C. BALAGOPAL

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



1/C

Door No. 10-2-278, Flat No. 103, Suresh Harivillu Apartments, Road No. 11, West Marredpally, Secunderabad - 500 026.

Ph: 64570512,

Cell: 9441782451, 9246172988

### By regd. Post (Ack - Due)

Date: 27.06.2014

To

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

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

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

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

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

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

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

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

(C.BALAGOPAL)
ADVOCATE

Date: 21.09.2013

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

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

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

Dear Sir,

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

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

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

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

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

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

Thank You.

Yours sincerely,

Mrs. Ayesha Azhar Mujahidi

Met Az As Porop Vol con the State of St

Modi Properti	es & Investments Pvt.Ltd		
Date:	07.08.2013		
Description:	Dues of LCC		
Prepared By:	Praveen.B		<u> </u>
SI.No	Details	Paid to	Amount
1	LCC Ivth Floor rent	Satish Modi HUF	458,000.00
2	Property tax IIIrd Floor	GHMC	357,324.00
3	Maintenance Charges IIIrd floor	МВМСОА	73,610.00
4	Maintenance Charges IVth floor	МВМСОА	175,735,00
. 5	Electricity Bills	APCPDCL /	25,601.00
	Total		1,090,270.00

-til

30/11/2012

(1000g/;

Col

06 SEP 2013

MANAGING OFFECTOR

8.48

10.00

3573900



# Greater Hyderabad Municipal Corporation

హైదరాబాదు మహాస్ట్రగర్ పాలక సంస్థ

Our Services

Enquiry

Oct 01, 2013 10:51:15 AM

		1.1	Property Ta	Dues Detail	s 2013-14	
New PTIN/AS	ON THE	: 1080	514153	-	Old PTIN/ASMT N	: 04620400300695
Circle		: 8	1721Valabert de come come e, que			
Name		: MOD	I ENTERPRISES			
Door Number		: 5-9-1	90/309			
Locality	N	: ABID	S			
Innualis Ton	B					
Property Tax Arrears Tax	Due as o	m APR-2	2013			
	h					18162
Arrears Tax In	terest					4743.
Current Tax				·		13482
Adjustment						
l'ota!						363875
Property Tax	Due Half	-Year W	fise (As on Oct-20	013)	Application	
Tax Details	Deman		Tax Amount (Rs)	Interest (Rs)	Total (Rs)	Cumulative Amount (from top) (Rs)
Arrear Tax	2010-2	2011-1	18090	15196	33286	33286
Arrear Tax	2010-2	2011-2	19452	16340	35792	69078
Arrear Tax	2011-2	012-2	9258	1295	10553	79631
Arrear Tax	2012-2	013-1	67411	20220	87631 <	167262
Arrear Tax	2012-2	013-2	67411	16176	83587	250849
Current Tax	2013-2	014-1	67411	4044	71455	322304
Current Tax	2013-2	014-2	67411	0	67411	390264
roperty Tax	Due as o	n Oct-2	013			
Arrears Tax Arrears Tax In	knenet	- '				181622
Current Tax	terest					134822
Current Tax In	terest					4044
Cheque Bound	e Penality					
						,,
Advance otal						390264

Amount (With Out Interest)

Download NEFT/RTGS Instruction Slip

Mode Of Payment

Credit Card/Debit Card

Submit

\* Click Here for Building Usage And Measurement Details

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

TWO MIGO NOV'12 - 195124

tran Arec'12 to Much 13 - 55725 13-14 1 13-14 1

1.94,59) - from Drevit

Date: 21.09.2013

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

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

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

Dear Sir,

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

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

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

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

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

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

Thank You.

Yours sincerely,

Mrs. Ayesha Azhar Mujahidi

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

Mars X:

:C.

Col

06 SEP 2013

3192

10.70

From, Date: 21.09.2013

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

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

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

Dear Sir,

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

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

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

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

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

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

Thank You.

Yours sincerely,

Mrs. Alvesha Azhar Mujahidi

Modi Properti	es & Investments Pvt.Ltd			
Date:	07.08.2013			
Description:	Dues of LCC			
Prepared By:	Praveen.B			
Sl.No	<u>Details</u>	Paid To	Amount	
, 1	LCC IV th Floor rent	Satish Modi HUF	458,000.00	
2 Property tax IIIrd floor		GHMC	357,324.00	
. 3	Maintenance Charges Ilird floor	MBMCOA	73,610.00	
4 .	Maintenance Charges IVth floor	MBMCOA	175,735.00	
	Total		1,064,669.00	

APPROVED BY

07 AUG 2013

SOHAM MODI MANAGING DIRECTOR

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

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

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

Dear Sir,

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

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

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

Thank You.

Yours sincerely,

Mohd. Azhar Mujahid.

::APCPDCL::

Hame I Abust Ds. | She Nep | Contaux

\$41717.63

Mew Bill History

Service Number: E1004188

Bill History

			Category: COMMERCIAL	MERCIAL		
Bai Date	Date Date	Shet only	Moder Status	Self-Adjustment of the Control of th		
05-Aug-2013		0	UNDER DISCONNECTION	OD BEOV.	Alternation (In the Control of the C	MAN BRINGSOFF MERRINGS
04-Jul-2013	18-Jul-2013	0	UNDER DISCONNECTION	4430,00	25091.00	29129,00
06-Jun-2013	·	5	MORNA	4430.00	20961.00	25091,00
05-May-2013	19-May-2013	1932	NORMAL	3377.55	20317.00	23634.55
06-Apr-2013	20-Apr-2013	1355	NORMAL	1400000	0.00	20317.00
				W.600.	8.0	11000 00

20,317

Hame ! Costactibe ! Site Map.! Careers ! Downbards ! Fourthack

Described & Manitober of TAP4 Consultation seguitors

Home | Askurt Co | Site Nep | Contact

Cootest Us	Marie Marie				7				(	annin,			
	ر ا ا	Look 1 22/41			Total Ed Ascount 11 (N Sto.)	6877.00	6240.00		4284.00 V	851.00		1/1864	-
Consister & Furnation - Consistent	193007 19007				Zervista *** Yor Bauj	6240.00				0.00		~	}
Zerken Compacy		Bill History	Service Number: E1003470	Category: COMMERCIAL	Bill Amhuangh Ha. 3	637.00	791.00	1622.50	1571,00	651.00			
Horas is schalaring		IBI	Service N	Category:	field Shore	NORMAL	NORMAL	NORMAL	NORWAL	NORWAL		\$ 11 BOS	フィ
					Ribert Justs	2	9	161	155	66		*	3
52.4638Q					Dig Dyte	18-Aug-2013	17-34-2013	18-Jun-2013	19-May-2013	18-Apr-2013			
Telester.	Việu Bếi haitary				SE 17.80	- <del>-</del>	03-Jul-2013						
Fresh & Ragolatore	955 A-0				4	-	-	m	4	10	-		

Montho | Conduct Es | Site Ess | Careers | Downloads | Preditack

Developed 8, Manuaines or PATA CONSULTABLY SERVICES

2.2008-2008 degree Power Databases Temperated supplies to applies forgoes Landock.

