04.10	416
Jun-10	8728	0	0	8728	05.05.10	8728
Jul-10	8728	0	0	8728	05.06.10	8728
Aug-10	8728	0	0	8728	05.07.10	8728
Sep-10	8728	0	0	8728	05.08.10	8728
Oct-10	8728	0	0	8728	05.09.10	8728
Nov-10	8728	0	0	8728	05.10.10	8728
Dec-10	8728	0	0	8728	18.11.10	8728
Jan-11	9164	0	0	9164	04.12.10	8728
Feb-11	9164	0	0	9164	03.01.11	8728
Mar-11	9164	0	0	9164	03.02.11	8728
Apr-11	9164	0	0	9164	03.03.11	8728
May-11	9164	0	0	9164	03.04.11	8728
Jun-11	9164	0	0	9164	03.05.11	8728
Jul-11	9164	0	0	9164	03.06.11	8728
Aug-11	9164	0	0	9164	03.07.11	8728
Sep-11	9164	0	0	9164	03.08.11	8728
Oct-11	9164	0	0	9164	03.09.11	8728
Nov-11	9164	0	0	9164	03.10.11	8728
Dec-11	9164	0	0	9164	03.11.11	8728
Jan-12	9622	0	0	9622	03.12.11	8728
Feb-12	9622	0	0	9622	03.01.12	8728
Mar-12	9622	0	0	9622	03.02.12	8728
Apr-12	9622	0	0	9622	03.03.12	8728
	352932	0	0	352932		326672
Receivable	352932					
Received	326672					
Dues	26260					

Subodh K Desai

RENT RECORD 2009 -12

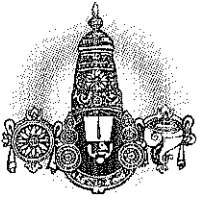
Building Name	Soham Mansion	Area	525 Sft	Floor / Off No.	Basement Floor	
Name of Tenant	Sri Srinivasa Automobiles	Dt of occupation	01.01.2009	Maint. by	Owner	
Rent Paid to	Valmiki K.Desai	Deposit	50232	Lease expires on		
Lease Agr	Executed	Last Agr Dt	01.01.2009	Rent increase @	5% every year	
Rent Payment	Next month	Service Tax %	10.3%	TDS %	NIL	
Total TDS amount for FY 2010-11	NIL	TDS received	NA	Other		
Remarks						
Month	Gross Rent	Service Tax	TDS	Net Rent	Paid on	Amount
Jan-09	8314	0	0	8314	04.02.09	8314
Feb-09	8314	0	0	8314	05.03.09	8314
Mar-09	8314	0	0	8314	05.04.09	8314
Apr-09	8314	0	0	8314	05.05.09	8314
May-09	8314	0	0	8314	05.06.09	8314
Jun-09	8314	0	0	8314	05.07.09	8314
Jul-09	8314	0	0	8314	05.08.09	8314
Aug-09	8314	0	0	8314	05.09.09	8314
Sep-09	8314	0	0	8314	05.10.09	8314
Oct-09	8314	0	0	8314	05.11.09	8314
Nov-09	8314	0	0	8314	05.12.09	8314
Dec-09	8314	0	0	8314	05.01.10	8314
Jan-10	8730	0	0	8730	05.02.10	8314
Feb-10	8730	0	0	8730	05.03.10	832
Mar-10	8730	0	0	8730	05.03.10	8314
Apr-10	8730	0	0	8730	05.04.10	8314
May-10	8730	0	0	8730	05.04.10	416
Jun-10	8730	0	0	8730	05.05.10	8730
Jul-10	8730	0	0	8730	05.06.10	8730
Aug-10	8730	0	0	8730	05.07.10	8730
Sep-10	8730	0	0	8730	05.08.10	8730
Oct-10	8730	0	0	8730	05.09.10	8730
Nov-10	8730	0	0	8730	05.10.10	8730
Dec-10	8730	0	0	8730	18.11.10	8730
Jan-11	9166	0	0	9166	04.12.10	8730
Feb-11	9166	0	0	9166	03.01.11	8730
Mar-11	9166	0	0	9166	03.02.11	8730
Apr-11	9166	0	0	9166	03.03.11	8730
May-11	9166	0	0	9166	03.04.11	8730
Jun-11	9166	0	0	9166	03.05.11	8730
Jul-11	9166	0	0	9166	03.06.11	8730
Aug-11	9166	0	0	9166	03.07.11	8730
Sep-11	9166	0	0	9166	03.08.11	8730
Oct-11	9166	0	0	9166	03.09.11	8730
Nov-11	9166	0	0	9166	03.10.11	8730
Dec-11	9166	0	0	9166	03.11.11	8730
Jan-12	9624	0	0	9624	03.12.11	8730
Feb-12	9624	0	0	9624	03.01.12	8730
Mar-12	9624	0	0	9624	03.02.12	8730
Apr-12	9624	0	0	9624	03.03.12	8730
				353017		326748
Receivable	353017					
Received	326748					
Dues	26269					

