

RENT RECORD

Building Name	Sohay Mangion	Area	393581300	Office Number / Floor	Ground Floor
Name of Tenant	Meha Coek Mohan	Lease Period	3 Years	Rent paid to	Sahab Modi
Date of occupation	01-05-2003	Date of next rent increase		Lease expires on	01-05-2006
Rent increase	6% Every Year	TDS deducted	Yes / No	Deposit	4,95,000/-
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 2003	-	-						
May 2003	41,250	-	41,250	09.06.03	753887	20,625	May'03	940
June 2003	41,250	-	41,250	13.06.03	113142	20,625	Jun'03	946
July 2003	41,250	-	41,250	07.07.03	026964	20,625		
Aug 2003	41,250	-	41,250	10.07.03	026969	20,625		
Sep 2003	41,250	-	41,250	08.08.03	026978	20,625		
Oct 2003	41,250	-	41,250	12.08.03	026978	20,625		
Nov 2003	46,750	-	46,750	08.09.03	028666	20,625		
Dec 2003	46,750	-	46,750	11.09.03	783483	20,625		
Jan 2004	46,750	-	46,750	08.10.03	921129	20,625		
Feb 2004	55,000	-	55,000	12.10.03	921134	20,625		
Mar 2004	55,000	-	55,000	09.11.03	921161	20,625		
				10.11.03	921160	20,625		
				12.12.03	773626	23,375		
				15.12.03	773631	23,375		
				15.01.04	775421	23,375		
				15.01.04	775426	23,375		
				16.02.04	776778	23,375		
				20.02.04	776783	23,375		
				15.03.04	778117	27,500		
				20.03.04	778122	27,500		
				26.03.04	786072	27,500		
				26.03.04	786072	27,500		

RENT RECORD

Building Name	Sobhan Mansab	Area	3935, 1300 Sft	Office Number / Floor	Ground Floor
Name of Tenant	Mehal Coeek	Lease Period	3 years	Rent paid to	Mahesh Desai
Date of occupation	01-05-2003	Date of next rent increase	01-05-2	Lease expires on	01-05-2006
Rent increase	6% Every year	TDS deducted	Yes / No	Deposit	Rs. 56,250/-
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 2003	-	-	-	-	-	-	-	-
May 2003	4687.50	-	4687.50	10.06.03	2343.75	782188	May'03	-
June 2003	4687.50	-	4687.50	13.06.03	2343.75	112163	Jun'03	-
July 2003	4687.50	-	4687.50	07.07.03	2343.75	2343.75	Jul'03	-
Aug 2003	4687.50	-	4687.50	10.07.03	2343.75	2343.75	Aug'03	-
Sep 2003	4687.50	-	4687.50	08.08.03	2343.75	2343.75	Sep'03	-
Oct 2003	4687.50	-	4687.50	12.08.03	2343.75	2343.75	Oct'03	-
Nov 2003	5312.50	-	5312.50	08.09.03	28647	2343.75	Nov'03	-
Dec 2003	5312.50	-	5312.50	11.09.03	783487	2343.75	Dec'03	-
Jan 2004	5312.50	-	5312.50	08.10.03	921131	2343.75	Jan'04	-
Feb 2004	6250.00	-	6250.00	12.10.03	921136	2343.75	Feb'04	-
Mar 2004	6250.00	-	6250.00	09.11.03	921162	2343.75	Mar'04	-
				10.11.03	921163	2343.75		
				12.12.03	773627	2656.25		
				15.12.03	773632	2656.25		
				10.01.04	773632	2656.25		
				15.01.04	773632	2656.25		
				16.02.04	776779	2656.25		
				20.02.04	776784	2656.25		
				15.03.04	778120	3125.00		
				20.03.04	778126	3125.00		
				20.04.04	776063	3125.00		
				24.04.04	776068	3125.00		

RENT RECORD

Building Name	SOHAN HANDBEN	Area	393581300 SFT	Office Number / Floor	Ground Floor
Name of Tenant	Metal Creek Mohan	Lease Period	3 years	Rent paid to	Subodh Desai
Date of occupation	01-05-2003	Date of next rent increase		Lease expires on	01-05-2006
Rent increase	6%	TDS deducted	Yes / No	Deposit	Rs. 56,250/-
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 2003	-	-	-	-	-	-	-	-
May 2003	4687.50	-	4687.50	16.06.03	782189	2343.75	May'03	
June 2003	4687.50	-	4687.50	13.06.03	112144	2343.75		
July 2003	4687.50	-	4687.50	07.07.03	026966	2343.75	Jun'03	
Aug 2003	4687.50	-	4687.50	10.07.03	026971	2343.75	Jul'03	
Sep 2003	4687.50	-	4687.50	08.08.03	028602	2343.75		
Oct 2003	4687.50	-	4687.50	12.08.03	028603	2343.75	Aug'03	
Nov 2003	4687.50	-	4687.50	08.09.03	028648	2343.75	Sep'03	
Dec 2003	5312.50	-	5312.50	11.09.03	783486	2343.75		
Jan 2004	5312.50	-	5312.50	08.10.03	921130	2343.75	Oct'03	
Feb 2004	6250.00	-	6250.00	12.10.03	921131	2343.75	Nov'03	
Mar 2004	6250.00	-	6250.00	09.11.03	921164	2343.75	Dec'03	
				10.11.03	921165	2656.25	Jan'04	
				12.12.03	773628	2656.25	Feb'04	
				15.12.03	773633	2656.25	Mar'04	
				10.01.04	895423	2656.25		
				15.01.04	895428	2656.25		
				16.02.04	746780	2656.25		
				20.02.04	746785	2656.25		
				15.03.04	778118	3125.00		
				20.03.04	778123	3125.00		
				20.04.04	856064	3125.00		
				24.04.04	856069	3125.00		

RENT RECORD

Building Name	Saham Hamlet	Area	3935813005ft	Office Number / Floor	Ground Floor
Name of Tenant	Metal Creek Works	Lease Period	3 Yrs	Rent paid to	Vinod Deora
Date of occupation	01-05-2003	Date of next rent increase		Lease expires on	01-05-2006
Rent increase		TDS deducted	Yes / No	Deposit	Rs. 56,120/-
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 2003								
May 2003	4687.50	-	4687.50	10.06.03	182190	2343.75	May'03	-
June 2003	4687.50	-	4687.50	13.06.03	112165	2343.75		
July 2003	4687.50	-	4687.50	07.07.03	026967	2343.75	Jun'03	-
Aug 2003	4687.50	-	4687.50	10.07.03	028972	2343.75		
Sep 2003	4687.50	-	4687.50	08.08.03	028604	2343.75	Jul'03	
Oct 2003	4687.50	-	4687.50	11.08.03	028605	2343.75		
Nov 2003	4687.50	-	4687.50	08.09.03	028648	2343.75	Aug'03	
Dec 2003	4687.50	-	4687.50	11.09.03	182188	2343.75	Sep'03	
Jan 2004	5312.50	-	5312.50	08.10.03	921132	2343.75		
Feb 2004	6250.00	-	6250.00	12.10.03	921138	2343.75	Oct'03	
Mar 2004	6250.00	-	6250.00	09.11.03	921167	2343.75		
				10.11.03	921166	2656.25	Nov'03	
				12.12.03	173634	2656.25		
				15.12.03	173629	2656.25		
				18.01.04	773424	2656.25	Dec-03	
				15.01.04	773428	2656.25		
				16.02.04	176781	2656.25	Jan'04	
				20.02.04	176786	2656.25		
				15.03.04	178121	3125.00	Feb'04	
				20.03.04	178125	3125.00		
				24.04.04	286966	3125.00	Mar'04	
				24.04.04	286971	3125.00		

RENT RECORD

Building Name	Saham Hamid	Area	3935 sq 1300 sq ft	Office Number / Floor	Ground Floor
Name of Tenant	H.S. Mehra	Lease Period	10 yrs	Rent paid to	Nalmit K. Dada
Date of occupation	01-05-2003	Date of next rent increase		Lease expires on	01-05-2006
Rent increase		TDS deducted		Deposit	Rs. 56,250/-
TDS percentage		Maint. Charges		Advance Rent	Yes/No
PT paid by	Lessor / Lessee		Yes / No	Lease agreement executed	Yes/No
Remarks					

Month	Total Rent	TDS	Net Rent	Paid on	Cheque No.	Amount	Remarks	TDS Paid
April 2003								
May 2003	4687.50	-	4687.50	10.06.03	782191	2343.75	May '03	
June 2003	4687.50	-	4687.50	13.06.03	112146	2343.75		
July 2003	4687.50	-	4687.50	07.07.03	026968	2343.75	Jun '03.	
Aug 2003	4687.50	-	4687.50	10.07.03	028473	2343.75		
Sep 2003	4687.50	-	4687.50	08.08.03	028606	2343.75	Jul '03.	
Oct 2003	4687.50	-	4687.50	12.08.03	028607	2343.75		
Nov 2003	5312.50	-	5312.50	08.09.03	028650	2343.75	Aug '03.	
Dec 2003	5312.50	-	5312.50	11.09.03	483484	2343.75	Sep '03.	
Jan 2004	5312.50	-	5312.50	08.10.03	921137	2343.75		
Feb 2004	6250.00	-	6250.00	12.10.03	921133	2343.75	Oct '03.	
Mar 2004	6250.00	-	6250.00	09.11.03	921168	2343.75	Nov '03.	
				10.11.03	921168	2343.75		
				12.12.03	113630	2656.25	Dec-03	
				15.12.03	113635	2656.25	Jan '04.	
				10.01.04	222425	2656.25	Feb '04.	
				15.01.04	222430	2656.25	Mar '04.	
				16.02.04	116782	2656.25		
				20.02.04	116787	2656.25		
				15.03.04	118119	3125.00		
				20.03.04	118114	3125.00		
				20.04.04	206065	1125.00		
				24.04.04	206060	1125.00		

MAINTENANCE RECORD

Building Name	SOHAM MANSION		Area	5235 Sft	Office Number / Floor	Ground Floor		
Name of Occupant	M/s METAL CREEK MOTORS							
Date of Occupation			Advance Maint.	Yes / No				
Remarks								
Month	Main. Charges	Other Charges	Total Charges	Pain On	Cheque No.	Amount	Remarks	TDS Paid
Old Dues	7851.00							
April-05	2617.00							
May-05	2617.00							
June-05	2617.00							
Jul-05	2617.00		18319.00	30.08.05	Cash	18320.00		
August-05	850 2617.00							
Sep-05	850 2617.00							
October-05	850 2617.00							
November-05	850 2617.00							
Dec-05	850 2617.00							
January-06	850 2617.00							
Feb-06	850 2617.00							
March-06	850 2617.00							

MAINTENANCE RECORD

Building Name	SOHAM MANTION		Area	5235 SPT	Office Number / Floor	GROUND FLOOR
Name of Occupant	MIS. METAL CREEK MOTORS		Advance Maint.	Yes / No	Maint paid to	SMOA
Date of occupation	01.05.2003					
Remarks						

Month	Maint. Charges	Other Charges	Total Charges	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues	15902.50							
April 2004	2617.20							
May 2004	2617.20							
June 2004	2617.20							
July 2004	2617.20							
Aug 2004	2617.20							
Sep 2004	2617.20							
Oct 2004	2617.20							
Nov 2004	2617.20							
Dec 2004	2617.20		2851.20	20/12/05	566234	2851.20		
Jan 2005	2617.20		2617.20	20/12/05	566235	2617.20	D-6-0-0-6	
Feb 2005	2617.20							
Mar 2005	2617.20							