Here From UR Possibly Library

Contact Us Total PRobert (and 1916) 10130.00 8700.00 8508.49 7717.00 6840.00 HORE THAN 8700.00 7717.00 7391,00 5993.00 6840.00 Christing Worngillow Pil Assessment Pag 1309.00 1430.00 891.49 847.00 Service Number: E1003577 Category: COMMERCIAL Bill History WEEK. UNDER DISCONNECTION UNDER DISCONNECTION UNDER DISCONNECTION UNDER DISCONNECTION UNDER DISCONNECTION Neiter Stateur Ashin a timbery 00000 18-Aug-2013 19-May-2013 17-Jul-2013 18-Jun-2013 18-Apr-2013 Over Dodg Tendants 04-Aug-2013 05-May-2013 yer bit Hatery 03-Jul-2013 04-Jun-2013 04-Apr-2013 Bis Oak. fertis & Signifelions

DOG1 = 1000/

Higher I Contract (8s | 885 Mags | Careers | Doverhaads | Feerfanck Described & Halatomore - 78 Ma COMBULDAMOS SERVICES

the state of the formation of the second parameters of the second of the

				1 manual 1 m
Lessor	Satish Modi HUF		Lease period	01/07/1000
Lessee	Mohd. Azhar Mujahid (Lakhotia)	ahid (Lakhotia)	Police person	01/07/2005 to 31/03/2008 (Lease agreement dated 05.09.2006)
		The same of the sa	rease period	01/07/2009 to 30/06/2012 (Lease agreement dated 18.11,2009)
Rent:			rease belied	01/07/2012 to 31/03/2015 (Lease agreement dated 07.08,2012)
count Set	Account Settled as on 31.03.2012		00 000 000	
sceived PD	Received PDC's against total dues		200,003,00	( 01.07.2011 to 31.03.2012)
Н	17 Cheques	15.000.00	256 000 00	
	1 Cheque	13.000.00	12,000,00	
		2000	2000,000	
			700,000,000	Zas,uuu.uu Pac Received
	Cheque No	Date	Amount	
	406501	15.04.2012	15,000,00	PDC Closed
	406502	15.05.2012	15 000 00	DOC 01000 0000 0000 0000 0000 0000 0000 0
	406503	15.06.2012	15,000,00	Romand
	406504	15.07.2012	15 000 00	Roincad
	406505	15.08.2012	15,000.00	Bounced
	As on 31.03.2012		00,000,000	***************************************
	Less 2 Por cleared		200,000,00	
:	Total		30,000.00	
:	200		238,000.00	Dues as on 31.03.12
		BALANCE DUES	238 000 00	(0.57.2044+204.00.00404
				( ATO 2.03.2012)
				April'12 rent + amenities
: :				May'12 rent + amenities
				June'12 rent + amenities
			23,100.00	July'12 rent + amenities new agreement
:			23,100.00	Aug'12 rent + amenities
:			23,100.00	Sep'12 rent + amenities
			_	Oct'12 rent + amenities
Chorne	1			Nov'12 rent + amenities
406510	15.04.43	Amount		Dec'12 rent + amenities
ADGR40	406640 15 02 42	15000 (Bounced)	23,100.00	Jan'13 rent + amenities
ADGEST	12.02.13	15001 (Bounced)	23,100.00	Feb'13 rent + amenities
400212	400512 15.03.13	15002 (Bounced)	23,100.00	Mar'13 rent + amenities
			_	Apr'13 rent + amenities
:	Total Dues		1	
	Less : received online	e 05.03.2013	20.000.00	
	Total Dues as on 30.04.2013	.04.2013	503.000.00	
: :	LESS: DEPOSIT		45000	
			T 00 000 001	
				THE PROPERTY OF THE PARTY OF TH

Fage No .:

Accoust Brasch : SECEMBERABAD

Address : USHR KIRAN COMPLEX, ON FLOOR

PARADISE CIRCLE

73. SATISH MEDI REF SAMPLINI DEAL MIND AE WEDT AKED BUG INVESTS & UID' Situ

: SECUMBERABAD 500 003 -4-187/3 ARD 4, SOMAN MODI, N G RD J-FLR, ABU BARK OF DIGODA, RANDSUMJ State : ARDIBRA PRADESH

ECUMPERABAD 500003 Phone do. : 040-61606161 ADHRO PEADESH India

Enail : accounts@nodiproperties.com W Limit

0.00 Currency : IMR BENY HOLDERS : Cust ID : 5521846 Pr. Code : 100 Accoust No

: 00421000119739 Imperia omination Facility: Not Registered A/C Upen Date : 17/02/2004 Br.Code : 42 tatement From : 01/01/19

0000000858676

To: 08/03/13 Ascount Status : Regular

02/01/13 1,655,00 I/H CHR RET-DRAHER SIGNATURE DIFFERS 4,661 0000000555470 02/01/13 1.655.00 5/03/13 MEFT CR-SBIN0003529-ADIDS LANGUTIA INST 6,316 38E36513064326655 85/93/13 50,660,60 OF ORTS DESIGN-SRI SATISH 55,316

HIDI-SBIHHL38643286SS

CHR PAID-IRHARD TRON-AJRY MEHTA

2/01/13

STATEMENT SUMMERS :-Opening Balance 6,316.61

Rebits Credits Closing Dal 1,655.00 51,455.00 56,336. Dr Count Cr Count

1 MDFC Namk Service Tax Registration No (PAN Based): AAAGN2702HST801 2.

Registered Office Address: HDFC Bank House, Sepapati Dapat Harg, Lower Parel, Humbai 400013

## Undertaking

Date: 11.05.13

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

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

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

Dear Sir,

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

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

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

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

- 1	7	217144			
- 1	/.	217144	25.11.13	SBI	50,000/-
-				1 323	30,000/-
- 1	8.	217145	25.12.13	CINI	
		21/175	23.12.13	SBI	50,000/-
ı	0	217116			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
1	9.	217146	25.01.14	SBI	59.000/
L				521	58,000/-
					[

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

Thank You.

Yours sincerely,

Name: Mohd. Azhar Mujahid

Place: thy dooal and

Date : 11/05/2013

#### Undertaking

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

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

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

#### Dear Sir,

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

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

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

Sl No.	cheque number	cheque date	drawn on	Amount
1.	217138	25.05.13	SBI	50,000/-
2.	217139	25.06.13	SBI	50,000/-
3.	217140	25.07.13	IBZ	50,000/-
4,	217141	25.08.13	283	50,000/-
5.	217142	25.09.13	SBI	50,000/-
6.	217143	25.10.13	SBI	50,000/-

Date: 11.05.13

- 1						
	7.	217144	25.11.13	SBI	50,000/-	1
	8.	217145	25.12.13	SBI	50,000/-	
	9.	217146	25.01.14	SBI	58,000/-	

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

Thank You.

Yours sincerely,

ne: Mohd. Azhar Mujahid

Place: Hydroadad

Date : 11/05/2013

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

Date

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

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

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

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

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

Yours sincerely,

Mohd. Azhar Mujahid.

30329576148 A/c No

अदा करें

for ABIDS LAKHOTIA INST OF ART & DESIGN

VALID FOR Rs. 5,000,000 & UNDER

Prefix: 1515800004

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

DIRECTOR Please sign above

5000020154 000021# 雌 うまちませつ 岬

(03529) - CHIRAG ALI LANE (HYDERABAD)

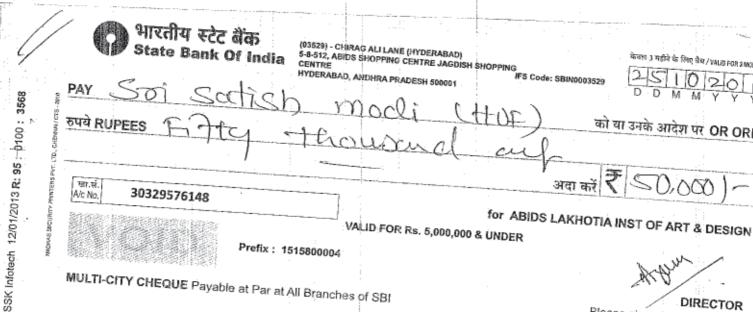
5-8-512, ABIDS SHOPPING CENTRE JAGDISH SHOPPING

फेयल 3 महीने के विष् वैध / VALID FOR 3 HOM!