Valmiki K. Desai
for Valmiki K. Desai

RENT RECORD 2009 -12

Building Name	Soham Mansion	Area	2230 Sft	Floor / Off No.	Basement Floor	
Name of Tenant	Sri Srinivasa Automobiles	Dt of occupation	01.01.2009	Maint. by	Owner	
Rent Paid to	Vinodh K.Desai	Deposit	50231	Lease expires on		
Lease Agr	Executed	Last Agr Dt	01.01.2009	Rent increase @	5% every year	
Rent Payment	Next month	Service Tax %	10.3%	TDS %	NIL	
Total TDS amount for FY 2010-11	NIL	TDS received	NA	Other		
Remarks						
Month	Gross Rent	Service Tax	TDS	Net Rent	Paid on	Amount
Jan-09	8312	0	0	8312	04.02.09	8312
Feb-09	8312	0	0	8312	05.03.09	8312
Mar-09	8312	0	0	8312	05.04.09	8312
Apr-09	8312	0	0	8312	05.05.09	8312
May-09	8312	0	0	8312	05.06.09	8312
Jun-09	8312	0	0	8312	05.07.09	8312
Jul-09	8312	0	0	8312	05.08.09	8312
Aug-09	8312	0	0	8312	05.09.09	8312
Sep-09	8312	0	0	8312	05.10.09	8312
Oct-09	8312	0	0	8312	05.11.09	8312
Nov-09	8312	0	0	8312	05.12.09	8312
Dec-09	8312	0	0	8312	05.01.10	8312
Jan-10	8728	0	0	8728	05.02.10	8312
Feb-10	8728	0	0	8728	05.03.10	832
Mar-10	8728	0	0	8728	05.03.10	8312
Apr-10	8728	0	0	8728	05.04.10	8312
May-10	8728	0	0	8728	05.04.10	416
Jun-10	8728	0	0	8728	05.05.10	8728
Jul-10	8728	0	0	8728	05.06.10	8728
Aug-10	8728	0	0	8728	05.07.10	8728
Sep-10	8728	0	0	8728	05.08.10	8728
Oct-10	8728	0	0	8728	05.09.10	8728
Nov-10	8728	0	0	8728	05.10.10	8728
Dec-10	8728	0	0	8728	18.11.10	8728
Jan-11	9164	0	0	9164	04.12.10	8728
Feb-11	9164	0	0	9164	03.01.11	8728
Mar-11	9164	0	0	9164	03.02.11	8728
Apr-11	9164	0	0	9164	03.03.11	8728
May-11	9164	0	0	9164	03.04.11	8728
Jun-11	9164	0	0	9164	03.05.11	8728
Jul-11	9164	0	0	9164	03.06.11	8728
Aug-11	9164	0	0	9164	03.07.11	8728
Sep-11	9164	0	0	9164	03.08.11	8728
Oct-11	9164	0	0	9164	03.09.11	8728
Nov-11	9164	0	0	9164	03.10.11	8728
Dec-11	9164	0	0	9164	03.11.11	8728
Jan-12	9622	0	0	9622	03.12.11	8728
Feb-12	9622	0	0	9622	03.01.12	8728
Mar-12	9622	0	0	9622	03.02.12	8728
Apr-12	9622	0	0	9622	03.03.12	8728
	352932	0	0	352932		326672
Receivable	352932					
Received	326672					
Dues	26260					

Vinodh K. Desai



SRI SRINIVASA AUTOMOBILES

Authorised dealers for YAMAHA



Tel +91 40 65875824
www.srisrinivasayamaha.com
Email : srisrinivasayamaha@gmail.com

D No. 5-4-187/3&4,
Soham Mansion, M.G. Road,
Secunderabad – 500 003.

Hyderabad

22-04-2012

To,

- 1) Mr. Mahesh Desai
- 2) Mr. Subodh K. Desai
- 3) Mr. Vinod K. Desai
- 4) Mr. Valmiki K. Desai
- 5) Mrs. Bhopinder Kaur
- 6) M/s. M. C. Modi Educational Trust

Door No- 5-4-187/3 and 4 M.G. Road, Secunderabad.

Sub:- Transfer of rental agreement to Ashoka Motors India Pvt Ltd. From 1-5-2012

We bring to your kind notice that M/s. Sri Srinivasa Automobiles(YAMAHA Dealership) is in your premises from 2008 and due to the ill health of the partner(who is running the business) we are unable to run the business and requested the YAMAHA motors for their suggestion and they have asked us to handover the business to Ashoka Motors India Pvt Ltd from 1-5-2012.

So we are requesting you to kindly transfer the lease agreement with the same terms and conditions in favor of M/s Ashoka Motors India Pvt Ltd. Represented by its managing director Ashok Vardhana Muppa aged about 31 years, occupation business, residing at D.no:12-8-452 & 453, Opp Railway Kalyan, Mettuguda, Secunderabad-500017. Who is having 3 more YAMAHA dealerships in Hyderabad.