~~566234~~ - ~~566235~~
 05/01/05 - 516236. P: 2851.20
 10/01/05 - 566237. P: 2851.20
 15/01/05 - 566238. P: 2851.20

- Jan - 05

RENT RECORD

Building Name	SOMAN MANSION	Area	3935 sq 1300 sqft	Office Number / Floor	GROUND FLOOR
Name of Tenant	METAL CREACK MOTORS	Lease Period	3 Years	Rent paid to	VINOD DESAI
Date of occupation	01-05-2003	Date of next rent increase	01-05-2004	Lease expires on	01-05-2006
Rent increase	6% Every Year	TDS deducted	Yes / No	Deposit	Rs. 56,250/-
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 2004	6250.00							
May 2004	6250.00							
June 2004	6250.00	-	6250.00	26/7/04 27/7/04	523552 523562	6250.00		
July 2004								
Aug 2004								
Sep 2004	6625.00		6625.00	25/10/04	528533 528538	6625.00		
Oct 2004	6625.00		6625.00	31/12/04 6/12/04	528996 529000	7312.50 7312.50		
Nov 2004	6625.00		6625.00	7/12/04 14/12/04	224462 224466	7312.50 7312.50		
Dec 2004								
Jan 2005								
Feb 2005								
Mar 2005								

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RENT RECORD

Building Name	SOHAM MANSION		Area	3935, 1300 SFT	Office Number / Floor	GROUND FLOOR
Name of Tenant	METAL CREEK MOTORS		Lease Period	3 Year	Rent paid to	MARSH DESAI
Date of occupation	01-05-2002	Date of next rent increase	01-05-2004	Yes / No	Lease expires on	01-05-2006
Rent increase	6% Every Year	TDS deducted			Deposit	Rs. 56,250/-
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 2004	6250.00							
May 2004	6250.00							
June 2004	6250.00	-	6250.00	26/10/04 28/10/04	523554 523555	8250.00		
July 2004	6625.00							
Aug 2004	6625.00							
Sep 2004	6625.00		6625.00	24/10/04	524991 524992	6625.00		
Oct 2004	6625.00		6625.00	31/12/04 01/12/04	528996 528998	3312.50 3312.50		
Nov 2004	6625.00		6625.00	01/12/04 14/12/04	778460 778464	3312.50 3312.50		
Dec 2004	6625.00							
Jan 2005								
Feb 2005								
Mar 2005								

on

M/s. Metal Creek Motors		
Details of Account of Soham Mansion Premises		
MAHESH DESAI & OTHERS		
Deposit with Mr. Mahesh Desai Group		225,000.00
Rent Receivable from Dec. '04 to Jul. '05	216,770.00	
(Dec. '04 to Apr. '04 @ 26,500/- x 5 months		
May '05 to Jul. '05 @ 28,090/- x 3 months		
Property Tax upto Jul. '05 (15,400 / 12x10)	12,833.00	229,603.00
		(4,603.00)
MRS. BHOPINDER KAUR		
Deposit with Mrs. Bhopinder Kaur		245,000.00
Rent receivable from Ap. '05 to Jul. '05	97,576.00	
(Apr. '05 @ 27,560/- & May '05 to Jul. '05 @ 29,214/-		
TDS Amount from Dec. '04 to Jul. '05 @ 15.3%	34,494.00	
(on Rs. 3,71,000/-)		
Property tax of Mrs. Kaur & Kedia upto Sep. '05	56,744.00	
Maintenance charges from Jan. '05 to Jul. '05	18,319.00	
(Payable to Soham Mansion)		
Payable to MC	18,380.00	225,513.00
		19,487.00
Receivable from Metal Creek Motors of Mahesh Desai Group		(4,603.00)
Payable to Metal Creek Motors from Mrs. Bhopinder Kaur		19,487.00
Balance amount payable to Metal Creek Motors		14,884.00

D A T E PARTICULARS		CHEQUES	WITHDRAWN	DEPOSITED	B A L A N C E
				Continue.....	From Page : 109
08-04-05	Balance B/F From..... PAGE : 109				30,469.69CR
	TO CASH SELF	569430	5000.00✓		25,469.69CR
11-04-05	BY CASH CASH			5000.00✓	
	TO TRANSFER B/C	569432	18810.00✓		11,659.69CR
12-04-05	TO CLEARING MICR Clg.	569413	4132.00		
	TO CLEARING MICR Clg.	569427	6819.00✓		
	BY CASH CASH			3900.00✓	4,608.69CR
13-04-05	BY CLEARING 0	769125		125.00✓	
	TO CLEARING MICR Clg.	569418	992.00✓		
	BY CASH CASH			11000.00✓	
	TO CLEARING MICR Clg.	569419	3868.00✓		10,873.69CR
15-04-05	TO CLEARING MICR Clg.	569428	1135.00✓		9,738.69CR
16-04-05	BY CLEARING METAL CREEK	55432		8467.00✓	
	BY CLEARING METAL CREEK	79032		6521.00✓	
	BY CLEARING METAL CREEK	68969		2475.00✓	
	TO CLEARING MICR CLG	569431	992.00✓		
	TO CLEARING MICR CLG	569420	5091.00✓		
	TO CLEARING MICR CLG	569426	3590.00✓		
	TO TRANSFER		30.00		
	INT ON OUTWARD CHQ RTNS.				
	BY CASH CASH			5000.00✓	
	TO CLEARING MICR CLG	569433	4130.00✓		18,368.69CR
18-04-05	TO CLEARING MICR CLG	569435	5000.00✓		
	TO CLEARING MICR CLG	569436	3000.00✓		10,368.69CR
19-04-05	BY CASH CASH			10000.00✓	
	TO CLEARING MICR Clg.	569440	1378.00✓		18,990.69CR
20-04-05	TO CLEARING MICR Clg.	569441	2127.00✓		
	TO CLEARING MICR Clg.	569421	5091.00✓		
	BY CASH CASH			53170.00✓	
	TO CLEARING MICR Clg.	569437	11713.00✓		
	TO CLEARING MICR Clg.	569434	46340.00✓		
	BY TRANSFER BP-9/ICICI			31371.00✓	
	TO TRANSFER CHGS-BP9		125.00		
	TO TRANSFER Y/S-BC	569448	34547.00✓		3,475.69CR
	TO CHARGES CHEQ ISSUE CHG		113.00		
21-04-05	TO CHARGES CLG RETURN CHG	569443	85.00		
	BY CASH CASH			6000.00✓	
	TO CLEARING MICR Clg.	569442	5000.00		4,390.69CR
23-04-05	TO CLEARING MICR CLG	569446	1175.00✓		
	TO CLEARING MICR CLG	569445	1846.00✓		
	TO CLEARING MICR CLG	569444	992.00✓		377.69CR
25-04-05	BY CASH CASH			10000.00✓	
	TO CLEARING MICR Clg.	568015	9000.00		
	TO CLEARING MICR Clg.	569422	5091.00✓		3,733.31DR
	TO CHARGES MICR Clg.	569422	20.00		
26-04-05	BY CLEARING	539441		43971.00✓	
	TO CHARGES CLG RETURN CHG	569449	85.00		
	TO CHARGES CLG RETURN CHG	569423	85.00		39,982.69CR
	TO CHARGES CLG RETURN CHG	569447	85.00		
27-04-05	TO CLEARING MICR Clg.	569438	11713.00✓		
	BY CASH CASH			29500.00✓	57,769.69CR
28-04-05	TO INTEREST DEBIT		10.00		
	TO CASH SELF	571763	9000.00		
	BY CLEARING 0	539444		41402.00✓	
28-04-05	BALANCE C/F ON PAGE : 111				90,161.69CR
				Continue.....	on page : 111

Metal Creek Motors				
Rent Paid Details to Mrs. Bhopinder Kaur				
S. No.	Particulars	Paid On	Cheque No.	Amount (Rs.)
1	Rent for the month of December 2004	20-Feb-05	566729	11,751.00
		3-Feb-05	566728	11,751.51
2	Rent for the month of January 2005	17-Mar-05	568036	11,713.00
		21-Mar-05	568037	11,713.00
4	Rent for the month of February 2005	23-Mar-05	568038	11,713.00
		25-Mar-05	568039	11,713.00
5	Rent for the month of March 2005	20-Apr-05	569437	11,713.00
		27-Apr-05	569438	11,713.00

6. Rent for on the 2-Apr, May, Jun, Jul

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97,528

23102

30228.00

1,91,818

2

Metal Creack Motors

A.Y.2005-06

Annexure to Form No 16A of Mr Satish Modi

Details of TDS deduction

<u>S.No.</u>	<u>Month of Deduction</u>	<u>Amount Paid</u>	<u>Under which Head Deducted</u>	<u>TDS Deducted</u>	<u>Due Date</u>	<u>Paid on</u>
1	Jun-04	55,165	Rent	8,440		1-Sep-05
2	Aug-04	175,425	Rent	26,840		1-Sep-05
3	Sep-04	58,474	Rent	8,947		1-Sep-05
4	Dec-04	81,936	Rent	12,536		1-Sep-05
TOTAL		371,000	15.30%	56,763		

Metal Creack Motors

A.Y.2005-06

Annexure to Form No 16A of Mrs Bhopinder Kaur

Details of TDS deduction

<u>S.No.</u>	<u>Month of Deduction</u>	<u>Amount Paid</u>	<u>Under which Head Deducted</u>	<u>TDS Deducted</u>	<u>Due Date</u>	<u>Paid on</u>
1	Feb-05	23,502	Rent	3,596		
2	Mar-05	46,852	Rent	7,168		
3	Apr-05	23,426	Rent	3,584		
4	Sep-05	97,576	Rent	14,929		
TOTAL		191,356	15.30%	29,277		

2005-450

15.3 - 56763
1/2

1. Feb - 05 - 27096 - 3596
2. Mar - 05 - 54020 - 7168
3. Apr - 05 - 27010 - 3584
4. Sep - 05 - 116505

RENT & MAINTENANCE PARTICULARS OF METAL CREEK – YAMAHA

I-Deposit Particulars:

Mr.Kedia	Rs.2,50,000/-
Mr.Desai & Others	Rs.2,25,000/- ✓
Mr.Tejenter Singh	Rs.2,45,000/-
Total	Rs.7,20,000/-

II – Mr.Tejenter Singh:

Monthly Rent	Rs.27,560/- ✓
Rent received upto Feb-05	@ Rs.27,560/- ✓
Total Rent due (Mar-05, April-05, May-05 & June-05) <i>4 months</i>	Rs.1,10,240/- <i>1,37,800</i> <i>add July Rent</i>
Increase in May -05, @ 6% for 3 months	Rs.3,308/- <i>4,961/-</i>
Total Due	Rs.1,10,240+3,308=Rs.1,13,548/-
Amount Payable to Metal Creek	Rs.2,45,000 - 1,13,548=Rs.1,31,452/-

III. Mr.M.Desai & Others:

Monthly Rent	Rs.26,500/- ✓
Rent received upto Feb-05	@ Rs.26,500/- ✓
Total Rent due (Dec-05 to June-05) <i>7 months</i>	Rs.1,85,500/- <i>2,12,000</i> <i>add July rent</i>
Increase in May -05, @ 6%	Rs.3,180/- <i>4,990/-</i>
Total Due	Rs.1,85,500+3,180=Rs.1,88,680/-
Amount Payable to Metal Creek	Rs.2,25,000 - 1,88,680=Rs.36,320/-

IV. The Following things are due from M/s.Metal Creek - Yamaha.

- 1.Property Tax Payments April -05 to June -05
- 2.Maintanace Charges to Soham Mansion Rs.15,702/-
- 3.Electricity Bill upto June-05.
- 4.TDS Certificate If any.



METAL CREEK MOTORS

Authorized Dealer : Yamaha Motor India Pvt. Ltd.
Soham Modi Complex, M.G. Road, Secunderabad-3.
Tele Fax +91-40-55201112, 55201113, 27531314
E-mail : metalcreek@hotmail.com

Metalcreek



YAMAHA

PAN. AAAP16 90EA

LETTER OF POSSESSION

1st August, 2005.

To
Mr. Mahesh Desai & Others,
1-11-222/3/1,
Gurumurthy Lane,
Begumpet,
Hyderabad - 16.

Ref: Agreement of Lease dated 28th April 2003 for about 1,100 sft. of show room space bearing no. 5-4-187/3&4, on the ground floor, Soham Mansion, M.G. Road, Secunderabad.

Dear Mr. Mahesh Desai,

I have handed over possession of the above referred premises to you on this day. I hereby confirm that I have no right, title or claim of whatsoever nature on the said property from this day.