DIRECTOR

Please sign above

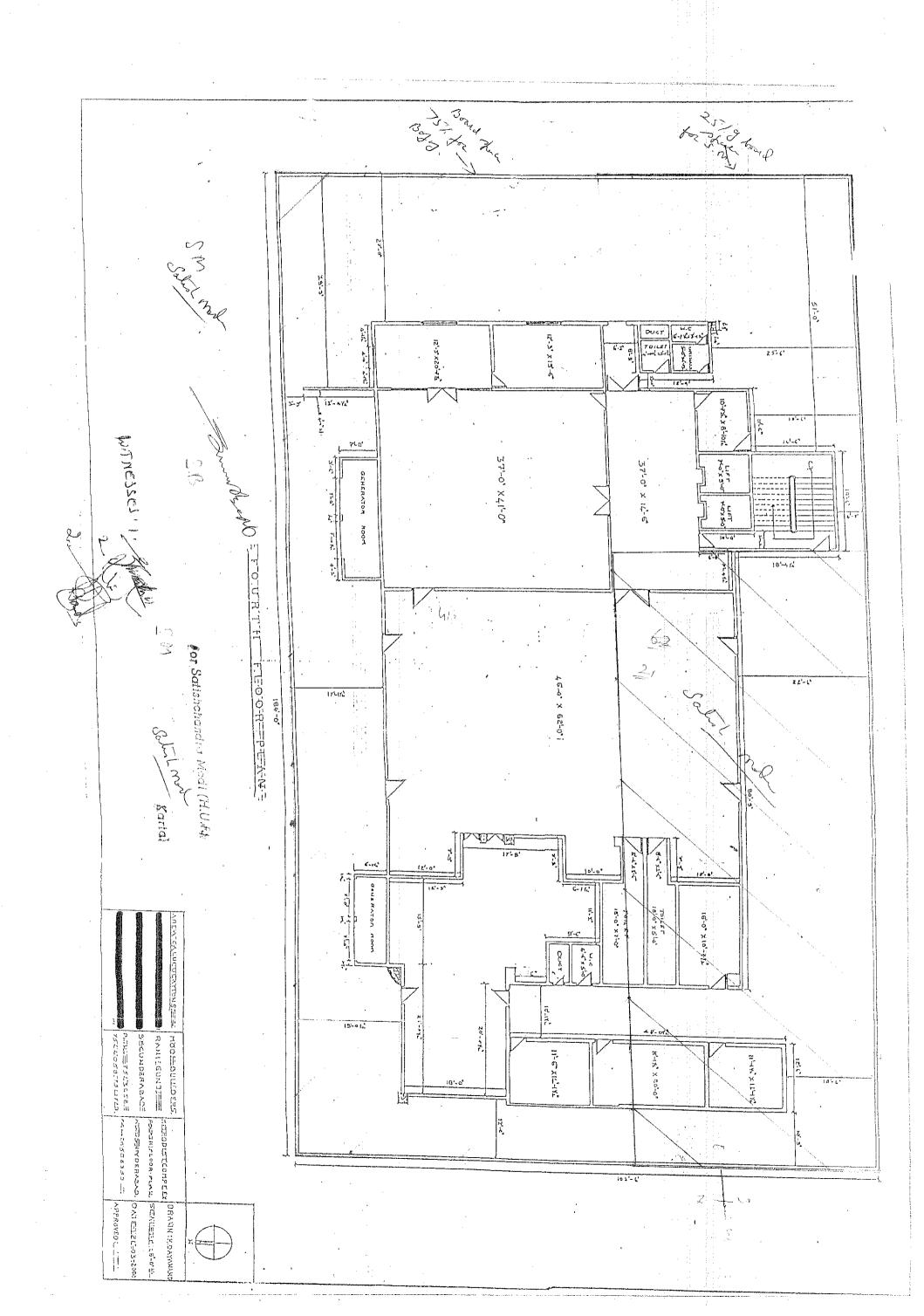
भारतीय स्टेट बैंक



# 217143# 50000 2015# 0000 21#

4/	The State Bank Of India	03529) - CHIRAG ALI LANE (HYDERABAD) -8-512, ABIDS SHOPPING CENTRE JAGDISH CENTRE IYDERABAD, ANDHRA PRADESH 500001	SHOPPING IFS Code: SBIN0003529	केवल 3 महीने के लिए कैस / YALD FOR 3 MOM
0:3569	DAY SOI SOTIST	1 6	HUF) को व	ग उनके आदेश पर OR ORI
3 R: 95 - \$10	खा.सं. A/c No. 30329576148		The second secon	[50,00]-
SSK Infotech 12/01/2013 R: 95:-0100 : 3569	Prefix: 15	VALID FOR Rs. 5,000,00	0 & UNDER	INST OF ART & DESIGN
SSK Infote	MULTI-CITY CHEQUE Payable at Par at A			DIRECTOR ase sign above
		50000 20 15: 0	0005% 54	
W.	H CHARLES C	03529) - CHIRAG ALI LANE (HYDERABAD) -8-512, ABIDS SHOPPING CENTRE JAGDISH ENTRE YDERABAD, ANDHRA FRADESH 500001	SHOPPING IFS Code: SBIN0083529	केवल 3 महीने के लिए क्षेप/VALID FOR 3 NORTH
0100: 3570	FUR RUPEES ATTCH	modi ( for	ध्ये को य टब्स्	ा उनके आदेश पर OR ORD
2/01/2013 R: 95; -0100: 3570	खा.सं. A/c No. <b>30329576148</b>	VALID FOR Rs. 5,000,000	अदा करें र for ABIDS LAKHOTIA I	NST OF ART & DESIGN
SSK Infotech 12	Prefix: 151  MULTI-CITY CHEQUE Payable at Par at All		Pleas	DIRECTOR se sign above
	# 217145	" 50000 20 <b>1</b> 5: 00	DOD 5 % 11 5 4	
* * * * * * * * * * * * * * * * * * *				

	State Bank Of India CEN	29) - CHIRAG ALI LANE (HYDERABAD) 512, ABIDS SHOPPING CENTRE JAGDISH S TRE ERABAD, ANDHRA PRADESH 500001	HOPPING IFS Code: SBIN0003529	25012010 D D M M Y Y Y
1:-0100: 3571	PAY SOI SCITISD	modi CHO	अदा करें <b>र</b>	ा उनके आदेश पर <b>OR O</b> RDI
SSK Infotech 12/01/2013 R: 95: -0100: 3571	MULTI-CITY CHEQUE Payable at Par at All		& UNDER	DIRECTOR
	भारतीय स्टेट बैंक (0352 State Bank Of India CENT HYDE	19) - CHIRAG ALI LANE (HYDERABAD) 12, ABIDS SHOPPING CENTRE JAGDISH SI IRE ERABAD, AMDHRA PRADESH 500001	HOPPING IFS Code: SB#N0003529	केश्वल उ महीने मेह लिए कैश्व/WALLDFORSMONTHS
:-0100: 3572 r. Ltd., CHERNALI CTS - 2010	PAY Soi Satish mo	di (HUF)	को य	ा उनके आदेश पर OR ORDI
SSK Infotech 12/01/2013 R: 95: -0100: 3572	णा.सं. A/c No. 30329576148  Prefix: 1515  MULTI-CITY CHEQUE Payable at Par at All	Branches of SBI	& UNDER 40t to Sxceed 500000/-	DIRECTOR ase sign above