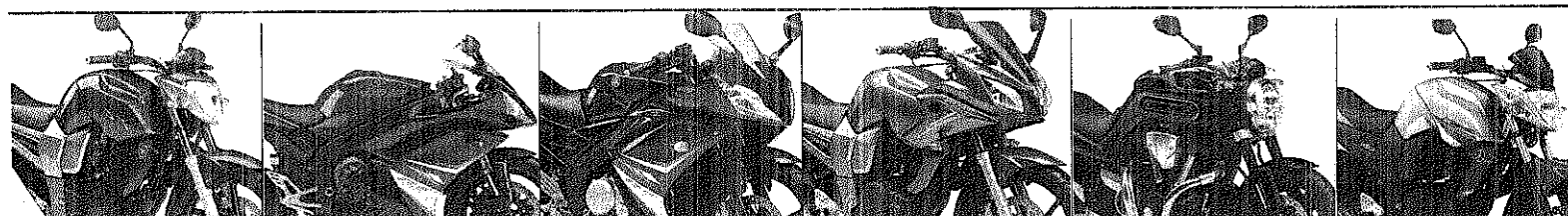
We also request you to refund the deposit amount after taking the deposit amount from M/s Ashoka Motors India Pvt Ltd.

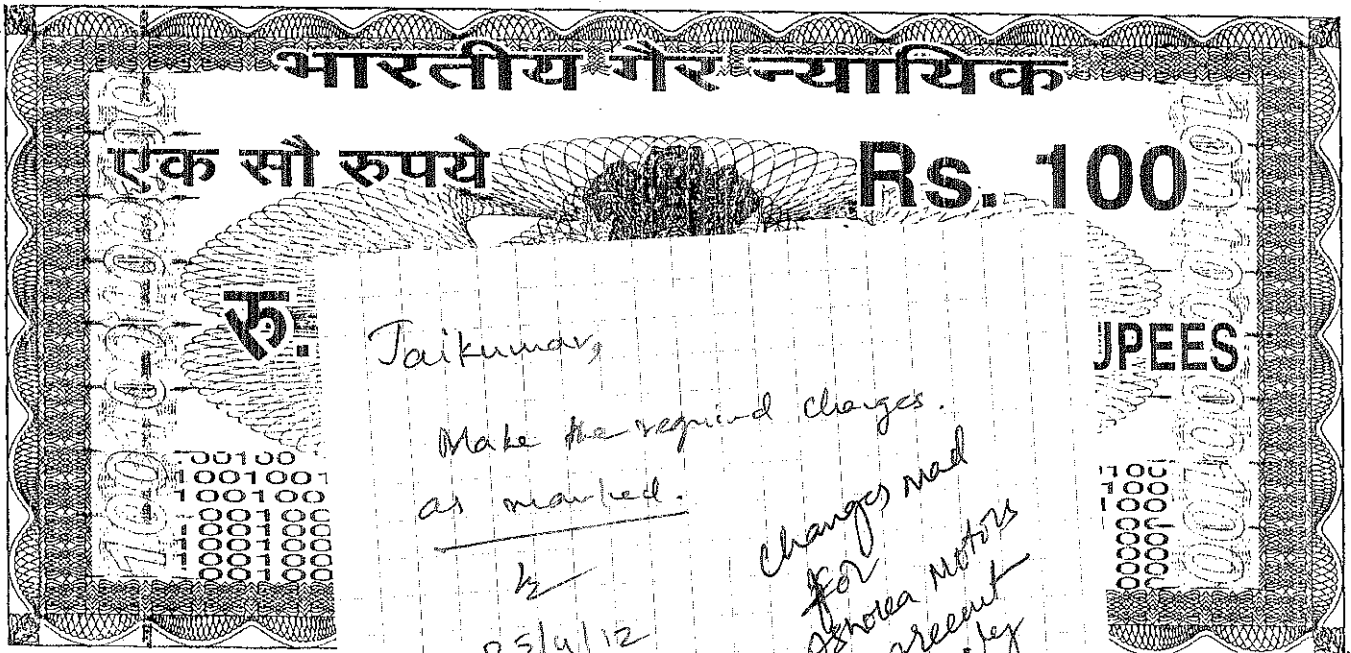
Please kindly do the needful.

Thanks & Regards

For SRI SRINIVASA AUTOMOBILES

Partner





ಅಂಧ್ರ ಪ್ರದೇಶ್ ಅನ್ಯ ಪ್ರ
 9749 26/11/08
 Sl.No.....Date.....R
 Sold To.....Mr. Mahesh Desai
 S/o.....Sri Kantilal Desai
 For Whom.....Srinivasa Reddy

G. Chimalgi
 R 767405
 G CHIMALGI
 MP VENDOR
 Licence No. 1/2006
 5-4-76/A, Cellar Ranigunj,
 SECUNDERABAD-500 003.

LEASE AGREEMENT

This Lease Agreement is made and executed at Secunderabad on this the 26th day of November, 2008 by and between:

- 1) ⁶⁶⁺³ Mr. Mahesh Desai, S/o. Sri Kantilal Desai, aged about (63) years, resident of 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad - 16,
- 2) ⁵⁹⁺³ Mr. Subodh K. Desai, S/o. Sri Kantilal Desai, aged about (56) years, resident of 1-11-251/10, Opp; Alladin Mansion, Begumpet, Hyderabad - 16,
- 3) ⁵⁴⁺³ Mr. Vinod K Desai, Sri Kantilal Desai, aged about (54) years, resident of 1-10-38/3, Ground floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
- 4) ⁵²⁺³ Mr. Valmiki K Desai, Sri Kantilal Desai, aged about (52) years, resident of 1-10-38/3/1, first floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
- 5) ⁵⁰⁺³ Mrs. Bhopinder Kaur, W/o. Shri. Tejinder Singh aged (50) years Occupation: Housewife, resident of 32, Wahab Nagar, Sikh Village, Secunderabad,
- 6) ⁶⁶ M/s. 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 Mr. Satish Modi, aged about (66) years, resident of 1-8-165, P. G. Road, Secunderabad - 500 003,

Hereinafter severally referred to as LESSOR NO. 1, LESSOR NO. 2, LESSOR NO. 3, LESSOR NO. 4, LESSOR NO. 5, & LESSOR NO. 6 respectively and jointly referred to as the LESSORS (which term shall mean and include whenever the context may so require their successor-in-interest).