I also confirm that there are no dues receivable by me or payable by you with regard to the property. All accounts have been settled.

I also confirm that I shall not make any claim on any furniture, fixtures, etc., if any, that may have been left over in the said premises.

Thank You.

Yours sincerely,
for M/s. Metal Creek Motors,

Krishna Prasad

Krishna Prasad.

*Received
on 28/7/05
for M.K. Desai & Bros*

1223
28/7/05
Krcm

[Handwritten signature]



MODI

PROPERTIES &
INVESTMENTS PVT.LTD.

MP/101/86/04/28/9/05

27th July 2005.

Off : 5-4-187/3&4, III floor,
M G Road, Secunderabad - 500 003.
Phone : 55335551 (4 lines)
Fax : 040 - 27544058
E-mail : info@modiproperties.com
Visit us at : www.modiproperties.com

To,
Mr. Krishna Prasad,
Metal Creek Motors,
5-4-187/3&4, Ground Floor,
Soham Mansion,
M. G. Road,
Secunderabad - 500 003.

Sub: Refund of rental deposit.

- Ref: 1) Agreement of Lease dated 28th April 2003 for about 1100 sft. of show room space bearing no. 5-4-187/3&4, on the ground floor, Soham Mansion, M.G. Road, Secunderabad with Mr. Mahesh Desai & Others.
2) Lease for about 1130 sft. of show room space bearing no. 5-4-187/3&4, on the ground floor of Soham Mansion, M.G. Road, Secunderabad with Mrs. Bhopinder Kaur.

Dear Mr. Krishna Prasad,

Further to our discussions, given below are the points that we have agreed to with reference to the above mentioned property.

1. You have taken on lease 1100 sft. from Mr. Mahesh Desai & others and have agreed to vacate the same by 31st July 2005. The total deposit lying with Mr. Desai is Rs. 2,25,000/-. The rent arrears are Rs. 2,16,770/- (December '04 to April '05 @ Rs. 26,500/- + May '05 to July '05 @ Rs. 28,090/-). Property tax arrears upto July '05 are Rs. 12,833/-. Accordingly you have to pay balance of Rs. 4,603/- to Mr. Desai as arrears of rent after adjusting the security deposit.
2. You have taken on lease 1130 sft from Mrs. Bhopinder Kaur and have agreed to vacate the same by 31st July, 2005. The total deposit lying with Mrs. Kaur is Rs. 2,45,000/-. The rent arrears are Rs. 97,576/- (April '05 @ Rs. 27,560/- & May '05 to July '05 @ Rs. 29,214/-, after deducting TDS). The total TDS payable from December 2004 to July 2005 in favour of Mrs. Bhopinder Kaur is Rs. 34,494/- and TDS payable for April '04 to November '04 in favour of Mr. Satish Modi is Rs. 56,744/-. The property tax arrears for the premises of Mrs. Kaur and Mr. Kedia are Rs. 18,380/-. The maintenance charges arrears for all the three premises are Rs. 18,319/-. After deducting the above amounts the total amount refundable to you is Rs. 19,487/-.

*pl send statement
y a/c*

16/08/2005

3. The total security deposit refundable to you after adjusting arrears of Mr. Desai is Rs. ~~14,884/-~~ 74120
4. As per our agreement I will ask Mrs. Bhopinder Kaur to issue cheques on your behalf for the above mentioned arrears, TDS, property tax, maintenance charges & refund the balance security deposit as follows:
- A cheque for Rs. 56,744/- in favour of _____ for payment for TDS in favour of Mr. Satish Modi.
 - A cheque for Rs. 34,494/- in favour of _____ for payment for TDS in favour of Mrs. Bhopinder Kaur.
 - A cheque for Rs. 15,400/- in favour of MCH, Secunderabad, towards property tax for Mr. Desai's portion (excess amount paid is adjusted below).
 - A cheque for Rs. 19,688/- in favour of MCH, Secunderabad, towards property tax arrears for the portion owned by Mrs. Kaur & Mr. Kedia (excess amount paid is on Mrs. Kaur's A/c).
 - A cheque of Rs. 2,038/- in favour of Mr. Mahesh Desai towards payment of arrears of rent.
 - A cheque of Rs. 18,319/- in favour of Soham Mansion Owners Association towards arrears of maintenance charges.
 - A cheque of Rs. ~~14,884/-~~ 74120 in favour of M/s. Metal Creek Motors towards refund of balance security deposit. 74120

I hope you find the above in order.

Please sign a copy of the letter as confirmation of your acceptance of the above.

Thank You.

Yours sincerely,



SOHAM MODI.

Copy to: 1) Mr. Mahesh Desai & Others.
2) Mrs. Bhopinder Kaur.

Accepted the above terms.

Sign: 

Name: Krishna Prasad

Date: 28/07/05

Received
on 28/7/05



For M.K. Desai & Boos.

METAL CREEK MOTORS

Authorized Dealer : Yamaha Motor India Pvt. Ltd.
Soham Modi Complex, M.G. Road, Secunderabad-3.
Tele Fax +91-40-55201112, 55201113, 27531314
E-mail : metalcreek@hotmail.com



Metal Creek Motors

LETTER OF POSSESSION

1st August, 2005.

To,
Mrs. Bhopinder Kaur,
W/o. Mr. Tejinder Singh,
Plot No. 32, Wahabnagar,
Sikh Village,
Secunderabad.

Ref: Lease for about 1130 sft. of show room space bearing no. 5-4-187/3&4, on the ground floor, Soham Mansion, M.G. Road, Secunderabad.

Dear Mrs. Bhopinder Kaur,

I have handed over possession of the above referred premises to you on this day. I hereby confirm that I have no right, title or claim of whatsoever nature on the said property from this day.

I also confirm that there are no dues receivable by me or payable by you with regard to the property. All accounts have been settled.

I also confirm that I shall not make any claim on any furniture, fixtures, etc., if any, that may have been left over in the said premises.

Thank You.

Yours sincerely,
for M/s. Metal Creek Motors,

Krishna Prasad.



METAL CREEK MOTORS

Authorized Dealer : Yamaha Motor India Pvt. Ltd.
Soham Modi Complex, M.G. Road, Secunderabad-3.
Tele Fax +91-40-55201112, 55201113, 27531314
E-mail : metalcreek@hotmail.com



LETTER OF POSSESSION

1st August, 2005.

To,
Mrs. Bhopinder Kaur,
W/o. Mr. Tejinder Singh,
Plot No. 32, Wahabnagar,
Sikh Village,
Secunderabad.

Ref: Lease for about 1130 sft. of show room space bearing no. 5-4-187/3&4, on the ground floor, Soham Mansion, M.G. Road, Secunderabad.

Dear Mrs. Bhopinder Kaur,

I have handed over possession of the above referred premises to you on this day. I hereby confirm that I have no right, title or claim of whatsoever nature on the said property from this day.

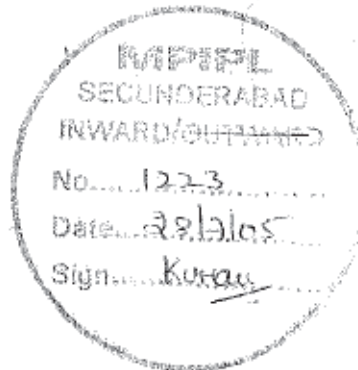
I also confirm that there are no dues receivable by me or payable by you with regard to the property. All accounts have been settled.

I also confirm that I shall not make any claim on any furniture, fixtures, etc., if any, that may have been left over in the said premises.

Thank You.

Yours sincerely,
for M/s. Metal Creek Motors,

Krishna Prasad.



METAL CREEK MOTORS

Authorized Dealer : Yamaha Motor India Pvt. Ltd.
Soham Modi Complex, M.G. Road, Secunderabad-3.
Tele Fax +91-40-55201112, 55201113, 27531314
E-mail : metalcreek@hotmail.com



YAMAHA

LETTER OF POSSESSION

1st August, 2005.

To
Mr. Mahesh Desai & Others,
1-11-222/3/1,
Gurumurthy Lane,
Begumpet,
Hyderabad - 16.

Ref: Agreement of Lease dated 28th April 2003 for about 1,100 sq. ft. of show room space bearing no. 5-4-187/3&4, on the ground floor, Soham Mansion, M.G. Road, Secunderabad.

Dear Mr. Mahesh Desai,

I have handed over possession of the above referred premises to you on this day. I hereby confirm that I have no right, title or claim of whatsoever nature on the said property from this day.

I also confirm that there are no dues receivable by me or payable by you with regard to the property. All accounts have been settled.

I also confirm that I shall not make any claim on any furniture, fixtures, etc., if any, that may have been left over in the said premises.

Thank You.

Yours sincerely,
for M/s. Metal Creek Motors,

Krishna Prasad.

1223
28/8/05
K. Prasad

METAL CREEK MOTORS

SOHAM MODI COMPLEX, M.G. ROAD, SECUNDRABAD

PH: 55201112/1113

Ref: mcm-desai and group

Dated: 23-06-05

To,
M/s. Desai and Group
Secundrabad

Sub: vacating of premise

Dear Sir,

With reference to my earlier letters and with reference to the discussion I had with Mr. Mahesh Desai and Mr. Soham Modi I would like to inform and confirm to you that we will be vacating the premises on 31st July 05.

Hence you are therefore kindly requested to do necessary arrangements.

Thanking you,

For Metal Creek Motors


Proprietor
(Krishna Prasad Inmann)

✓
Cc.m/s.soham modi builders and realtors,
Cc.mr.Mahesh desai,
Cc.mr.vinod desai,
Cc.mr.valmik.k.desai,
Cc.mr.subodh desai,



Ref: mcm-sb-2

DI: 22-06-05

To,

Soham Modi Builders And Realtors,
Soham Modi Complex,
M.G.Road,
Secunderabad.

Sub: Vacating of the premises belonging to Mrs.Bhoupinder Kaur and Mr.Desai
and Brothers


Dear Mr.Soham,

With reference to the discussion I had with you on 21st of this month I would like to confirm that I would be vacating the premises belonging to Mrs.Kaur and Mr.Desai and Brothers on or before 31st July 2005.

Therefore I kindly request you to inform them in this regard.

Thanking You,

For Metal Creek Motors


Representative
(Krishna Prasad Inmanni)

B. Kaur received
Cc.Mrs.Bhopinder Kaur
Cc.Mr.Mahesh Desai, Mr.Subodh Desai, Mr. Valmik Desai,

METAL CREEK MOTORS

Authorized Dealer : Yamaha Motor India Pvt. Ltd.
Soham Modi Complex, M.G. Road, Secunderabad-3.
Tele Fax +91-40-55201112, 55201113, 27531314
E-mail : metalcreek@hotmail.com



YAMAHA

Ref: mem-sb-2
Dt: 22-06-05

To,

Soham Modi Builders And Realtors,
Soham Modi Complex,
M.G.Road,
Secunderabad.

Sub: Vacating of the premises belonging to Mrs.Bhupinder Kaur and Mr.Desai and Brothers

Dear Mr.Soham,

With reference to the discussion I had with you on 21st of this month I would like to confirm that I would be vacating the premises belonging to Mrs.Kaur and Mr.Desai and Brothers on or before 31st July 2005.

Therefore I kindly request you to inform them in this regard.

Thanking You,

For Metal Creek Motors


(Krishna Prasad Innamni)

Cc.Mrs.Bhupinder Kaur
Cc.Mr.Mahesh Desai, Mr.Subodh Desai, Mr.Vahnik Desai,

METAL CREEK MOTORS

SOHAM MODI COMPLEX,
M.G.ROAD, SECUNDRABAD
PH: 50027888/7777

Ref:mcm/smb-01
Date:June 15, 2005

To,
Soham Modi Builders And Realtors,
Soham Modi Complex,
M.g.Road,
Secundrabad.

Dear Mr.Soham,

As per the discussion we had over phone on 10th of this month regarding the evacuating of the entire premises I kindly request you to arrange a meeting with all the ground floor premises owners on or before 20th of this month, so that we can settle the issue at the earliest.