**Building Name** Name of Tenant Mohd.Azhar Mujahid(Lakhotia) Remarks Rent Payment Rent Paid to ease Agr S. No. 29 30 30 31 31 32 33 33 33 34 44 44 44 45 45 28 27 26 25 24 23 22 21 20 15 13 12 11 10 17 18 16 Methodist Complex First increase on 1st April2007 7th day of Succeeding month Satish Modi HUF Dues Total Received Sep-2007 Oct-2007 Aug-2006 Sep-2006 Mar-2007 Apr-2007 May-2007 Apr-2009 May-2009 Aug-2008 Sep-2008 Feb-2008 Mar-2008 Apr-2008 May-2008 Jun-2008 Aug-2007 Jan-2007 Feb-2007 Dec-2006 Dec-2009 Nov-2008 Oct-2008 Jun-2007 Nov-2006 Aug-2009 Mar-2009 Jan-2009 Nov-2007 Oct-2006 Nov-2009 Oct-2009 Sep-2009 Jul-2009 Jun-2009 Feb-2009 Dec-2008 Jul-2008 Jan-2008 Dec-2007 Jul-2007 Jul-2006 Month Jan-2010 Area Service Tax % Dt of occuption Last Agr Dt Deposit Rent Receivable 16537.5 20000 16537.5 584527 15750 16537.5 718619 15750 15750 15750 15750 15750 15000 15000 13334 13334 13334 20000 20000 20000 15000 13334 13334 13334 20000 20000 20000 20000 20000 15750 15750 15750 15750 15750 15000 15000 15000 15000 15000 15000 15000 15000 13334 MBMC\_Rent Arrears Statement [5000 6000sq.ft 01.07.2006 Note: Deposit of 90,000/- for Lessor No.1 and 45,000/- for Lessor No.2 14.07.2006 -/000,00 after (TDS deduction) 16537.5 16537.5 13982 16910 13334 18000 15750 15750 15000 15000 15000 1333413334 13334 15750 15750 15000 15750 15000 15000 15000 18000 15750 15000 13334 13334 18000 16910 16910 15750 15750 15750 15750 15000 Rent increase @ Lease expires on Maint. by Floor / Off No. Month 31-Aug-08 30-Sep-08 31-Oct-08 4-Aug-07 10-Aug-07 31-May-07 31-Aug-09 19-Nov-07 16-Nov-06 30-Nov-08 30-Apr-08 5-Mar-08 4-May-08 31-Oct-07 2-May-07 11-Dec-06 23-Feb-09 17-Feb-09 5-Mar-08 2-Apr-07 1-Mar-07 6-Dec-06 5-Nov-09 5-Aug-09 07-Jul-08 5-Sep-06 8-Jan-08 5-Oct-09 5-Sep-09 8-Jan-09 3-Oct-07 5-Jul-09 3-Jul-08 5 % Every Year 30.06.2011. (IVth Floor) Cheque No. Cheque 648919 668771 668743 657061 656957 649013 648953 742279 353343 361293 353160 681381 675273 675225 668705 668863 668817 657068 353791 583662 353230 657005 649090 369028 369024 361337 583574 380361 380420 377324 369029 369027 369026 369025 368908 365882 # Amount Received PT Paid By Next increase Dt Maint. Amount Lease Period 584527 15000 13334 13334 15000 15000 13334 1333<u>4</u> 1333<u>4</u> 13125 13125 15000 15000 15000 15000 15000 13073 13073 13125 13125 13125 13125 15750 15750 15750 15000 15000 15000 15000 3332 5 years 9000/-1st April 2010 Tenant / Owner Received for the amount Aug-2006 Sep-2006 Oct-2006 Nov-2006 Dec-2006 Aug-2007 Sep-2007 Oct-2007 Nov-2007 Dec-2007 Jul-2008 Aug-2008 Sep-2008 Oct-2008 Jan-2007 Feb-2007 Jun-2007 May-2007 month of Nov-2008 Dec-2008 Jun-2008 Mar-2007 May-2008 Mar-2008 May 2009 Apr-2008 Jan-2008 Jul-2007 Apr-2007 Jul-2006 Feb-2008 Sep - 09 Jum-09 ಕ ö 134092 PDC chq cleared on 10/07/09 PDC chq cleared on 14/08/09 PDC chq cleared on 09/09/09 Remarks Diff.due 787.5

and the second

Aug Marie A Company of 1 (03529) - CHIRAG ALI LANE (HYDERABAD) 5-8-512, ABIDS SHOPPING CENTRE JAGDISH SHOPPING IFS Code: SBIN0003529 HYDERABAD, ANDHRA PRADESH 590001 CENTRE

केवल 3 महीने के लिए वैथ / VALID FOR 3 MONTHS ONLY 22062013 MM D

को या उनके आदेश पर OR ORDER modi (HUF) Stri Satish Eight thousand अदा करें ₹ for ABIDS LAKHOTIA INST OF ART & DESIGN 2007 for AB VALID FOR Rs. 5,000,000 & UNDER 30329576148 Valid to be Not to sxceed 1515800004 more than 5000001 DIRECTOR Please sign above

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

#\* 217147#\* 50000 2015#; 0000 21#\*

HDFC BANK LTD SURYODAYA, HYDERABAD SURYODAYA

25-JUN-2013 Date

HYDERABAD 500015 ANDHRA PRADESH INDIA

Dear Customer,

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

Instrument Amount Slip/Ref No. Return Charges

Payee Bank and Branch Reason for return

458,000.00 000000217147 100.00 0000000000000

Cheque No.

STATE BANK OF INDIA & CHIRAG ALI LANE (C INSUFFICIENT FUNDS

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

TO, SATISH MODI HUF C/O MODI PROF AND INVSTS T LTD. 5-4-187/3 AND 4, SOHAM MODI, M G RD 3-FLR, ABV BANK OF BARODA, RANIGUNI SECUNDERABAD 500003 ANDERA PRADESH

THIS IS A COMPUTER GENERATED STATEMENT AND REQUIRES NO SIGNATURE.

Mr. Soham,

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

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

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

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

This is for your information.

ka Rao

C.C. Jai Kumar/Praveen.