Mr. Mahesh Desai Subodh K Desai Vinod K Desai For Sri Srinivasa Automobiles
Valmiki K Desai Bhupinder Kaur Satish Modi Srinivasa Reddy
 Partner

AND.

M/s. Sri Srinivasa Automobiles, a partnership firm, having its registered office at # P. No. 8-2-695/R/4, Akshaya - II, Shankar Valley, Banjara Hills, Road No. 12, Hyderabad - 500 034 represented by its Partner Mr. M. Somasekhara Reddy, S/o. Mr. M. Eswara Reddy, aged about 58 years, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

WHEREAS the LESSORS are the absolute owners of the showroom space situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad - 500 003, having a super built-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft. The LESSEE has requested the LESSORS to grant on lease the office space 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 showroom space situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad - 500 003, having a super built-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft., more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 35,000/- ^{updated rent} (Rupees Thirty Five Thousand Only) per month as per the details given under, exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.

- | | | |
|---|----------------|------|
| a) Rent payable in favour of LESSOR NO. 1 | - Rs. 4,156/- | + 5% |
| b) Rent payable in favour of LESSOR NO. 2 | - Rs. 4,156/- | + 5% |
| c) Rent payable in favour of LESSOR NO. 3 | - Rs. 4,156/- | + 5% |
| d) Rent payable in favour of LESSOR NO. 4 | - Rs. 4,157/- | + 5% |
| e) Rent payable in favour of LESSOR NO. 5 | - Rs. 16,625/- | + 5% |
| f) Rent payable in favour of LESSOR NO. 6 | - Rs. 1,750/- | + 5% |

2. The LESSEE shall pay an amount of Rs. 4,23,000/- (Rupees Four Lakhs Twenty Three Thousand Only) as security deposit as per the details given under, which shall be refunded by the LESSORS 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.

- | | |
|---|------------------|
| a) Security Deposit payable in favour of LESSOR NO. 1 | - Rs. 50,231/- |
| b) Security Deposit payable in favour of LESSOR NO. 2 | - Rs. 50,231/- |
| c) Security Deposit payable in favour of LESSOR NO. 3 | - Rs. 50,231/- |
| d) Security Deposit payable in favour of LESSOR NO. 4 | - Rs. 50,232/- |
| e) Security Deposit payable in favour of LESSOR NO. 5 | - Rs. 2,00,925/- |
| c) Security Deposit payable in favour of LESSOR NO. 6 | - Rs. 21,150/- |

M. Somasekhara Reddy

S. Subbala Krishna Desai

Chandrababu Desai

For Sri Srinivasa Automobiles

M. Somasekhara Reddy
Partner

M. Somasekhara Reddy

S. Subbala Krishna Desai

Chandrababu Desai

10 11 12

3. The lease shall be for a period of three years commencing from 1st ^{May} January, 2002. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE with an advance notice of three months. This lease shall be extended for further two periods of 3 years each at the option of Lessee on the same terms and conditions, subject to the clause pertaining to the enhancement of rent. However, the LESSEE shall intimate the LESSORS in writing about its intention to extend the lease atleast one month prior to the expiry of this lease. The LESSORS shall grant such an extension if the payment of rents and other charges payable by the LESSEE to the LESSORS are regular during the period of this lease.
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 5th 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 on the then existing rent. *However, the rent with the increase shall fall due on*
8. The LESSEE shall permit the LESSORS or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

14/13

THE LESSORS 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.

U. K. Desai

Sulochan K. Desai

U. K. Desai

Radhika K. Desai

Ravi

Satish Modi

For Sri Srinivasa Automobiles

Satish Modi
Partner

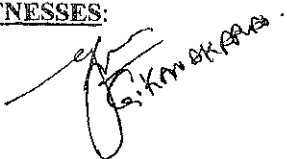
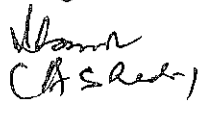
DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the showroom space situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad – 500 003, having a super built-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft., bounded by:

North By : 20' wide common passage
South By : Premises Owned by Mr. Naveen Kumar Kedia HUF
East By : M. G. Road
West By : Parking Space and Open Land.

In witness whereof the LESSEE and the LESSORS have signed these presents on the date and at the place mentioned above.


WITNESSES:

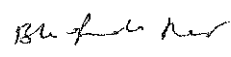
- 1. 
- 2. 