Thanks and regards,

For Metal Creek Motors


Krishna Prasad Immanni

✓
Cc,Desai and Brothers,
Cc,Bhoupinder Kaur,
Cc,Naveen kedia and Madhavi kedia



METAL CREEK MOTORS

SOHAM MODI COMPLEX,
M.G.ROAD, SECUNDRABAD
PH: 50027888/7777

Ref:mcm/smb-01
Date:June 15, 2005

To,
Soham Modi Builders And Realtors,
Soham Modi Complex,
M.g.Road,
Secundrabad.

Dear Mr.Soham,

As per the discussion we had over phone on 10th of this month regarding the evacuating of the entire premises I kindly request you to arrange a meeting with all the ground floor premises owners on or before 20th of this month, so that we can settle the issue at the earliest.

Thanks and regards,

For Metal Creek Motors


Krishna Prasad Immani

Cc,Desai and Brothers,
Cc,Bhoupinder Kaur,
Cc,Naveen kedia and Madhavi kedia


15/6

15th March 2005.

To,
M/s. Metal Creek Motors
Ground Floor
Soham Mansion
MG Road
Secunderabad.

Sub: Payment of Maintenance for the premises occupied by your Showroom at
5-4-187/3 & 4, Ground Floor, M. G. Road, Secunderabad - 500 003.

Dear Sir,

With reference to the above please note that there are some arrears of maintenance charges as per details given below:

Particulars	Period	Amount
Maintenance arrears @ 2617/- per month	Jan-2005 to March-2005	Rs 7,851/-

I request you to clear the arrears immediately.

Thank you.

Yours sincerely,



Soham Modi.



AL CREEK MOTORS

Authorized Dealer : Yamaha Motor India Pvt. Ltd.
Soham Modi Complex, M.G. Road, Secunderabad-3.
Fax +91-40-55201112, 55201113, 27531314
mail:metralcreek@hotmail.com



Ref/mem-desai/g-1
Date: 14-02-2005

To,
Mr.Desai and Members
Begum pet
Hyderabad

Sub: vacating of premises

Dear Sir's,

With reference to the above subject I would like to inform you that I am willing to vacate the premises bearing dr. no.5-4-187/3 situated in soham modi complex m.g.road secunderabad with immediate effect.

Hence you are kindly requested to do the necessary adjustments and arrange for the refund of the premises deposit after deducting the rent *LAYING OVERDUE*.

Hence you are kindly requested to do needful at the earliest

Regards

For Metral Creek Motors

Proprietor
Krishna Prasad Immanni

*Received on 14/02/05
at 11:45 AM
[Signature]*

cc Mr. Nishesh Desai, Mr. Subodh Desai, Mr. Valmik K. Desai, Mr. Vinod Desai, Mr. Satish Modi, and Modi Builders and Realtors Pvt. Ltd

To
M/s. Metal creak Motors,
5-4-187/3 & 4,
Soham Mansion,
M.G.Road,
SECUNDERABAD.

Date: 07th January 2005

Dear Sir,

Sub: Arrears of maintenance.

With reference to the above please note there are some arrears of maintenance charges as per details given below.

Maintenance charges Oct-2003 to Dec-2004 @ 2617/- per month	Rs.39,255.00
15Months @ Rs.2617/-*15	

Total Receivable

Rs.39,255.00

Please pay the same at the earliest.

Thank You,

Yours Sincerely,


(SOHAM MODI)



Metal Creak Motors Rent Details

Month	Rent	Amenities	TDS Deducted	Net Rent Receivable	Rent Received
April-2004	27500	27500	8250	46750	46750
May-2004	29150	29150	8745	49555	49555
June-2004	29150	29150	8745	49555	49555
July-2004	29150	29150	8745	49555	49555
August-2004	29150	29150	8746	49554	49554

- Note: 1). 10th September 2004, 1705 Sft. of Ground Floor sold to Mr. Naveen Kedia.
2). 15th September 2004, 885 Sft. on Basement Floor sold to Mrs. Madhavi Kedia.

Sept-2004	13780	13780	4134	23426	
Oct-2004	13780	13780	4134	23426	
Nov-2004	13780	13780	4134	23426	
			Total	70278	

Statement approved
ds
1/12/04

↑
why not
received

01st November, 2004.

To,
M/s. Metal Creak Motors,
5-4-187/3 & 4,
Soham Mansion,
M.G.Road,
SECUNDERABAD

Dear Sir,

Sub: Arrears of maintenance

With reference to the above please note that there are some arrears of maintenance charges as per details given below:

Maintenance charges for Oct 03 – Sep 04	Rs. 31,404.00
12 Months @ Rs. 2617/- * 12 Months	
Total Receivable	<u>Rs. 31,404.00</u>

Please pay the same at the earliest.

Thank You,

Yours Sincerely,



(SOHAM MODI)



Metal Creak Motors Rent Details

Month	Rent	Amenities	TDS Deducted	Net Rent Receivable	Rent Received
April-2004	27500	27500	8250	46750	46750
May-2004	29150	29150	8745	49555	49555
June-2004	29150	29150	8745	49555	49555
July-2004	29150	29150	8745	49555	49555
August-2004	29150	29150	8746	49554	49554

Note:1). 10th September 2004 Sft.1705 of Ground Floor sold to Mr. Naveen Kedia.

2). 15th September 2004 Sft. 885 on Basement Floor sold to Mrs.Madhavi Kedia.

Sept-2004	13780	13780	4134	23426	
Oct-2004	13780	13780	4134	23426	
Nov-2004	13780	13780	4134	23426	
			Total	70278	

SYNDICATE BANK
NO.7, JEERA COMPOUND, SECUNDERABAD

PH: 27533469

REF: 3030/2004/ADV
DATE: 10.9.2004

M/S. METAL CREEK MOTORS
SOHAM MODI COMPLEX
M G ROAD
SECUNDERABAD 500 003.

Dear Sir

REG: COLLECTION OF RENT PAYABLE TO MR. SATISH MODI

We refer to our earlier letter no. 3030 2004 ADV d/4.6.2004 forwarding therein a copy of the Power of Attorney executed by the owner of the above premises, Mr. Satish Modi in our favour for collecting the rent payable by you to him for occupation of the said premises until we give clearance.

In connection with the above, we write to inform you that the loan extended to Mr. Satish Modi against the rent payable by you stood closed as on date in full and final settlement. As such the Power of Attorney executed by you on 7th April 2004 in our favour may be treated as cancelled.

In view of the above, we have no objection in your paying the rent amount directly to Mr. Satish Modi.

Please acknowledge receipt.

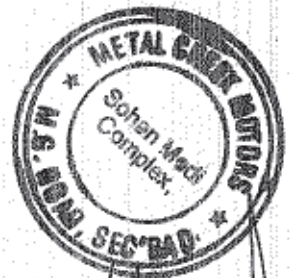
Thanking you

Yours faithfully
For Syndicate Bank

Srinivas
Srinivas, Branch Manager
SR BRANCH MANAGER
Jeera Compound, Secunderabad.
cc to:

Mr. Satish Modi
Plot No. 280, Road No. 25
Jubilee Hills
HYDERABAD.

for information



[Signature]
10/9/04

METAL CREEK MOTORS

Authorized Dealer : Yamaha Motor India Pvt. Ltd.
Soham Modi Complex, M.G. Road, Secunderabad-3.
Ph : +91-40- 30903596 Tele Fax +91-40-55201112 / 55201113
E-mail : metalcreek@hotmail.com



Dear Sir,

Reference is made

to,
Mr. Anish Reddy
Vachhiguda, Andhra Pradesh
Soham Modi Complex,
M.G. Road
Secunderabad

Date: 26/01/2011

With reference to the request received from you for the repair of the engine of your Yamaha motor cycle with engine code of DY 140 and also the loss of the cylinder head gasket.

We also refer to the power of attorney executed by you in favour of your brother Mr. Anish Reddy to deal with the bank, and bank's requirements. The bank is to be closed and you are to use the account only, we would like to point out that the bank has issued a stop order on your cheque.

With reference to the above, we inform that the bank has issued a stop order on your cheque, but in view of the above stated facts.

Yours faithfully,

Mr. Anish Reddy, Mr. Anish Reddy

Mr. Anish Reddy
Soham Modi Complex

Metal Crech nota
file

May 18, 2004

To

Soham Modi,

From

Satish Modi

Premises bear 5-4-187/3 & 4, M.G.Road, Secunderabad – 500 003 premises has been sold to Smt.Bhupinder Kaur i.e one central bay out of the three bays.

Prorata rent and deposit agreed for the same is Rs.26000- (Rupees Twenty Six Thousand Only) and 1,23,500/- (Rupees One Lakh Twenty Three Thousand Five Hundred Only).

We request you to pay the rent directly to Smt.Bhupinder Kaur for the month of May and thereafter and oblige.

Satish Modi

SATISH MODI

METAL CREEK MOTORS
SOHAM MODI COMPLEX
M.G.ROAD

TO,

MODI BUILDERS & REALTORS
SOHAM MODI COMPLEX
M.G.ROAD. SECUNDRABAD

Sub: Deduction of T.D.S for the year 2003-2004.

Sir,

With reference to the above we would like to inform you that we have not been deducting the T.D.S for the year 2003-2004 and hence we wish to bring to your notice that the T.D.S for the year 2003-2004 is to be deducted for Mr.Satish Modi. So, hence we request you to provide the PAN number of Mr. Satish Modi.

THANKING YOU

For Metal creek motors



ACCOUNTS DEPT

Handwritten signature and date: 21/6/04

573

ORIGINAL

RECEIPT FOR FEES AND DOCUMENTS

రుసుముల యొక్క దస్తావేజుల మొక్క రసీదు
Sathish Mochi

OFFICE OF THE SUB-REGISTRAR
SECUNDERABAD
and fees as under.

Received from Sri Sale
The undermentioned document patta Application No. వద్ద నుండి దిగువ ఉదహరించిన దస్తావేజు నెం.

శ్రీ పట్టా మరియు దిగువ కవస రుసుములున్న పుచ్చు కొనడమైనది.
Doct. No. (586/04) of 200 of Book 1

Stamp duty Rs. 100/-
Consideration Rs. AA.R. 36200/-
Market Value Rs. 17-13/4/04
Ch.No. 8863

Regn. Fee Rs. 1810
5% TPT Fee /
TOTAL 1810
Deficit Stamp duty Rs. 11445

(Rupees) Thirteen thousand
Three fifty five only TOTAL 13255

మెమోరాండం / Memorandum _____ Kilometers
Travelling allowance _____
క్రిల్ మీటర్లకు ప్రయాణపు ఖర్చు _____
ప్రాసెస్ రుసుము / Process Fee _____
పట్టా & Travelling allowance to in witnesses _____
సాక్షులకు బల్టా మరియు ప్రయాణపు ఖర్చు _____
పోస్టేజీ / Postage _____
Extra fee under Section 30 (1) 30 (1)
30 (2) 30 (2)

సెక్షను 30 (1) క్రింద అదనపు రుసుము 13/4/04
30 (2)
తర్జుమా / Filing Transaction

User Charges 100
Grand Total Rs. 13355

~~SECUNDERABAD~~
సబ్ - రిజిస్ట్రారు
సికింద్రాబాద్

*Original
pledged
with
bank*



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

01AA 548298

S. No. 1792 Rs. 100/-
Sold to... Satish Modi
S/o... Manilal C. Modi
For Whom... Self

L-G-Client
LEELA G. CHIMALGI
STAMP VENDOR
L No: 13/97 Date: 1/2003
5-4-76/A Chhatra, Ranigunj
SECUNDERABAD - 500 003.