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

or the party communication and the strength of	Deman			14	
Arrear Tax	Current Tax			Adjustment	Total
181622	134822	6226	3	0	378707
f					

SI	Date of Entry	Receipt	No Per	eint	Date	DD/	'Chq	D	)/Ch	q Date	Payment	Paid At	Paid
No	Date of Entry	Receipt	NO Kec	.Cipt	12000	N	lo		+	4 Date	Status		Amount
1	20-MAR-2013	019117200	313411 20-	MAR	-2013	222	769	16	-MAI	R-2013	Cleared	Bill Collector	77808
2	04-JAN-2012	1	04-	JAN	-2012	277	915	28	÷ΦΕ	C-2011	Bounce	Bill Collector	38903
3	03-FEB-2012	87	03-	FEB	-2012	621	.508	02	2-FE	3-2012	Cleared	Bill Collector	38904
4	20-JUL-2011	91	20-	JUL	2011	439	824	20	)-JUI	L-2011	Bounce	Bill Collector	38904
5	28-OCT-2010	45	28-	ост	-2010	123	3550	28	-oc	T-2010	Bounce	Bill Collector	38904
6	31-MAR-2008	2381/	53 31-	MAF	-2008	694	1308	15	-MA	R-2008	Bounce	Bill Collector	25936
17	03-MAR-2006	197/6	59 03-	MAF	-2006	188	3743	03	-MA	R~2006	Bounce	Bill Collector	25936
8	29-NOV-2006	1239/	38 29-	NO	-2006	5 240	)334	30	)-NO	V-2006	Cleared	Bill Collector	25936
9	29-NOV-2005	197/2	25 29-	NO	200!	5 188	3741	. 30	-NC	V-2005	Bounce	Bill Collector	12968
10	15-MAR-2004	2516/	82 15	-MAI	₹-200	4 904	4895	5 13	3-MA	AR-2004	Cleared	Bill Collector	12968
1:	L 20-MAR-2004	2516/	'89 20	-MA	₹-200	4 40	5491	1 30	O-M/	\R-2004	Cleared	Bill Collecto	25936
12	2 20-MAR-2004	2516/	788 20	-MAI	R-200	4 29	1355	5 19	9-M/	AR-2004	1 Bounce	Bill Collecto	12968
1.	31-DEC-2004	3083/	762 31	-DE	200	4 15	4149	3	1-DE	EC-200	4 Bounce	Bill Collecto	25936
1.	4 16-DEC-2004	3083/	/52 16	-DE	C-200	4 32	740	1 1	5-DI	EC-200	4 Cleared	Bill Collecto	r 13048
1	5 31-MAR-2003	3 1612,	/81 31	-MA	R-200	3 77	034	7 3	1-M/	AR-200	3 Cleared	Bill Collecto	r 12968

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

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

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

Dear Sir,

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

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

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

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

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

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

Thank You.

Yours sincerely,

Mrs. Alesha Azhar Mujahidi

Jon coluis tool papers

Jon coluis tool papers

Jon 2 Jacs 2 Jacs

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



Door No. 10-2-278, Flat No. 103, Suresh Harivillu Apartments, Road No. 11, West Marredpally, Secunderabad - 500 026.

Ph: 64570512,

Cell: 9441782451, 9246172988

# By regd. Post (Ack - Due)

Date: 27.06.2014

То

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

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

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

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

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

Modi Properti	es & Investments Pvt.Ltd		
Date:	07.08.2013		
Description:	Dues of LCC		
Prepared By:	Praveen.B	Paid to	Amount
SI.No	<u>Details</u>	Satish Modi HUF	458,000.00
1	LCC Ivth Floor rent		357,324.00
2	Property tax Ilird Floor	GHMC	73,610.00
3	Maintenance Charges Illrd floor	MBMCOA	175,735,00
	Maintenance Charges IVth floor	MBMCOA	The state of the s
	Electricity Bills	APCPDCL /	25,601.00
5	Total		1,090,270.00

+111

30/11/2012

/bord/:

Ch

OF SEP 2013

MANAGING DISECTOR

8.00 m

1.50

350500

<del>-</del>



# Greater Hyderabad Municipal Corporation హైదరాబాదు మహానగర పాలక సంస్థ

Ay .

Our Service:

Payment

e-Registralon

Jalue Added Services

Enguiry

Others

Tue, Oct 01, 2013 10:51:15 AM

		10805	4	Dues Details 20 Ok	d PTIN/ASMT No	04620400300695
ew PTIN/ASP			z-v.z.#5*		•	
Ircle		: [8				
ame			NTERPRISES			
oor Number		5-9-19	0/309			produced and a second a second and a second
ocality		ABIDS	again a mara a cara mara mara a mara mara mar	the actions when the transfer		and a second of the second
		- mm 3f				
roperty Tax I	)ue as on	I MPR-ZU				181622
rrears Tax						47435
Arrears Tax Int	erest					134822
Current Tax			the first to spring \$1. of a control of a control of a spring of the control of t	The second second	ere processor en son en	C
Adjustment				,		363879
otal				and the same of th		
			(ale on fact-26			the state of the s
roperty Tax Tax Details	Due Half- Deman		ise (As on Oct-20 Tax Amount (Rs)	Interest (Rs)	Total (Rs)	Cumulative Amount (from top) (Rs)
			18090	15196	33286	33286
Аггеаг Тах	2010-2			16340	35792	69078
Arrear Tax	2010-2	2011-Z	19452		10553	79631
Arrear Tax	2011-2	2012-2	9258	1295	87631	167262
Arrear Tax	2012-2	2013-1	67411	20220		250849
Arrear Tax	2012-7	2013-2	67411	16176	83587	and the state of t
Current Tax	2013-	2014-1	67411	4044	71455	322304
Current Tax	.	2014-2	67411	. 0	67411	390264
Current tox	A CONTRACTOR	***********	Chamaran and the said to see the said			processing a contract of a property of the contract of
Property Tax	Due as	on Oct-7	013			1816
**		namen dan di camana	in the said and a side of the said and a said a said	a an and the annual and a first of the same	and the second second	692
Arrears Tax	nterest		and the second sections of the second			1348
Arrears Tax 1			and the second second second	and the second second		40
Arrears Tax I Current Tax			process and the second of the con-		وبالجار سيراسين يبراير	
Arrears Tax I Current Tax Current Tax	Interest	lv	and a summary of the second	A product of the second of the second of		
Arrears Tax I Current Tax	Interest	i <b>ly</b>	and a supplementary of the sup			3902

Mode Of Payment

Credit Card/Debit Card

Submit

\* Click Here for Building Usage And Measurement Details

The Part Merced in 1924\*768 / TE7 (Designed, Developed & Maintained by IT Department, GHMC.)

THO WHO NOV'12 - 1 95124 ~



# LEASE AGREEMENT

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

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

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

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

#### AND

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

Solish Media - Page 1 of 4

¥

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

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

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

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

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

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

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

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

Deposit payable to LESSOR NO. 1 - Rs. 2.40,000/-Deposit payable to LESSOR NO. 2 - Rs. 1,20,000/-

Salut Grade

Page 2 of 4

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

#### THE LESSEE HEREBY COVENANTS AS UNDER:-

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

# THE LESSOR HEREBY COVENANTS AS UNDER:-

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

Page 3 of 4

### DESCRIPTION OF THE DEMISED PORTION.

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

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

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

WITNESSES:

1.

LESSOR NO.

LESSOR NO. 2

2.

LESSEE

Page 4 of 4





Date: 30-04-2013

#### Letter of confirmation

From:
Mohd Azhar Mujahid,
Hydearbbad.

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

Subject: Handing over the vacant possession.

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

Dear Sir,

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

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

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

#### MOHD. AZHAR MUJAHID

#### **Soham Modi**

From:

"LID- LAKHOTIA INSTITUTE OF DESIGN" < lid.hyderabad@gmail.com>

Date:

30 April, 2013 4:39 PM

To:

"admin" <admin@modiproperties.com>; <soham@modiproperties.com>; <sohammodi@hotmail.com>;

"shiv shakthi" <shivi\_shakti@yahoo.co.in>

Attach:

4th floor vacating letter to soham modi.jpg

Subject:

Re: Vacate premises immediately - Lakhotia ,4th floor,MBMC

#### Letter of confirmation

From: Date: 30-04-2013

Mohd Azhar Mujahid,

Hydearbbad.

To

#### Mr.Soham Modi

5-4-187/3 & 4,

IInd Floor, M.G. Road,

Secunderabad.