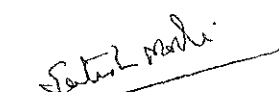

LESSOR NO. 1


LESSOR NO. 2


LESSOR NO. 3


LESSOR NO. 4


LESSOR NO. 5


LESSOR NO. 6

For Sri Srinivasa Automobiles

Partner
LESSEE



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 Sl. No. 9753 Date 24/11/08 Rs. 100
 Paid To MR. Mahesh Desai
 S/o. Sri Kantilal Desai
 For Whom Self and Office

L-6-Clary
 R 767409
LEELA G CHIMALGI
 STAMP VENDOR
 Licence No.02/2006
 5-4-75/A, Collier Rangunj,
 SECUNDERABAD-500 003.

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement is made and executed at Secunderabad on this the 26th day of November, 2008 by and between:

- 1) Mr. Mahesh Desai, S/o. Sri Kantilal Desai, aged about 63 years, resident of 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad - 16,
 - 2) Mr. Subodh K. Desai, S/o. Sri Kantilal Desai, aged about 56 years, resident of 1-11-251/10, Opp; Alladin Mansion, Begumpet, Hyderabad - 16,
 - 3) Mr. Vinod K Desai, Sri Kantilal Desai, aged about 54 years, resident of 1-10-38/3, Ground floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
 - 4) Mr. Valmiki K Desai, Sri Kantilal Desai, aged about 52 years, resident of 1-10-38/3/1, First floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
 - 5) Mrs. Bhopinder Kaur, W/o. Shri. Tejinder Singh aged 50 years Occupation: Housewife, resident of 32, Wahab Nagar, Sikh Village, Secunderabad,
 - 6) M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Trustee Mr. Satish Modi, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad - 500 003,
- Hereinafter severally referred to as OWNER NO. 1, OWNER NO. 2, OWNER NO. 3, OWNER NO. 4, OWNER NO. 5, & OWNER NO. 6 respectively and jointly referred to as the OWNERS (which term shall mean and include whenever the context may so require their successor-in-interest).

Mahesh Desai 1 Subodh K Desai Vinod K Desai
 Ref: M. C. Modi Bhopinder Kaur Satish Modi

For Sri Srinivasa Automobiles
 Partner

AND

M/s. Sri Srinivasa Automobiles, a partnership firm, having its registered office at # P. No. 8-2-695/R/4, Akshaya – II, Shankar Valley, Banjara Hills, Road No. 12, Hyderabad – 500 034 represented by its Partner Mr. M. Somasekhara Reddy, S/o. Mr. M. Eswara Reddy, aged about 58 years, hereinafter referred to as the LESSEE (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 1st January, 2009, the showroom space situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad – 500 003, having a super built-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 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. 35,000/- (Rupees Thirty Five Thousand Only) per month as per the details given under, apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder:

- a) Rent payable in favour of LESSOR NO. 1 - Rs. 4,156/-
- b) Rent payable in favour of LESSOR NO. 2 - Rs. 4,156/-
- c) Rent payable in favour of LESSOR NO. 3 - Rs. 4,156/-
- d) Rent payable in favour of LESSOR NO. 4 - Rs. 4,157/-
- e) Rent payable in favour of LESSOR NO. 5 - Rs. 16,625/-
- f) Rent payable in favour of LESSOR NO. 6 - Rs. 1,750/-

2. The HIREE shall enhance the amenity charges by 5% at the end of every year on the then existing amenity charges. However, the rent shall increase shall fall due on 1/4/15.
3. The HIREE shall pay the amenities charges for each month on or before the 5th day of the succeeding month to the owner.
4. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenities 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.

Mahesh Reddy 2 Sankar Reddy 3 Uma Devi

Refina Reddy

Blupri
Kumar

Satish Reddy

Page 2 of 3

For Sri Srinivasa Automobiles

M. Somasekhara Reddy
Partner

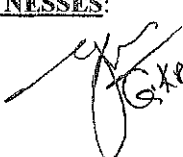
- 20/12/2018*
6. The HIREE shall pay building maintenance charges amounting to Rs. **1,378/- (Rupees One Thousand Three Hundred and Seventy Eight Only)** per month to 'Soham Mansion Owners Association' or to any other party that the Owners may direct, towards the maintenance of common areas, common area 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 the 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. 
(S. K. Desai)

Manohar Desai
OWNER NO. 1

Sudhakar Desai
OWNER NO. 2


2. *Manohar Desai*
(S. K. Desai)

Manohar Desai
OWNER NO. 3

Manohar Desai
OWNER NO. 4

Manohar Desai
OWNER NO. 5

Satish Desai
OWNER NO. 6

For Sri Srinivasa Automobiles

Partner

HIREE



अंध्र प्रदेश ANDHRA PRADESH
 Sl. No. 9753 Date 26/11/08 Rs. 100
 Id To MR Mahesh Desai
 S/o Sri Kantilal Desai
 For Whom Self and others

L-6-Clery
 R 767409
LEELA G CHIMALGI
 STAMP VENDOR
 Licence No.02/2006
 5-4-78/A, Collier Rangunj,
 SECUNDERABAD-500 003.