Self

730

LEASE AGREEMENT

This LEASE AGREEMENT made and executed at Secunderabad, on this the 13th day of April, 2004 by and between: -

Shri Satish Modi, S/o. Late Manilal C. Modi, aged 60 years, Occupation: Business, residing at Plot No. 280, Jubilee Hills, Hyderabad - 500 034 hereinafter referred to as the "LESSOR" which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so require its successors-in-interest);

WHEREAS the LESSOR is the absolute owner of the showroom space on the ground floor admeasuring about 2,835 sft. of super-built-up area and in the basement floor admeasuring 1,300 S.ft of super built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003. The LESSEE has requested the LESSOR to grant on lease the above said showroom space and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:

Manilal C. Modi

Satish Modi

*A
594*

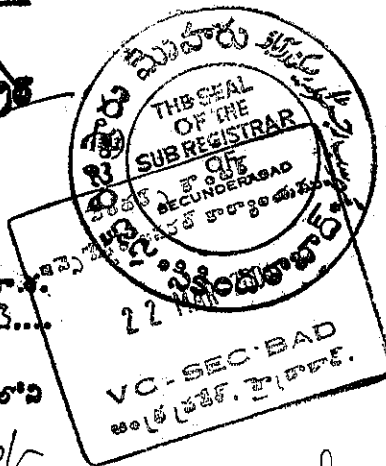
దస్తావేజు సంఖ్య 586/1004

వ పుస్తకము 1 1926 శా. క నం

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 5

ఈ కాగితము వరుస సంఖ్య 1

సబ్ రిజిస్ట్రార్



2004వ సంవత్సరము ఏప్రిల్ నెంబర్ 13 30 1926 శా.క.

దస్తావేజు సంఖ్య 586/1004 వ పుస్తకము 1 మరయు 3

గంధీం కుడ్య సికింద్రాబాద్ సబ్-రిజిస్ట్రారు కార్యాలయములో

శ్రీ Saksh Modi రిజిస్ట్రేషన్ పత్రము. 1088 లోని

సెక్షన్ కింద నమోదించిన పత్రములను పరిశీలించి వాటిలో తప్పులు లేవని నిర్ధారించుకొని

వేతము ప్రకారం వాటిని రుసుము దాఖలు చేసి రుసుము దాఖలు చేసినట్లు

చెబోసంబద్ధంగా చెల్లించినారు.

ప్రాయోగిని పట్టు పుస్తకాన్ని

ఎరకు తిరిగి పంపించెదామని

Saksh modi

NAME Saksh modi S/O. late. manilal C. modi

OCC Business R/O Plot no. 280, In Street 1/3, Hyderabad.

అరకు వారు ప్రతి

Krishna Prasad

NAME Krishna Prasad Immanna S/O. Sheehagiri Rao

OCC Business R/O Plot no. 11/A, Homagey Co-op. Society, Brig. Street Road, Badli, Sec'bad.

దికాపించినది

Prasanna

NAME Prasanna Reddy S/O. Padma Reddy

OCC Service R/O Su-187 364, m. G Road Sec'bad

Ramesh

NAME Ramesh Krishna S/O. K. V. Subrah

OCC Service R/O Sec'bad

2004వ సం. ఏప్రిల్ నెంబర్ 13 వ తేది సబ్-రిజిస్ట్రార్
1926వ శా. క. 586/1004 మామం పుస్తక తేది

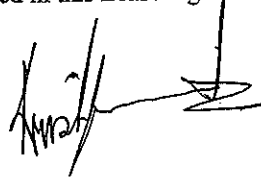
-2-

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 the showroom space on the ground floor admeasuring about 2,835 sft. of super-built-up area and in the basement floor admeasuring 1,300 S.ft of super built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003, more particularly described at the foot of this document, on the following terms and conditions:-

- 1) The LESSEE shall pay a rent as per the table given below of per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder:

Period (Months)	Total Rent
May'03 to Oct'03	Rs. 20,625/-
Nov'03 to Jan'04	Rs. 23,375/-
Feb'04 to April'04	Rs. 27,500/-
May'04 to April'05	Rs. 29,150/-
May'05 to Apr'06	Rs. 30,899/-
May'06 to Apr'07	Rs. 32,753/-
May'07 to Apr'08	Rs. 34,718/-

- 2) The lease shall be for a period of five years, commencing from 1st May 2003. The LESSEE shall have an option to renew this lease agreement for a further period of 5 (Five) years on the same terms and conditions, including periodic enhancement of rent. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE 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.
- 5) "The LESSOR and LESSEE hereby admits and confirm the Schedule lease property is under Mortgage by way of Deposit of Title Deeds in favour of SYNDICATE BANK. The Lessor and LESSEE hereby further confirms that the rights under this lease deed are subject to the Mortgage in favour of the Bank.
- 6) The LESSOR and LESSEE hereby confirms that if the Bank enforces the Mortgage, for recovery of its dues with the intervention or without intervention of the Courts, then, the Lease is deemed to be terminated automatically irrespective of the period of lease mentioned in this Lease Agreement.



Sahar Moh.

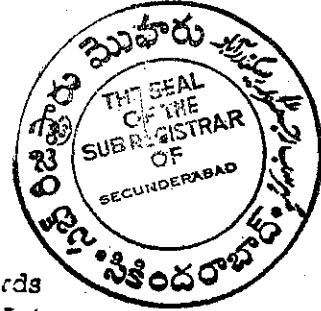
దస్తావేజు సంఖ్య 586/1004
వ వుత్తకము I 1926 కా శ నం
దస్తావేజుల మొత్తం కొగితముల సంఖ్య 5
ఈ కొగితము వరుస సంఖ్య 2

~~సబ్ రిజిస్ట్రార్~~

CERTIFICATE OF REGISTRATION

Registered as Document No. 586
of 2004 (1926 SE)
of Book - I and assigned the
Identification Number 1606 I-594-2004
for Scanning.

Date: 13/4/2004 Registering Officer ~~_____~~



Rs. 11445 towards
Stamp Duty including Transfer Duty U/s. 41 of I. S. Act
and Rs. 1870
towards Registration fee on the chargeable value of
Rs. 361500 were paid by the party
through SBH Receipt Number 8863
dated 13-4-04 at Kavadiguda Branch.

~~_____~~
SUB-REGISTRAR
SECUNDERABAD

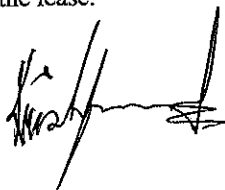
- 7) The LESSEE has agreed to deposit the monthly lease (rental) amounts directly into the loan account of the LESSOR with SYNDICATE BANK, JEERA COMPOUND BRANCH, SECUNDERABAD.

THE LESSEE HEREBY COVENANTS AS UNDER:

- 1) The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.
- 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 carryout 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/showroom/workshop for Automobile repairs, 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 this Lease in favour of anyone.
- 7) The LESSEE shall enhance the rent by 6% compound at the end of every year.
- 8) The LESSEE shall permit the LESSOR or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
- 9) The LESSEE agrees to pay the property tax and other taxes pertaining to the leased premises.

THE LESSOR HEREBY COVENANTS AS UNDER:

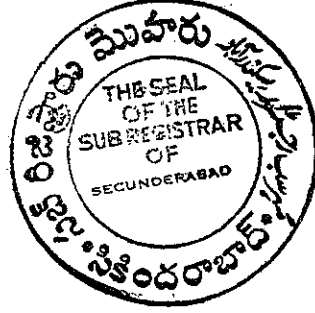
1. The LESSOR agree not to cause any hindrance to the LESSEE in the enjoyment of the demised portion provided the LESSEE observes all the covenants without default as specified above.
2. The LESSOR agree to allow the LESSEE to remove the electrical fittings, false ceiling, air conditioning and any other 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.



Sate L. mub.

దస్తావేజు సంఖ్య 586/1004
వస్తువుకమా 1 1926 క. క. నం.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 5
ఈ కాగితము వరుస సంఖ్య 3

శుభ దస్తావేజు



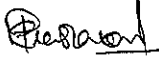
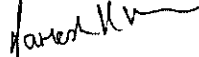
DESCRIPTION OF THE DEMISED PORTION

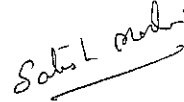
All that portion on the ground floor admeasuring about 2,835 sft. of super-built-up area and in the basement floor admeasuring 1,300 S.ft of super built-up area in the building known as Soham Mansion, situated at 5-4-187/3 & 4, M. G. Road, Secunderabad - 500 003 bounded by:


NORTH by	: 1,100 S.ft belongs to Mr. Mahesh Desai & Others which is occupied by M/s. Metal Creek Motors
SOUTH by	: Premises occupied by Bank of Baroda
WEST by	: Open land & parking area.
EAST by	: M. G. Road

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

WITNESSES:

1. 
(K. Prabhakar Reddy)
2. 
(Ramesh Krishna)


LESSOR


LESSEE

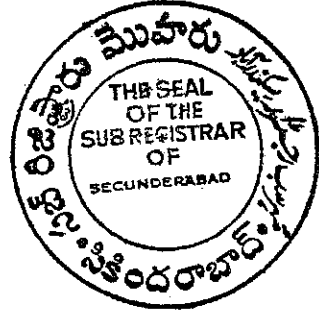
దస్తావేజు సంఖ్య 586/1004

వ వు స్తకము 1 1928 శా. శ. ను.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 5

ఈ కాగితము వరుస సంఖ్య 4

~~సహ-రిజిస్ట్రార్~~

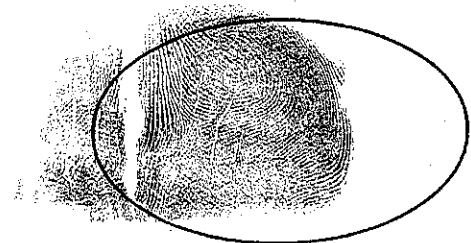


PHOTOGRAPHS AND FINGERPRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

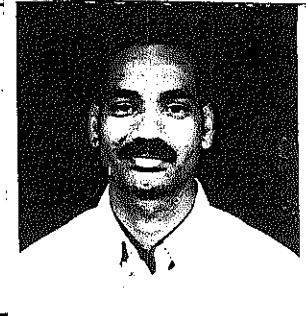
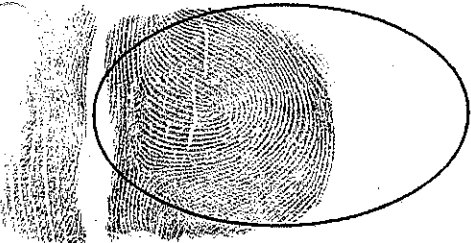
Sl.No. FINGER PRINT
IN BLACK INK (LEFT
THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT/SELLER/
BUYER



LESSOR:
MR. SATISH MODI
R/o. Plot No. 280,
Jubilee Hills,
HYDERABAD - 500 034.



LESSEE:
M/s. METAL CREEK MOTORS,
Rep by its Proprietor
Mr. Krishna Prasad Immanni
R/o. Plot No. 115/A, Hanumanji
Co-operative Society, Brig
Syed Road, Tad bund,
SECUNDERABAD.

BLACK & WHITE
PASSPORT SIZE
PHOTO

BLACK & WHITE
PASSPORT SIZE
PHOTO

SIGNATURE OF WITNESSES

- 1.
- 2.