Subject: Handing over the vacant possession.

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

Dear Sir,

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

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

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

Date	08/19/2013
Date	00000.2010

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

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

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

Dear Sir,

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

I have handed over vacant possession of the said premises on 30.04.2013. As on date the total arrears of rent to Satish Modi HUF after adjusting the security deposit is Rs. 4.58,000/- (Rupees four lakhs fifty eight thousand only). I confirm that the arrears of the rent given herein have been arrived at by cross checking the accounts with your office. I have accepted the said figure as final and shall not raise any objections on this count.

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

Thank You.

Yours sincerely,

Mohd. Azhar Mujahid

### Note:

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

Collect similar letter and cheques for Suresh Bajaj.

#### **Undertaking**

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

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

APPROVED BY

SOHAM MUDIOR

MANAGING DIRECTOR

Date

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

Dear Sir,

1

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

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

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

cheque number	cheque date	drawn on	Amount
			50,000/-
			50,000/-
			50,000/-
	•		50,000/
			50,000/
			50,000/
	cheque number	cheque number cheque date	cheque number cheque date drawn on

	50,000/-
7.	50,000/-
8.	58,000/-
9.	38,000/2

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

Thank You.

Yours sincerely,

(	)
Name	: Mohd. Azhar Mujahid
Place	:
Date	

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

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



Date

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

Dear Sir,

1

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

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

Out of the said ar	rears I have paid	an amount of Rs.	. Please find enclosed a chequ	16
of Rs.	, dated	drawn on	bank for the balance amount.	
Thank You.			: : :	
Yours sincerely,			• !	

Mohd. Azhar Mujahid.

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

Collect similar letter and cheques for Suresh Bajaj.

From,	Date 08.03.2013
	e Mr. Mohd. Aijazuddin, 0.202, Rainbow Apartments, Bhavan, 0.202, Rainbow Apartments, Bhavan, 0.203, Rainbow Apartments, Bhavan, 0.204.  Sash Modi (HUF), 1/3 & 4, M G Road, 0.2015. Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist Complex 1/2, 1/2, 1/2, 1/2, 1/2, 1/2, 1/2, 1/2,
Ch. Lata Mr. Mahd Aijazuddin	
5/0. Late WII. World. Arjazudum,	
Gandhi Bhavan,	
Hyderabad.	the Mr. Mohd. Aijazuddin, to Mr. Makana, Bhavan, bad.  tish Modi (HUF), 17/3 & 4, M G Road, terabad – 500 003.  tt. Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist Complex ir., taken on lease the above referred premises from 01.07.2012 to 01.03.2015. The said ses were jointly leased by Mrs. Shiv Shakti Constructions & Shri. Satish Modi (HUF). Respremises is being paid from month to month with an annual increase of 10% every month and of the said premises on 30.04.2013. As on date the total is of rent after adjusting the security deposit is Rs. 4,58,000/- (Rupees four lakhs fifty eight and only). I confirm that the arrears of the rent given herein have been arrived at by crossing the accounts with your office. I have accepted the said figure as final and shall not rai ojections on this count.  If the said arrears I have paid an amount of Rs
•	Mr. Mohd. Aijazuddin, 202, Rainbow Apartments, havan, d.  1 Modi (HUF), & 4, M G Road, abad – 500 003.  Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist Complex  Seen on lease the above referred premises from 01.07.2012 to 01.03.2015. The said were jointly leased by M/s. Shiv Shakti Constructions & Shri. Satish Modi (HUF). Rent seemises is being paid from month to month with an annual increase of 10% every month.  And More model over vacant possession of the said premises on 30.04.2013. As on date the total frent after adjusting the security deposit is Rs. 4,58,000/- (Rupees four lakhs fifty eight only). I confirm that the arrears of the rent given herein have been arrived at by cross the accounts with your office. I have accepted the said figure as final and shall not raise ctions on this count.  The said arrears I have paid an amount of Rs
	atish Modi (HUF), 87/3 & 4, M G Road, aderabad – 500 003.  act:- Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist Complex Sir, e taken on lease the above referred premises from 01.07.2012 to 01.03.2015. The said ises were jointly leased by M/s. Shiv Shakti Constructions & Shri. Satish Modi (HUF). Renter premises is being paid from month to month with an annual increase of 10% every month  A 3 1 Mod. NOT.  The handed over vacant possession of the said premises on 30.04.2013. As on date the total arrs of rent after adjusting the security deposit is Rs. 4,58,000/- (Rupees four lakhs fifty eights sand only). I confirm that the arrears of the rent given herein have been arrived at by cross king the accounts with your office. I have accepted the said figure as final and shall not rais objections on this count.  of the said arrears I have paid an amount of Rs
To,	
Secunderabad – 500 003.	
Subject: Payment of rent arrears for	premises bearing no. 5-9-189/190, 4 11001, Methodist
Dear Sir,	
I I are taken on loogs the above refer	red premises from 01.07.2012 to 01.03.2015. The said
I have taken on lease the above reter	GUI GILLI Contractions & Shri Satish Madi (HUF) Rent
premises were jointly leased by M/s	. Shiv Shakti Constructions & Shir. Satish Wood (1707). Tesh
a 1 ' later and from	month to month with an annual increase of 10% every monul.
to lahah Me	su. nur.
I have handed over vacant nossession	on of the said premises on 30.04.2013. As on date the total
Thave handed over vacant possessie	with densit is Ps. 4.58 000/- (Rupers four lakhs fifty eight
arrears of rent after adjusting the sec	jurity deposit is Ks. 4,56,000/ (Reaposs four talking and 5
thousand only). I confirm that the ar	rears of the rent given herein have been arrived at by closs
shooking the accounts with your off	ice. I have accepted the said figure as final and shall not raise
any objections on this count.	
71	of Do
Out of the said arrears I have paid a	Modi (HUF), & 4, M G Road, bad – 500 003.  Payment of rent arrears for premises bearing no. 5-9-189/190, 4th floor, Methodist complex  In on lease the above referred premises from 01.07.2012 to 01.03.2015. The said were jointly leased by M/s. Shiv Shakti Constructions & Shri. Satish Modi (HUF). Rent mises is being paid from month to month with an annual increase of 10% every month.  In other mossession of the said premises on 30.04.2013. As on date the total rent after adjusting the security deposit is Rs. 4,58,000/- (Rupees four lakhs fifty eight only). I confirm that the arrears of the rent given herein have been arrived at by cross the accounts with your office. I have accepted the said figure as final and shall not raise tions on this count.  It is said arrears I have paid an amount of Rs
CD	drawn on for the
Please find enclosed a cheque of Rs	3, dated
balance amount.	
0 <b>(</b>	· na e
Thank You	4 "1" , 1" ,
Thank you.	1. enough
37 in nonely	ast movie
Yours sincerely,	Sol M. Time "
	~ ( V
Mohd. Azhar Mujahid	
Collect undated PDC marked as no	ot more than Rs. 5 lacs in favour of Satish Modi HUF amount
1 1 0 1 1 1 0 1 - 1 - 1 - 1 - 1 - 1 - 1	soited in case of failure to pay any installment in time.
to be left blank. Cheque to be depo	SHELL III case of fathere to ball and information
	and the product of
> (Collect similar letter and cheques	or Suresh Bajaj. ) »