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement is made and executed at Secunderabad on this the 26th day of November, 2008 by and between:

- 1) **Mr. Mahesh Desai**, S/o. Sri Kantilal Desai, aged about 63 years, resident of 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad - 16,
- 2) **Mr. Subodh K. Desai**, S/o. Sri Kantilal Desai, aged about 56 years, resident of 1-11-251/10, Opp; Alladin Mansion , Begumpet, Hyderabad - 16,
- 3) **Mr. Vinod K Desai**, Sri Kantilal Desai, aged about 54 years, resident of 1-10-38/3, Ground floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
- 4) **Mr. Valmiki K Desai**, Sri Kantilal Desai, aged about 52 years, resident of 1-10-38/3/1, first floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
- 5) **Mrs. Bhopinder Kaur**, W/o. Shri. Tejinder Singh aged 50 years Occupation: Housewife, resident of 32, Wahab Nagar, Sikh Village, Secunderabad,
- 6) **M/s. M. C. Modi Educational Trust**, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Mr. **Satish Modi**, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003,

Hereinafter severally referred to as **OWNER NO. 1, OWNER NO. 2, OWNER NO. 3, OWNER NO. 4, OWNER NO. 5, & OWNER NO. 6** respectively and jointly referred to as the **OWNERS** (which term shall mean and include whenever the context may so require their successor-in-interest).

Mahesh Desai, Subodh K Desai, Vinod K Desai,
 Bhopinder Kaur, Satish Modi

For Sri Srinivasa Automobiles

Partner

AND

M/s. Sri Srinivasa Automobiles, a partnership firm, having its registered office at # P. No. 8-2-695/R/4, Akshaya – II, Shankar Valley, Banjara Hills, Road No. 12, Hyderabad – 500 034 represented by its Partner Mr. M. Somasekhara Reddy, S/o. Mr. M. Eswara Reddy, aged about 58 years, hereinafter referred to as the **LESSEE** (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 1st January, 2009, the showroom space situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad – 500 003, having a super built-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 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. 35,000/- (**Rupees Thirty Five Thousand Only**) per month as per the details given under, apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder:
 - a) Rent payable in favour of **LESSOR NO. 1** - Rs. 4,156/-
 - b) Rent payable in favour of **LESSOR NO. 2** - Rs. 4,156/-
 - c) Rent payable in favour of **LESSOR NO. 3** - Rs. 4,156/-
 - d) Rent payable in favour of **LESSOR NO. 4** - Rs. 4,157/-
 - e) Rent payable in favour of **LESSOR NO. 5** - Rs. 16,625/-
 - f) Rent payable in favour of **LESSOR NO. 6** - Rs. 1,750/-
2. The **HIREE** shall enhance the amenity charges by 5% at the end of every year on the then existing amenity charges.
3. The **HIREE** shall pay the amenities charges for each month on or before the 5th day of the succeeding month to the owner.
4. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenities 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.

Madesh Reddy 2 Subrahmanya Reddy 3 Venkatesh Reddy

Page 2 of 3

Rafiqul Hasan 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

For Sri Srinivasa Automobiles


Partner

6. The HIREE shall pay building maintenance charges amounting to Rs. 1,378/- (Rupees One Thousand Three Hundred and Seventy Eight Only) per month to 'Soham Mansion Owners Association' 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.

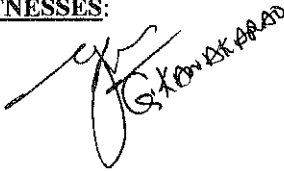
PARTICULARS OF AMENITIES

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for the 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.

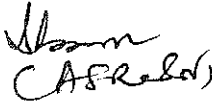
IN WITNESS WHEREOF the HIREE and the OWNERS have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.

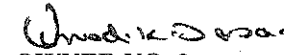


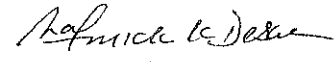
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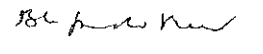

(A. S. Reddy)


OWNER NO. 1



OWNER NO. 2


OWNER NO. 3


OWNER NO. 4


OWNER NO. 5


OWNER NO. 6

For Sri Srinivasa Automobiles

Partner

HIREE



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

L-4-Cleary
R 767405
LEELA G CHIMALGI
STAMP VENDOR
License 1/2006
5-4-76/A, Gellar Ranigunj,
SECUNDERABAD-500 003.

9749 29/11/08 100: See
SI.No. Date Rs.
Sold To... M. Mahesh Desai
S/o... Sri Kantilal Desai
For Whom... Srinivasa Automobiles

LEASE AGREEMENT

This Lease Agreement is made and executed at Secunderabad on this the 26th day of November, 2008 by and between:

- 1) **Mr. Mahesh Desai**, S/o. Sri Kantilal Desai, aged about 63 years, resident of 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad - 16,
 - 2) **Mr. Subodh K. Desai**, S/o. Sri Kantilal Desai, aged about 56 years, resident of 1-11-251/10, Opp; Alladin Mansion, Begumpet, Hyderabad - 16,
 - 3) **Mr. Vinod K Desai**, Sri Kantilal Desai, aged about 54 years, resident of 1-10-38/3, Ground floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
 - 4) **Mr. Valmiki K Desai**, Sri Kantilal Desai, aged about 52 years, resident of 1-10-38/3/1, first floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
 - 5) **Mrs. Bhopinder Kaur**, W/o. Shri. Tejinder Singh aged 50 years Occupation: Housewife, resident of 32, Wahab Nagar, Sikh Village, Secunderabad,
 - 6) **M/s. M. C. Modi Educational Trust**, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Trustee **Mr. Satish Modi**, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad - 500 003,
- Hereinafter severally referred to as **LESSOR NO. 1, LESSOR NO. 2, LESSOR NO. 3, LESSOR NO. 4, LESSOR NO. 5, & LESSOR NO. 6** respectively and jointly referred to as the **LESSORS** (which term shall mean and include whenever the context may so require their successor-in-interest).