SIGNATURE OF THE EXECUTANT'S

PHOTOGRAPHY

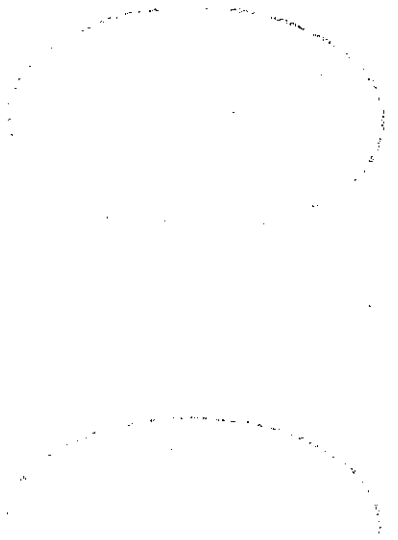
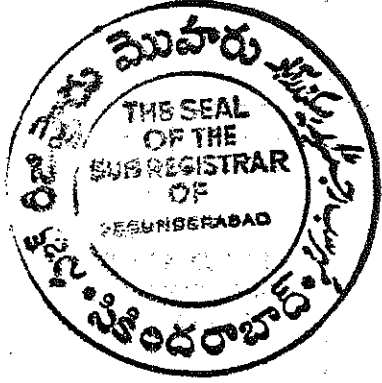
దస్తావేజు సంఖ్య 586/1004

వ పుస్తకము 1 1926 శా. శ. సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 5

ఈ కాగితము వరుస సంఖ్య 5

~~సబ్ రిజిస్ట్రార్~~



PHOTOGRAPHY



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
S. No. 1873 Date 13/4/2004 Rs. 100
Sold to Satish Modi
By Manilal C. Modi
For Sec

01AA 558588
L. G. Chimalgi

LEELA G. CHIMALGI
STAMP VENDOR
L. No: 13/97, R. No: 11/01
B-4-78/A, Cellar, Rajahmundry
SECUNDERABAD - 500 008

DEPOSIT AGREEMENT

THIS AGREEMENT FOR PAYMENT OF SECURITY DEPOSIT is made and executed on this the 13th day of April 2004 between:

Shri Satish Modi, S/o. Late Manilal C. Modi, aged 60 years, Occupation: Business, residing at Plot No. 280, Jubilee Hills, Hyderabad – 500 034 hereinafter jointly referred to as the “LESSOR” which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad, hereinafter referred to as the “LESSEE” (which term shall mean and include whenever the context may so require its successors-in-interest);

WHEREAS the LESSOR is the absolute owner of the showroom space on the ground floor admeasuring about 2,835 sft. of super-built-up area and in the basement floor admeasuring 1,300 S.ft of super built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003. (hereinafter collectively referred to as “the Leased Premises”). The LESSEE has requested the LESSOR to grant on lease the above said Leased Premises and the LESSOR agreed to give on lease on the terms and conditions specified in the lease agreement dated 13th April 2004.

Satish Modi.


AND WHEREAS in furtherance of the said Lease Agreement, the LESSEE has agreed to deposit with the LESSOR a sum of Rs.4,95,000/- (Rupees Four Lakhs Ninty Five Thousand only) as and by way of security deposit (hereinafter referered to as "the said deposit") on the terms and conditions hereinafter mentioned.

NOW IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

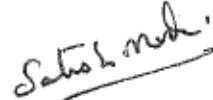
1. The LESSEE has, on or before the execution of this Agreement, deposited with the LESSOR the said deposit as an interest-free security deposit which shall remain deposited with the LESSOR during the subsistence and operation of the said Lease Agreement and the renewal, if any, thereof .
2. This Agreement shall remain in force upto the date on which the said Lease Agreement or any renewal thereof expires by efflux of time or until the said Lease Agreement or its renewal is, earlier determined or terminated as provided therein or comes to an end for any reason whatsoever.
3. The LESSOR hereby further agrees, undertakes with the LESSEE that during the subsistence of this Agreement and upon the LESSEE performing and observing the terms and conditions of this Agreement and Lease Agreement, the LESSOR shall not, in any way, hinder or obstruct the LESSEE in the use and enjoyment of the leased premises.

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

WITNESSES:

1. 
(RAMESH KRISHNA)

2. 
(RAMESH KRISHNA)


LESSOR


LESSEE

METAL CREEK MOTORS
SECUNDRABAD

Dated: 11/03/2004

To,
Modi Realtors & Builders,
SECUNDERABAD.

Sub: - Rent for the month of FEBURARY 2004

Dear Sir,

Please find Enclosed to following cheque Nos and amount. Rent for the month of January 2004. Please Kindly issue the receipts and acknowledge the same.

<u>Sl.No.</u>	<u>Date</u>	<u>Cheque Nos</u>	<u>Amount</u>
1.	15.03.04	778117	27,500-00
2.	15.03.04	778118	3,215-00
3.	15.03.04	778119	3,215-00
4.	15.03.04	778120	3,215-00
5.	15.03.04	778121	3,215-00
6.	20.03.04	778122	27,500-00
7.	20.03.04	778123	3215-00
8.	20.03.04	778124	3215-00
9.	20.03.04	778125	3215-00
10.	20.03.04	778126	3215-00

Total amount = 80,000-00

Thanking You,
Yours truly,
For METAL CREEK MOTORS

PROPRIETOR



METAL CREEK YAMAHA

Authorized Dealer for:
Yamaha Motor India Pvt. Ltd.

Dated: 14/02/2004

To,
Modi Realtors & Builders,
SECUNDERABAD.

Sub: - Rent for the month of January 2004


Dear Sir,

Please find Enclosed to following cheque Nos and amount. Rent for the month of January 2004. Please Kindly issue the receipts and acknowledge the same.

<u>Sl.No.</u>	<u>Date</u>	<u>Cheque Nos</u>	<u>Amount</u>
1.	16.02.04	776778	23,375-00
2.	16.02.04	776779	2656-25
3.	16.02.04	776780	2656-25
4.	16.02.04	776781	2656-25
5.	16.02.04	776782	2656-25
6.	20.02.04	776783	23,375-00
7.	20.02.04	776784	2656-25
8.	20.02.04	776785	2656-25
9.	20.02.04	776786	2656-25
10.	20.02.04	776787	2656-25

Total amount = 68,000-00

Thanking You,
Yours truly
For METAL CREEK MOTORS


PROPRIETOR

RECEIPT

Received a sum of Rs. 2,47,500/- (Rupees Two Lakhs Forty Seven Thousand Five Hundred only) by cheque numbers 921175 dated 17-11-03 for Rs. 100000/-, 921176 dated 21-11-03 for Rs. 1,00,000/- and 921177 dated 24-11-03 for Rs. 47,500/- drawn at Indian Bank, Hills Street, Secunderabad from Mr. Krishna Prasad. S/o. I.Seshagiri Rao aged 26 years, resident of Plot No 115/A, Hanumanji Cooperative Society, Brig SyedRoad, Tadbund, Secunderabad towards Security Deposit of lease for a portion of the Ground Floor in the building known as Soham Mansion, situated at 5-4-187/3& 4, M.G.Road, Secunderabad.

Date: 15-11-2003

Place: Secunderabad

For SATISH MODI



Soham Modi

For METALCREEK MOTORS



Proprietor

16th October, 2003.

To,
M/S. Metal Creek Motors
5-4-187/3&4,
Soham Mansion,
M.G.Road
Secunderabad

Sub: Payment of maintenance for the premises occupied by your company at Soham Mansion, M.G.Road, Secunderabad.

Dear Sir,

With reference to the above please note that there are some arrears of maintenance charges as per details given below:

Maintenance charges ~~For~~ July 03, Aug 03 & Sep 03
2617/- per month * 3Months

Rs. 7,851.00

I request you to clear the arrears as soon as possible.

Thank you.

Yours sincerely,


SOHAM MODI.

Account Agency
Atore Ray
M/S. Metal Creek Motors
5-4-187/3&4
M.G. Road
Pn. 5530 0000

To,
Modi Realtors & Builders,
SECUNDERABAD.

Dt. 07.09.03.

Sub:- Rent for the month of august 2003.

Dear Sir,

Please find Enclosed to following cheque Nos and amount . Rent for the month of august 2003. Please Kindly issue the receipts.

<u>Sl.No.</u>	<u>Date</u>	<u>Cheque Nos</u>	<u>Amount</u>
1.	08.09.03	028646	20,625-00
2.	08.09.03	028647	2,343-75
3.	08.09.03	028648	2,343-75
4.	08.09.03	028649	2,343-75
5.	08.09.03	028650	2,343-75
6.	11.09.03	783483	20,625-00
7.	11.09.03	783484	2,343-75
8.	11.09.03	783485	2,343-75
9.	11.09.03	783486	2,343-75
10.	11.09.03	783487	2,343-75

Thanking You,

Yours truly,
For METAL CREEK MOTORS


PROPRIETOR



METAL CREEK YAMAHA

Authorized Dealer for :
Yamaha Motor India Pvt. Ltd.

To,
Modi Realtors & Builders,
SECUNDERABAD.

01.07.07.03.

Sub:- Rent for the month of June 2003.

Dear Sir,

Please find Enclosed to following cheque Nos and amount . Rent for the month of June 2003. Please Kindly issue the receipts.

<u>Sl.No.</u>	<u>Date</u>	<u>Cheque Nos</u>	<u>Amount</u>
1.	07.07.03	026964	20,625-00 ✓
2.	07.07.03	026965	2,343-75 ✓
3.	07.07.03	026966	2,343-75 ✓
4.	07.07.03	026967	2,343-75 ✓
5.	07.07.03	026968	2,343-75 ✓
6.	10.07.03	026969	20,625-00 ✓
7.	10.07.03	026970	2,343-75 ✓
8.	10.07.03	026971	2,343-75 ✓
9.	10.07.03	026972	2,343-75 ✓
10.	10.07.03	026973	2,343-75 ✓

Thanking You,

Yours truly,
For METAL CREEK MOTORS


PROPRIETOR

Satish Modi

Phone : (O) 27543658
27544058
(R) 23545772
Fax : +91-040-27944058

5-4-187/3&4/7/B, 3rd Floor,
Soham Mansion, M.G. Road,
Secunderabad-500 003.


RECEIPT

Received a Sum of Rs. 1,47,500/- (Rupees One Lakh Forty Seven Thousand Five Hundred only) by Cheque No. 696457, dated 01-05-2003, drawn at Indian Bank, Hill Street, Secunderabad from Mr. Krishna Prasad, S/o. I. Seshagiri Rao, aged 26 years, resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tadbund, Secunderabad towards part payment of Security Deposit, of lease for a portion of the Ground Floor in the building known as Soham Mansion, situated at 5-4-187/3 & 4, M. G. Road, Secunderabad - 500 003.

Date: 15.05.2003

Place: Hyderabad

for SATISH MODI


SOHAM MODI

Satish Modi

Phone : (O) 27543658
27544058
(R) 23545772
Fax : +91-040-27944058

5-4-187/3&4/7/B, 3rd Floor,
Soham Mansion, M.G. Road,
Secunderabad-500 003.

RECEIPT

Received a Sum of Rs. **1,47,500/-** (Rupees One Lakh Fortv Seven Thousand Five Hundred only) by
Cheque No. 696457, dated 01-05-2003, drawn at Indian Bank, Hill Street, Secunderabad from Mr.
Krishna Prasad, S/o. I. Seshagiri Rao, aged 26 years, resident of Plot No. 115/A, Hanumanji Co-
operative Society, Brig Syed Road, Tadbund, Secunderabad towards part payment of Security
Deposit, of lease for a portion of the Ground Floor in the building known as Soham Mansion,
situated at 5-4-187/3 & 4, M. G. Road, Secunderabad - 500 003.

Date: 15.05.2003

Place: Hyderabad

for **SATISH MODI**


SOHAM MODI

de.

Date: 07-05-2003

From,
Mr. Satish Modi,
5-4-187/3 & 4,
M. G. Road,
SECUNDERABAD.

To,
Mr. Krishna Prasad,
Proprietor,
M/s. Metal Creek Motors Pvt. Ltd.,
Plot No. 115/A,
Hanumanji Co-operative Society,
Brig Syed Road, Tadbund,
SECUNDERABAD

Dear Sir,

Sub: Road widening
Ref: Lease Agreement dated 28-04-2003

As discussed earlier please note that M. G. Road, in front of our building is likely to be widened by about 12 ft. shortly. I advise you to please make your showroom 12 ft. inside the building line so that you do not suffer any loss at the time of road widening.

Thank You.

Yours Sincerely,
For Satish Modi


[SOHAM MODI]

RECEIPT

SUBODH DESAI
1-11-251/10 Plot No. 3/A
Begumpet, Hyderabad-18

Date 3/5/2003
199

No. 1

RECEIVED with thanks from M/s. Metal Creek Motors
Secunderabad, S-4-187/5KH, 'Soham mansion', M.G. Road.

the sum of Rs. Twenty Eight Thousand one Hundred Twenty five
only

by Cash / Cheque Draft No. Chq. No. - 696459 dt 1/5/03 of Indian Bank Sec-nd
on Payment of part/Full/Advance against Bill No./Order No. Rent Deposits.

Dated:

Rs. 28,125/-

Subodh Desai

Payment of Cheque Subject to realisation.