1 (	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	The state of the s	Language Control	01/07/2006 to 31/03/2009 (Lease agreement dated 05 09 2006)	
ressor	Satisfi Mode nor			UL/UL/ZUUD IO DI/UD/ZUUG (Lease agi cerrent dated UD/UD/ZUUG)	
Lessee	Mohd. Azhar Mujahid (Lakhotia)			01/07/2009 to 30/06/2012 (Lease agreement dated 18.11.2009)	
Rent:			rease period	ענייטינער עס פון מאר איני איני איני איני איני איני איני אי	
Count Cottle	Account Cottled as on 31 03 2012		268 003 00	/ 01 07 2011 to 31 03 2012)	
sceived PDC	Received PDC's against total dues		2000		
17	17 Cheques	15.000.00	255.000.00	A Language (F)	
H	1 Cheque	13,000.00	13,000.00		
			268,000.00	Pdc Received	
	Cheque No	Date	Amount		
	406501	15.04.2012	15,000.00	15,000.00 PDC Cleared	
	406502	15.05.2012	15,000.00	15,000.00 PDC Cleared	
	406503	15.06.2012	15,000.00 Bounced	Bounced	
	406504	15.07.2012	15,000.00	Bounced	
	406505	15.08.2012	15,000.00	Bounced	
	As on 31 03 2012		268 000.00		
Andrew 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Less 2 Pdc cleared	Weinstein Commence of the Comm	30,000,00		
	Total		238,000.00	Dues as on 31.03.12	
Value of the second sec		BALANCE DUES	238,000.00	238,000.00 (01.07.2011 to 31.03.2012)	
			28,000.00	April'12 rent + amenities	
			28,000.00	May'12 rent + amenities	
			28,000.00	June'12 rent + amenities	
			23,100.00	July'12 rent + amenities new agrement	
			23,100.00	Aug'12 rent + amenities	
			23,100.00	Sep'12 rent + amenities	
			23,100.00	23,100.00   Oct'12 rent + amenities	
			23,100.00	23,100.00 Nov'12 rent + amenities	
Cheque No	<u>Date</u>	Amount	23,100.00	23,100.00   Dec'12 rent + amenities	
406510	406510 15.01.13	15000 (Bounced)	23,100.00	23,100.00 Jan'13 rent + amenitles	
406519	406519 15.02.13	15000 (Bounced)	23,100.00	Feb 13 rent + amenities	
406512	406512 15.03.13	15000 (Bounced)	23,100.00	23,100.00 Mar'13 rent + amenities	
			23,100.00	April'13 rent + amenities	
	Total Dues		553,000.00		
	Less : received online 05.03.2013	a 05.03.2013	50,000		
	Total Dues as on 31.03.2013	03.2013	503,000.00		
	Less : DEPOSII		45000	45000 A TOTAL OUTSTANDING DURE AS ON 20 000 000	

•

03-APA-2013

HYDERABAD 500016 ANDERA PRADECE INDIA

Dear Customer,

In accordance with the details shown below, we have debited your SAVINGS/CUPRENT addount 00421000119739 as unden:

Instrument Amount Return Charges

Cheque No. Slip/Ref No. Payee Bank and Branch Reason for return

15,000.00 000000406510 100.00 0000000000000

ANUBRA BANK & NAMEALLY (NEE) INSUFFICIENT FUNDS

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

SATISH MODI HUE C/O MODI PROP AND INVSTS P LTD, 5-4-187/3 AND 4, SOHAM MODI, M G RD 3-ELR, ABV BANK OF BARODA, RANIGUHJ SECUNDERABAD 500003 ANDHRA FRADESH

THIS IS A COMPUTER GENERALED STATEMENT AND REQUIRES NO SIGNATURE.

या धारक को Or Bean अदा करें (378) नामपल्ली, हैदराबाद - 500 001 0 3 7 8 SECUNDERABAD BR. NAMPALLY, HYDERABAD - 500 001 (ANDB0000378) AB/CA/BQ

# 406540# 5000 11031#

चेक' सं. Cheque No.

l l

HDFC BANK LTD SURTODAYA, HTDEFABAD SURYODAYA

Date : 03-AFR-2013

HYDERABAD 500016 ANDHEA PRADESH INDIA

Dear Customer,

In accordance with the details shown below, we have debited your SAVINGS/CUPPENT account 00421090119739 as under:

建铁矿物物等 化二氢氯化物 医骨髓管

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

15,000.00 000000406519 100.00 00000000000 ANDERA SANK & NAMEALLY (NMP) INSUFFICIENT FUNDS

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

TO,
BATISH MODI BUY
C/O MODI PHOF AND INVSTS F LTD.
5-4-127/3 AND 4, SOHAM MODI, M G RD
3-ELR, ABV BANK OF BARODA, HANIGUNG
SECUNDERABAD 500003
ANDHRA FRADESH

THIS IS A COMPUTER GENERATED STATEMENT AND REQUIRES NO SIGNATURE.

#406519# 500011031E

(ANDB0000378)

चेक सं. Cheque No.

AB/CA/BQ

11

HOFC BANK LID SURYCOATA, HYDERABAD SURYODAYA

03-RIR-2013 Date

HYDERABAD 500016 ANDHRA PRADESE INDIA

Dear Cuptomer,

AB/CA/BQ

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

Instrument Amount Return Charges

Cheque No. Slip/Ref No. Payee Bank and Branch Reason for return

15,000.00 000000406512 100.00 00000000000 ANDHRA BANK & NAMPALLY (MMP) INSUFFICIENT FUNDS

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

TO. SATISH MODIL HUM C/O MODI PROF AND INVSTS P LTD. 5-4-187/3 AND 4, SOBAM MODE, M G RD 3-FLR, ABV BANK OF BARODA, RANISUNJ SECUNDEPARAD 500003 ANDERA PRADESH

THIS IS A COMPUTER GENERATED STATEMENT AND REQUIRES NO STENEFURE.

्या धारक को Or Bed अदा करें। 037811011001446 (378) नामपल्ली, हैदराबाद - 500 001 NAMPALLY, HYDERABAD - 500 001 SECUNDERABADER (ANDB0000378)

#406512# 500011031#

चेक सं. Cheque No.

11

Page No .:

Account Branch : SECUNDERABAD

: USHA KIRAN GUNPLEK, ON FLOUR

PARADISE CINCLE SARBJINI DEVI RUMD

City : SECUNDERADAD 500 003 State ANDHRA PRADESH

Phone no. 040-61606161

Enall accounts@modiproperties.com

W Linit 0.00 Corrency: 188

Cost II 2521846 Account No 00421000119759

Pr.Code : 100

Imperia

A/C Apen Date 17/02/2004

Br Cade : 42

Account Status : Regular

onination Facility: Not Registered tatement From : 01/01/19

AU MUDI EKOM AKO INUSTS P LID,

-4-18773 AND 4, SOMAN MODI, N G RD,3-FLR, ADV BARK OF BARDDA, RANISUMJ

To: 00/03/13

2/01/13 \$703733

2/01/13

75. SATESH MODE HUF

ECUNDERABAD 500003

NOMBO PRODESH India

BINT HELDERS :

CHO POLO-INHARD TRAN-AJAY HEHTA I/N CHO RET-DRAWER SIGNATURE DIFFERS NEFT CR-SBINOOD3529-ABIBS LAKHRIJA INST

0000000858470 SDIAHI 3064320655

0000000856670

02/01/13 02/01/13 05/03/13

1,655,00 1,885.00 50,000,00

4,661 6,316 56,316

OF ARTS DESIGN-SRI SATISH

MIDE-581MIL 3064328655

STATEMENT SONNARY :-

Opening Balance

6,316.51

Rebles

Credits

Closing Bal

1,655.00

51,655.00

56,316

Dr Count

Cr Count

HDFC Bank Service Tax Registration No (PAN Based): AADCH2702987801

Registered Office Address: HDFC Bank House, Semapati Dapat Marg, Louer Parel, Mumbai 400013

#### admin

From:

LID- LAKHOTIA INSTITUTE OF DESIGN [lid.hyderabad@gmail.com]

Sent:

29 November, 2012 7:08 PM

To:

Admin

Subject:

Re: Fw: Most Urgent - Lakhotia

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

Regards.