Mahesh Desai Subodh K Desai Vinod K Desai
Valmiki Desai Bhopinder Kaur Satish Modi
For Sri Srinivasa Automobiles
Partner

AND.

M/s. Sri Srinivasa Automobiles, a partnership firm, having its registered office at # P. No. 8-2-695/R/4, Akshaya – II, Shankar Valley, Banjara Hills, Road No. 12, Hyderabad – 500 034 represented by its Partner Mr. M. Somasekhara Reddy, S/o. Mr. M. Eswara Reddy, aged about 58 years, hereinafter referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

WHEREAS the LESSORS are the absolute owners of the showroom space situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad – 500 003, having a super built-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft. The LESSEE has requested the LESSORS to grant on lease the office space 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 showroom space situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad – 500 003, having a super built-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft., more particularly described at the foot of this document, on the following terms and conditions.

1. The LESSEE shall pay a rent of Rs. 35,000/- (Rupees Thirty Five Thousand Only) per month as per the details given under, exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.
 - a) Rent payable in favour of LESSOR NO. 1 - Rs. 4,156/-
 - b) Rent payable in favour of LESSOR NO. 2 - Rs. 4,156/-
 - c) Rent payable in favour of LESSOR NO. 3 - Rs. 4,156/-
 - d) Rent payable in favour of LESSOR NO. 4 - Rs. 4,157/-
 - e) Rent payable in favour of LESSOR NO. 5 - Rs. 16,625/-
 - f) Rent payable in favour of LESSOR NO. 6 - Rs. 1,750/-
2. The LESSEE shall pay an amount of Rs. 4,23,000/- (Rupees Four Lakhs Twenty Three Thousand Only) as security deposit as per the details given under, which shall be refunded by the LESSORS 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.
 - a) Security Deposit payable in favour of LESSOR NO. 1 - Rs. 50,231/-
 - b) Security Deposit payable in favour of LESSOR NO. 2 - Rs. 50,231/-
 - c) Security Deposit payable in favour of LESSOR NO. 3 - Rs. 50,231/-
 - d) Security Deposit payable in favour of LESSOR NO. 4 - Rs. 50,232/-
 - e) Security Deposit payable in favour of LESSOR NO. 5 - Rs. 2,00,925/-
 - c) Security Deposit payable in favour of LESSOR NO. 6 - Rs. 21,150/-

M. Somasekhara Reddy

S. Subbala Krishna Rao

Chandrababu Naidu

For Sri Srinivasa Automobiles

M. Somasekhara Reddy
Partner

M. Somasekhara Reddy

S. Subbala Krishna Rao

Chandrababu Naidu

3. The lease shall be for a period of three years commencing from 1st January, 2009. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE with an advance notice of three months. This lease shall be extended for further two periods of 3 years each at the option of Lessee on the same terms and conditions, subject to the clause pertaining to the enhancement of rent. However, the LESSEE shall intimate the LESSORS in writing about its intention to extent the lease atleast one month prior to the expiry of this lease. The LESSORS shall grant such an extension if the payment of rents and other charges payable by the LESSEE to the LESSORS are regular during the period of this lease.
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 5th 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 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 LESSORS 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.

V. K. Desai

S. Subodh K. Desai

S. Vinod K. Desai

Rajmick K. Desai

R. K. Desai

S. Satish Modi

For Sri Srinivasa Automobiles

S. Subodh K. Desai
Partner

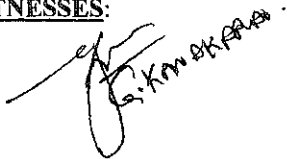
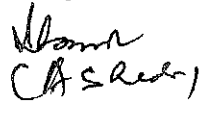
DESCRIPTION OF THE DEMISED PORTION.

All that portion consisting of the showroom space situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad - 500 003, having a super built-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft., bounded by:

North By : 20' wide common passage
South By : Premises Owned by Mr. Naveen Kumar Kedia HUF
East By : M. G. Road
West By : Parking Space and Open Land.

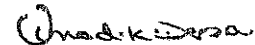
In witness whereof the LESSEE and the LESSORS have signed these presents on the date and at the place mentioned above.

WITNESSES:

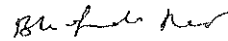
- 1. 
- 2. 


LESSOR NO. 1


LESSOR NO. 2


LESSOR NO. 3


LESSOR NO. 4


LESSOR NO. 5


LESSOR NO. 6

For Sri Srinivasa Automobiles


Partner

LESSEE

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: 09.01.2012

To,
M/s. Sri Srinivasa Automobiles,
Soham Mansion,
5-4-187/3&4,
M. G. Road,
SECUNDERABAD

Dear Sir,

Sub: Payment of maintenance charges arrears with effect from Sep'11 – Reg.