RECEIPT

MAHESH DESAI
1-11-222/3/1
Begumpet
HYDERABAD-18

Date 3/5/03
199

No. 1

RECEIVED with thanks from M/s. Metal Creek Motors
Sec-had, S-4-187/3KH, 'Soham mansion', M.G. Road Sec-had.

the sum of Rs. Twenty Eight Thousand one Hundred Twenty five
only

by Cash / Cheque Draft No. Chq. No. - 696458 dt 1/5/03 of Indian Bank Sec-had
on Payment of part/Full/Advance against Bill No./Order No. Rent Deposits.

Dated: 3/5/03

Rs. 28,125/-

Subodh K Desai
MAHESH K. DESAI

Payment of Cheque Subject to realisation.

VINOD K. DESAI

RECEIPT

VINOD K. DESAI

H.No: 1-10-38/3
Nirmal Building, Begumpet,
HYDERABAD-500 016

Date 3/5/2003
199

No. 1

RECEIVED with thanks from M/s. Metal Creek Motors,
Secunderabad, S-4-187/3KH, Soham mansion, M.G Road,
the sum of Rs. Twenty Eight thousand one Hundred Twenty five only

by Cash / Cheque Draft No. 696460 dt 1/5/03 of Indian Bank Sec-bad
on Payment of ~~part/Full/Advance~~ against ~~Bill No./Order No.~~ Rent Deposit

Dated.....

Subscribed
VINOD K. DESAI
for

Rs. 28,125/-

Payment of Cheque Subject to realisation.

VALMICK K. DESAI

RECEIPT

VALMICK K. DESAI

H.No: 1-10-38/3/1
Nirmal Building, Begumpet,
HYDERABAD-500 016 (A.P)

Date 7/5/03
199

No. 1

RECEIVED with thanks from M/s. Metal Creek Motors,
Sec-bad, S-4-187/3KH, Soham mansion, M.G Road Sec-bad
the sum of Rs. Twenty Eight thousand one Hundred Twenty five only

by Cash / Cheque Draft No. 309105 dt 7/5/03 of Indian Bank Sec-bad
on Payment of ~~part/Full/Advance~~ against ~~Bill No./Order No.~~ Rent Deposit

Dated.....

Subscribed
VALMICK K. DESAI
for

Rs. 28,125/-

Payment of Cheque Subject to realisation.



No. 37871

28/4/2003
 Satish Modi
 Manilal C. Modi
 Self

70797

AP-23-IV

K. Srinivas
 SVE No. 20/58, R. 1/2/2003
 CITY CIVIL COURT
 SECUNDERABAD

LEASE AGREEMENT

This LEASE AGREEMENT made and executed at Secunderabad, on this the 28th day of April, 2003 by and between: -

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 26 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tadbund, Secunderabad, hereinafter referred to as the "LESSEE" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

1. Shri Satish Modi, S/o. Late Manilal C. Modi, aged 59 years, Occupation: Business, residing at Plot No. 280, Jubilee Hills, Hyderabad - 80.
2. Shri. Mahesh Desai, S/o. Shri. Kantilal Desai aged 61 years, Occupation: Business, residing at 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad - 16
3. Shri. Subodh Desai, S/o. Shri. Kantilal Desai aged 54 years, Occupation: Business, residing at 1-11-251/10, Opposite to Alladin Mansion, Begumpet, Hyderabad - 16
4. Shri. Vinod Desai, S/o. Shri. Kantilal Desai aged 52 years, Occupation: Business, residing at 1-10-38/3, Ground Floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16
5. Shri. Valmick K. Desai, S/o. Shri. Kantilal Desai aged 50 years, Occupation: Business, residing at 1-10-38/3/1, First Floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16

hereinafter jointly referred to as the "LESSORS" and severally as LESSOR No. 1, LESSOR No. 2, LESSOR No. 3, LESSOR No. 4 & LESSOR No. 5, respectively, (which term shall mean and include whenever the context may so require its successors-in-interest);

[Signature]

x
 Satish Modi

Mahesh Desai
 Subodh Desai

Vinod K. Desai

Valmick K. Desai

WHEREAS the LESSORS are the absolute owners of the showroom space on the ground floor admeasuring about 3,935 sft. of super-built-up area and in the basement floor admeasuring about 1,300 sft. of super-built-up area in the building known as Soham Mansioin, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003. The LESSEE has requested the LESSORS to grant on lease the above said showroom space and the LESSOR 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 on the ground floor admeasuring about 3,935 sft. and workshop space in the basement floor admeasuring about 1,300 sft. of super-built-up area in the building known as Soham Mansion, bearing Nos. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003, more particularly described at the foot of this document, on the following terms and conditions:-

- 1) The LESSEE shall pay a rent as per the table given below of per month exclusive of Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder:

Period (Months)	Total Rent	Rent Payable to in favour of:				
		LESSOR No. 1	LESSOR No. 2	LESSOR No. 3	LESSOR No. 4	LESSOR No. 5
May'03 Oct'03	Rs. 30,000/-	Rs. 20,625/-	Rs. 2343.75/-	Rs. 2343.75/-	Rs. 2343.75/-	Rs. 2343.75/-
Nov'03 Jan'04	Rs. 34,000/-	Rs. 23,375/-	Rs. 2656.25/-	Rs. 2656.25/-	Rs. 2656.25/-	Rs. 2656.25/-
Feb'04 April'04	Rs. 40,000/-	Rs. 27,500/-	Rs. 3125/-	Rs. 3125/-	Rs. 3125/-	Rs. 3125/-
May'04 April'05	Rs. 42,400/-	Rs. 29,150/-	Rs. 3312.50/-	Rs. 3312.50/-	Rs. 3312.50/-	Rs. 3312.50/-
May'05 Apr'06	Rs. 44,944/-	Rs. 30,899/-	Rs. 3511.25/-	Rs. 3511.25/-	Rs. 3511.25/-	Rs. 3511.25/-

- 2) The LESSEE shall pay an amount of Rs. 7,20,000/- (Rupees Seven Lakhs Twenty Thousand Only) as Security Deposit as per the table given below, 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.

	Total Deposit	Due Date of payment	Deposit Payable in favour of:				
			LESSOR No. 1	LESSOR No. 2	LESSOR No. 3	LESSOR No. 4	LESSOR No. 5
1	Rs. 3,60,000/-	31/04/03	Rs. 2,47,500/-	Rs. 28,125/-	Rs. 28,125/-	Rs. 28,125/-	Rs. 28,125/-
2	Rs. 3,60,000/-	31/10/03	Rs. 2,47,500/-	Rs. 28,125/-	Rs. 28,125/-	Rs. 28,125/-	Rs. 28,125/-
Total	Rs. 7,20,000/-		Rs. 4,95,000/-	Rs. 56,250/-	Rs. 56,250/-	Rs. 56,250/-	Rs. 56,250/-

[Handwritten signature]

Satish Reddy

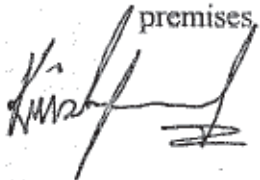
*Maheshkara
Sudhakar K. Desai*

*Umad. K. Desai
Rajm. K. Desai*

- 3) The lease shall be for a period of three years, commencing from 1st May 2003. The LESSEE shall have an option to renew this lease agreement for a further period of 3 years on the same terms and conditions, including periodic enhancement of rent. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE with an advance notice of six months.
- 4) The LESSORS 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.
- 5) The expenses of Stamp Duty and Registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:

- 1) The LESSEE shall pay the rent regularly per each month on or before the 7th day of the succeeding month to the LESSOR.
- 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 carryout 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/showroom/workshop for Automobile repairs, 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 this Lease in favour of anyone.
- 7) The LESSEE shall enhance the rent by 6% compound at the end of every year.
- 8) The LESSEE shall permit the LESSOR or anyone authorized by it, to inspect the demised portion at all reasonable hours of the day.
- 9) The LESSEE agrees to pay the property tax and other taxes pertaining to the leased premises



Sahil Mehta

Manish Mehta

Manish Mehta

Manish Mehta

Manish Mehta

THE LESSORS HEREBY COVENANTS AS UNDER:

1. The LESSORS 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 LESSORS 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.

DESCRIPTION OF THE DEMISED PORTION

All that portion on the ground floor admeasuring about 3,935 sft. of super-built-up area along with about 1,300 sft. of super built-up area in the basement in the building known as Soham Mansion, situated at 5-4-187/3 & 4, M. G. Road, Secunderabad - 500 003 bounded by:

NORTH by	: 20 ft. Passage
SOUTH by	: Premises occupied by Bank of Baroda
WEST by	: Open land & parking area.
EAST by	: M. G. Road

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

WITNESSES:

1. [Signature]
2. [Signature]

[Signature]
 LESSEE
Satish mal.

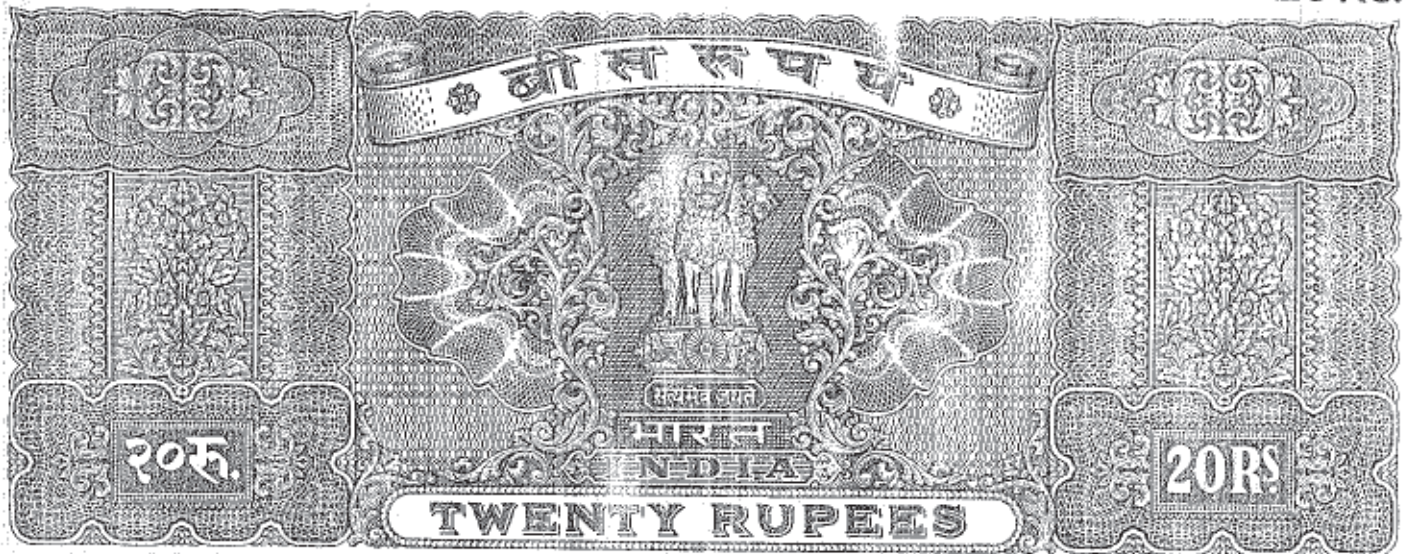
LESSOR No. 1.

[Signature]
 LESSOR No. 2.

[Signature]
 LESSOR No. 3.

[Signature]
 LESSOR No. 4.

[Signature]
 LESSOR No. 5



S. No. 2463 Date 28/4/03 20-0
 Sold to Satish Modi
 S/o Manilal C. Modi
 For Whom Satish Modi

L. G. Chimalgi
 LEELA G. CHIMALGI
 STAMP VENDOR
 L. No: 13/97 & No: 1/2003
 5-4-76/A Cellar, Ranigunj
 SECUNDERABAD - 500 003.

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** made and executed at Secunderabad, on this the 28th day of April 2003 by and between:-

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 26 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tadbund, Secunderabad hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

1. Shri Satish Modi, S/o. Late Manilal C. Modi, aged 59 years, Occupation: Business, residing at Plot No. 280, Jubilee Hills, Hyderabad - 80.
2. Shri. Mahesh Desai S/o. Shri. Kantilal Desai aged 61 years, Occupation: Business, residing at 1-11-222/3/1, Gurusurthy Lane, Begumpet, Hyderabad - 16
3. Shri. Subodh Desai S/o. Shri. Kantilal Desai aged 54 years, Occupation: Business, residing at 1-11-251/10, Opposite to Alladin Mansion, Begumpet, Hyderabad - 16
4. Shri. Vinod Desai S/o. Shri. Kantilal Desai aged 52 years, Occupation: Business, residing at 1-10-38/3, Ground Floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16
5. Shri. Valmick K. Desai S/o. Shri. Kantilal Desai aged 50 years, Occupation: Business, residing at 1-10-38/3/1, First Floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16

hereinafter jointly referred to as the "HIRERS" and severally as HIRER No. 1, HIRER No. 2, HIRER No. 3, HIRER No. 4 & HIRER No. 5, respectively, (which term shall mean and include whenever the context may so require its successors-in-interest);

[Signature]

Satish Modi

Mahesh Desai

Vinod K. Desai

Subodh K. Desai

Valmick K. Desai



S. No. 2466 Date 28/4/03 Rs. 20.00.
 Sold to Satish nandi
 S/o Manilal C. nandi
 For Whom Satish & others

L. G. Chinnis
 LEELA G. CHIMALGI
 STAMP VENDOR
 L No: 13/97 R No: 1/3003
 5-4-76/A Cellar, Ranigunj
 SECUNDERABAD - 500 003.

-2-

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 28/04/2003 the showroom space & common workshop space, situated on the Ground Floor & Basement of the building known as Soham Mansion, bearing No-4-187/3 & 4, situated at M. G. Road, Secunderabad - 500 003 having a super built area of about 3,935 sft. on the ground floor and 1300 sft. of super built-up area in the Basement floor, from the HIRERS. At the request of the HIREE, the HIRERS has agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the HIRERS.

NOW THIS DEED WITNESSETH AS UNDER:

1. The HIREE shall pay amenities charges as per the table given below apart from and along with the rent payable.

Period (Months)	Total Amenit Charges	Amenities charges Payable to in favour of:				
		HIRER No. 1	HIRER No. 2	HIRER No. 3	HIRER No. 4	HIRER No. 5
May'03 Oct'03	Rs. 30,000/-	Rs. 20,625/-	Rs. 2,343.75/-	Rs. 2,343.75/-	Rs. 2,343.75/-	Rs. 2,343.75/-
Nov'03 Jan'04	Rs. 34,000/-	Rs. 23,375/-	Rs. 2,656.25/-	Rs. 2,656.25/-	Rs. 2,656.25/-	Rs. 2,656.25/-
Feb'04 April'04	Rs. 40,000/-	Rs. 27,500/-	Rs. 3,125/-	Rs. 3,125/-	Rs. 3,125/-	Rs. 3,125/-
May'04 April'05	Rs. 42,400/-	Rs. 29,150/-	Rs. 3,312.50/-	Rs. 3,312.50/-	Rs. 3,312.50/-	Rs. 3,312.50/-
May'05 Apr'06	Rs. 44,944/-	Rs. 30,899/-	Rs. 3,511.25/-	Rs. 3,511.25/-	Rs. 3,511.25/-	Rs. 3,511.25/-

x *[Signature]*

x *[Signature]*

[Signature]
[Signature]

[Signature]

[Signature]



S. No. 2465 Date 28/4/03 20:10
 Sold to Satresh Modi
 S/o Mahesh C. Meher
 For Whom Sub & only

L-G-Chimaggi
 LEELA G. CHIMAGGI
 STAMP VENDOR
 L No 13/97 R No 11/2003
 5-4-76/A Collar, Ranigunj
 SECUNDERABAD - 500 003.

2. The HIREE shall enhance the amenities charges by 6% compounded at the end of every year.
3. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the HIRERS.
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 HIRERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE shall pay building maintenance charges @ Rs. 0.50 per sft. for the ground floor and basement per month to the HIRERS, or to any other party/agency/association that the HIRER may direct, towards the maintenance of common areas, 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 common areas.
- 4) Provision of windows and doors.
- 5) Provision of toilets.
- 6) Provision of electric power connection.
- 7) Provision of common parking for cars & scooters.

[Signature]

Satresh Modi

Mahesh Meher

Unad K. Desai

Subash K. Desai

Mahesh C. Meher

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

WITNESSES:

1. Man Moh
2. W. S. S.

[Signature]
HIREE

Satish Moh
HIRER No. 1.

Maheshwar
HIRER No. 2.

Sudhakar Desai
HIRER No. 3.

Onod. K. Desai
HIRER No. 4.

Rajmukesh Desai
HIRER No. 5

RECEIPT

Received a Sum of Rs. 1,00,000/- (Rupees One Lakh only) by Cheque No. 308004, dated 15-04-2003, drawn at Indian Bank, Hill Street, Secunderabad from Mr. Krishna Prasad, S/o. I. Seshagiri Rao, aged 26 years, resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tadbund, Secunderabad towards part payment of Security Deposit, as confirmation of lease for a portion of the Ground Floor in the building known as Soham Mansion, situated at 5-4-187/3 & 4, M. G. Road, Secunderabad - 500 003, on the following terms and conditions:-

1	Area	:	Ground Floor: Approximately 3,935 sft. of super built-up area Basement : Approximately 1,300 sft
2.	Rent	:	Rs. 80,000/- per month. Discount of Rs. 25% shall be given by the Lessor to the Lessee for the first six months. Similarly a discount of 15% on the rent shall be given for the 7 th , 8 th and 9 th month.
3.	Security Deposit	:	Rs. 7,20,000/- payable as follows: Rs. 1,00,000/- payable on 15-04-2003 Rs. 2,60,000/- payable on or before 01.05.2003 Rs. 3,60,000/- payable on or before 01.11.2003
4.	Property Tax	:	To be paid by the Lessee
5.	Maintenance Charges	:	Rs. 0.50 per sft. payable to the Owners Association
6.	Rent Increase	:	6% at the end of every year
7.	Civil work	:	Minor civil works including toilets, ramp & stair cases will be undertaken by the Lessor at his cost.
8.	Interior works	:	All the interior works will be undertaken by the Lessee at his own cost.
9.	Lease Period	:	The Lease shall be for a period of 3 years extendable for further period of 3 years at the option of the Lessee. Lease shall commence from 01.05.03.

Date: 15.04.2003

Place: Hyderabad

for SATISH MODI


SOHAM MODI



YAMAHA MOTOR INDIA PVT. LTD.

19/6, Mathura Road, Faridabad - 121 006, Haryana, (India)
Phone : 0129-5284931-36, 5265101-03, Fax : 0129-5284841

YMI / 3102 /SAQ

Date:04/04/2003

**M/S METAL CREEK MOTORS
SOHAM MODI COMPLEX,
M.G ROAD, SECUNDRABAD - 500 003
A.P.**

Dear Sir,

SUB. : LETTER OF INTENT

This has reference to your application for appointment as Dealer of our product at Secundrabad. We are pleased to communicate our decision to appoint you as our authorized dealer on adhoc basis for retailing motorcycles, spare parts and accessories of YAMAHA MOTOR INDIA from Secundrabad subject to the completion of the TIME BOUND ACTION PLAN as enclosed. The showroom & workshop will be completed by 5th May'03.

The supply shall commence along with Dealer Code only after Dealership is installed by our Dealer Development Cell and / or confirmation from our Area team that their 'Actions Plans' have been completed showing Photographs of complete set-up as per our norms.

This letter of Intent can be withdrawn solely at our discretion without assigning any reason by giving 60 days notice in writing.

Please send a copy of this letter duly signed and stamped by you as a token of your acceptance of all Terms and Conditions within 30 days from the date mentioned above.

Thanking you,

For YAMAHA MOTOR INDIA PVT. LTD.


H.SAKURAI
DIRECTOR - Mktg


S. K. TANEJA
EXECUTIVE DIRECTOR

100Rs.



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

01AA 548324

S. No. 1837 Date 12-4-04 100Rs.
Sold to Mahesh Desai & others
S/o Kantilal Desai
For the use of self see Recd.

L. G. Chimalgi
LEELA G. CHIMALGI
STAMP VENDOR
L. No: 13/97, R. No: 1/2003
8-4-76/A Cellar, Ranigunj
SECUNDERABAD - 500 003.

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** made and executed at Secunderabad, on this the 12th of April 2004 by and between:-

Shri. Mahesh Desai S/o. Shri. Kantilal Desai aged 62 years, Occupation: Business, residing at 1-11-222/3/1, Gurusurthy Lane, Begumpet, Hyderabad - 500 016

Shri. Subodh Desai S/o. Shri. Kantilal Desai aged 55 years, Occupation: Business, residing at 1-11-251/10, Opposite Alladin Mansion, Begumpet, Hyderabad - 500 016

Shri. Vinod Desai S/o. Shri. Kantilal Desai aged 53 years, Occupation: Business, residing at 1-10-38/3, Ground Floor, Near Rahul Automobiles, Begumpet, Hyderabad - 500 016

Shri. Valmick K. Desai S/o. Shri. Kantilal Desai aged 51 years, Occupation: Business, residing at 1-10-38/3, Ground Floor, Near Rahul Automobiles, Begumpet, Hyderabad - 500 016.

hereinafter jointly referred to as the "HIRERS", AND severally as HIREER No.1, HIRER No.2, HIRER No.3, and HIRER No.4 respectively, (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni, S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad hereinafter referred to as the "HIREE"(which term shall mean and include whenever the context may so require its successors-in-interest);

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 12th April 2004 the showroom space situated on the Ground Floor of the building known as Soham Mansion, bearing No-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 1,100 sft. on the ground floor of super built-up area from the HIRERS. At the request of the HIREE, the HIRERS 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 HIRERS.

NOW THIS DEED WITNESSETH AS UNDER:

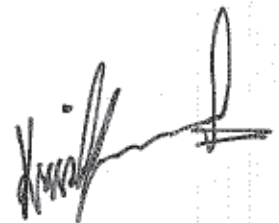
1. The HIREE shall pay amenities charges as per the table given below apart from and along with the rent payable.

Period (Months)	Total Amenities	Amenities Charges payable to in favour of			
		HIRER No.1	HIRER NO.2	HIRER NO.3	HIRER NO.4
May'03 to Oct'03	Rs. 9,375/-	Rs. 2,343.75	Rs. 2,343.75	Rs. 2,343.75	Rs. 2,343.75
Nov'03 to Jan'04	Rs.10,625/-	Rs. 2,656.25	Rs. 2,656.25	Rs. 2,656.25	Rs. 2,656.25
Feb'04 to April'04	Rs.12,500/-	Rs. 3,125.00	Rs. 3,125.00	Rs. 3,125.00	Rs. 3,125.00
May'04 to April'05	Rs.13,250/-	Rs.3,312.50	Rs.3,312.50	Rs.3,312.50	Rs.3,312.50
May'05 to Apr'06	Rs.14,045/-	Rs. 3,511.25	Rs. 3,511.25	Rs. 3,511.25	Rs. 3,511.25
May'06 to Apr'07	Rs.14,888/-	Rs. 3,722.00	Rs. 3,722.00	Rs. 3,722.00	Rs. 3,722.00
May'07 to Apr'08	Rs.15,781/-	Rs. 3,945.25	Rs. 3,945.25	Rs. 3,945.25	Rs. 3,945.25

2. The HIREE shall enhance the amenities charges by 6% compounded at the end of every year.
3. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the HIRERS.
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 HIRERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE shall pay building maintenance charges @ Rs. 0.50 per sft. for the ground floor and basement per month to the HIRERS, or to any other party/agency/association that the HIRERS may direct, towards the maintenance of common areas, 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 common areas.
- 4) Provision of windows and doors.



- 5) Provision of toilets.
- 6) Provision of electric power connection.
- 7) Provision of common parking for cars & scooters.

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

WITNESSES:

1.


(G. K. RAO)
(RAMESH KRISHNA)

HIRER NO.1

HIRER NO.2

HIRER NO.3

HIRER NO.4

2. 
(RAMESH KRISHNA)

HIRER