This is to inform you that you are in arrears of maintenance charges as given below:

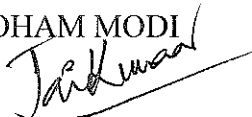
	Period	Amount
	Maintenance Arrears:	
	a) Sep' 2011 to Dec' 2011 (2756/- x 4 months) = 11024/-	11024.00
	Total Maintenance Arrears Payable amount:	11,024.00

We request you to pay these arrears at the earliest.

Thank You.

Yours Truly,

For SOHAM MODI



Authorised Signatory

Enclosures: Payment record of maintenance charges

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: 04.10.2011

To,
M/s. Sri Srinivasa Automobiles,
Soham Mansion,
5-4-187/3&4,
M. G. Road,
SECUNDERABAD

Dear Sir,

Sub: Payment of maintenance charges arrears with effect from Jun'11 – Reg.

This is to inform you that you are in arrears of maintenance charges as given below:

	Period	Amount
	Maintenance Arrears:	
	a) Jun' 2011 to Sep' 2011 (2756/- x 4 months) = 11024/-	11024.00
	Total Maintenance Arrears Payable amount:	11,024.00

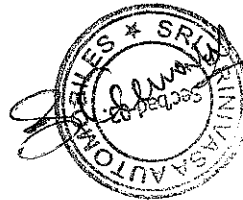
We request you to pay these arrears at the earliest.

Thank You.

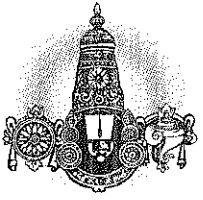
Yours Truly,

For SOHAM MODI


Authorised Signatory



Enclosures: Payment record of maintenance charges



SRI SRINIVASA AUTOMOBILES

Authorised dealers for YAMAHA



Tel +91 40 65875824
www.srisrinivasayamaha.com
Email : srisrinivasayamaha@gmail.com

D No. 5-4-187/38&4,
Soham Mansion, M.G. Road,
Secunderabad – 500 003.

To,

Dt: 10th May'10

Valmiki K Desai & Others

Soham Mansion

Secunderabad.

Dear Landlords,

Sub: Permission for Front side Decoration of the showroom.

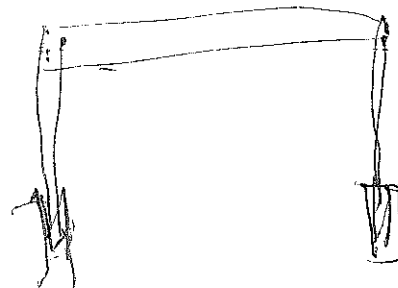
We are running Yamaha Motorcycle showroom for which we have to give facelift to the showroom, especially at the entrance as directed by our company from time to time. For example, we are going to run a service camp during this week, erection of flex gates at the time of new vehicle launch, etc .

In view of the above, We request your permission and we assure you that it will not create any sort of inconvenience to the pedestrians.

Thanks & Regards

For Sri Srinivasa Automobiles

Managing Partner



Letter of Confirmation

From,
Shri M. Somasekhara Reddy, Partner,
Sri Srinivasa Automobiles,
8-2-695/R/4, Akshaya – II,
Shankar Valley, Road No. 12,
Banjara Hills, Hyderabad.

Date: 26.11.2008

To,
Mr. Mahesh Desai, Mr. Subodh Desai,
Mr. Vinod Desai, Mr. Valmiki Desai,
Mr. Bhopinder Kaur & M/s. M.C. Modi Educational Trust.
Hyderabad.

Sub.: Lease agreement and general amenities agreement dated 26.11.08 for the premises having area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft. situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, M. G. Road, Secunderabad – 500 003.

Dear Sir,

I hereby confirm that I shall pay the rent to you as per the terms and conditions of the above referred lease agreement and general amenities agreement on or before the 5th of succeeding month. I further confirm that I shall handover the post dated cheques for the rent and amenity charges in advance at the beginning of each year for the entire calendar year.

Thank You.

Yours sincerely,



M. Somasekhara Reddy, Partner,
M/s. Sri Srinivasa Automobiles,

Letter of Comfort

From,
Mr. K.V. Babul Reddy,
Managing Director,
Sri Vinayaka Bajaj,
3-2-870/3, V.N.R. Commercial Complex,
Kachiguda Station Road,
Hyderabad.

Date: 26.11.2008

To,
Mr. Mahesh Desai, Mr. Subodh Desai,
Mr. Vinod Desai, Mr. Valmiki Desai,
Mr. Bhopinder Kaur & M/s. M.C. Modi Educational Trust,
Hyderabad.

Ref.: Lease Agreement dated 26.11.08 executed by Sri Srinivasa Automobiles represented by its partner Shri M. Somasekhara Reddy for the premises having area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft. situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, M. G. Road, Secunderabad – 500 003.

Dear Sir/ Madam,

Mr. M. Somasekhara Reddy is close relative and personal friend of mine. With my encouragement and support he has taken up the dealership of Yamaha Motorcycles for which he has taken above referred showroom for lease. I hereby assure you that Mr. Somasekhara Reddy has my full support and any issue is there, I shall settle the matter.

I assure you that he will pay the rent and amenity charges to you on time as stipulated in the above agreement.

Thank You.

Yours sincerely,



K.V. Babul Reddy.