On Tue, Nov 27, 2012 at 10:14 AM, Admin <a href="mailto:admin@modiproperties.com">admin@modiproperties.com</a>> wrote: Dear Sir,

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

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

Now the matter is dealing by our advocate.

Please inform to our MD, email: <a href="mailto:soham@modiproperties.com">soham@modiproperties.com</a> if you require any certain information from us.

Regards,

Jai Kumaar. G | Manager - HR & Admin | Modi Properties

Soham Mansion, M G Road, Secunderabad – 500003 |

## +91-40-66335551 | 1 +91-40-8106582785 | Fax: +91-40-27544058 |

email: admin@modiproperties.com | www.modiproperties.com

---- Original Message -----

From: LID-LAKHOTIA INSTITUTE OF DESIGN

To: Admin

nt: Monday, November 26, 2012 3:34 PM

Subject: Most Urgent

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

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

Praveen. Its Urgent.

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

LID - LAKHOTIA INSTITUTE OF DESIGN

ISO 9001:2008 Certified

Institute of Fashion, Interior, Textile Designing, Fashion Photography, and Fashion Styling.

# LIHM - LAKHOTIA INSTITUTE OF HOSPITALITY AND MANAGEMENT

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

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

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

www.aliad.in

www.lakhotiainstituteofdesign.com

Click the following link to watch our video library: ...tp://www.hybiz.tv/Lakhotia-Institute

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

#### admin@modiproperties.com

From:

"Admin" <admin@modiproperties.com>

To:

<shivi\_shakti@yahoo.co.in>

Cc:

<koppusheeba@gmail.com>

Sent: Subject: Monday, November 26, 2012 12:22 PM Lakhotia lease agreement (Urgent)

Sheeba,

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

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

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

Also one signature is missing in lease agreement second copy.

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

#### Regards,

Jai Kumaar. G | Manager - HR & Admin | Modi Properties Soham Mansion, M G Road, Secunderabad – 500003 | ★ +91-40-66335551 | 3 +91-40-8106582785 | Fax: +91-40-27544058 email: admin@modiproperties.com | www.modiproperties.com

Entlish Hode Hode Dege

## MBMC

SATISH	MODI - HUF	1						
	f rent receipts							
Date:	7-Mar-12							1
Prepared		Subramanyan	L					İ
								1
-	1				A	В	С	D = B + C - A
S No.	From	To	Paid or payable to	Description	Amount paid	Rent recivable	Service tax	Balance
1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent	İ	13,333		13,333
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13,333		26,666
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13,333		39,999
4	1-Oct-06	31-Oct-06	SATISH - HUF	Rent		13,333		53,332
5	1-Nov-06	30-Nov-06	SATISH - HUF	Rent	<u> </u>	13,333		66,665
6	1-Dec-06	31-Dec-06	SATISH - HUF	Rent		13,333	<u> </u>	79,998
7	1-Jan-07	31-Jan-07	SATISH - HUF	Rent		13,333	1	93,33.1
8	1-Feb-07	28-Feb-07	SATISH - HUF	Rent	<u> </u>	13,333		106,664
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent		13,333		119,997
10	31-Mar-07		SATISH - HUF	Rent	93,338	<u>.</u>		26,659
11	1-Apr-07	30-Apr-07	SATISH - HUF	Rent		15,000		41,659
12	1-May-07	31-May-07	SATISH - HUF	Rent		15,000		56,659
13	1-Jun-07			Rent	1	15,000		71,659
14	1-Jul-07	31-Jul-07		Rent		15,000		86,659
15	1-Aug-07	31-Aug-07		Rent		15,000		101,659
16	1-Sep-07	30-Sep-07		Rent	ī	15,000		116,659
17	1-Oct-07	31-Oct-07		Rent	1	15,000	1	131,659
18	1-Nov-07	30-Nov-07		Rent		15,000		146,659
19	1-Dec-07	31-Dec-07		Rent		15,000	1	161.659
20	1-Jan-08	\$	to the second of the second	Rent		15,000	!	176.659
21	1-Feb-08			Rent	1	15,000		191,659
22	1-Mar-08	4		Rent	· · · · ·	15,000		206,659
23	31-Mar-08		SATISH - HUF	Rent	176,668			29,991
24	1-Apr-08			Rent		15,750		45,741
25	1-May-08			Rent		15,750		61,491
26	1-Jun-08			Rent		15,750		77,241
27	1-Jul-08			Rent		15,750		92,991
28	1-Aug-08			Rent		15,750		108,741
29	1-Sep-08			Rent		15,750		124,491
30	I-Oct-08			Rent	· <del>  </del>	15,750		140,241
31	1-Nov-08			Rent		15,750		155,991
32	1-Dec-08			Rent		15,750		171,741
33	1-Jan-09			Rent		15,750		187,491
34	1-Feb-09			Rent	<del>-</del>	15,750		203,241
35	1-Mar-09			Rent		15.750		218,991
36	31-Mar-09	· · · · · · · · · · · · · · · · · · ·	SATISH - HUF	Rent	185,250		··	33,741
37	1-Apr-09		CARIOL MILE	Rent	1	16,538	:	50,279
38	1-May-09			Rent	-	16,538		66,817
39	1-Jun-09			Rent		16,538		83,355
40	1-Jul-09			Rent		20,000		103,355
41	1-Aug-09			Rent		20,000		123.355
42	1-Sep-09			Rent		20,000		143,355
43	1-Oct-09			Rent		20,000	1 1 1 1 1 1 1 1 1 1 1	163,355
44	1-Nov-09			Rent	.	20,000		183,355
45	1-Nov-09			Rent		20.000		203,355
46	1-Dec-09			to the second se		20,000		203,355
47	I-Feb-10			Rent		20,000	i	
47	1-Mar-10			Rent		20,000		243,355 263,355
48	31-Mar-10		0 SATISH - HUF SATISH - HUF	Rent	144 271	20,000		119,084
47	JI*iViar∗i (	<b>,</b>	I SALISH - HUF	Rent	144,271	l .		119,084

50	31-Mar-10		SATISH - HUF	TDS	25,426			93.658
51	1-Apr-10	30-Apr-10	SATISH - HUF	Rent		20,000		113,658
52	1-May-10	31-May-10	SATISH - HUF	Rent		20,000		133,658
53	1-Jun-10	30-Jun-10	SATISH - HUF	Rent		20,000		153.658
54	1-Jul-10	31-Jul-10	SATISH - HUF	Rent	L .	24,000		177,658
55	I-Aug-10	31-Aug-10	SATISH - HUF	Rent		24,000		201,658
56	1-Sep-10	30-Sep-10	SATISH - HUF	Rent		24,000		225.658
57	1-Oct-10	31-Oct-10	SATISH - HUF	Rent		24,000		249,658
58	1-Nov-10	30-Nov-10	SATISH - HUF	Rent		24,000		273,658
59	I-Dec-10	31-Dec-10	SATISH - HUF	Rent		24,000		297,658
60	I-Jan-11	31-Jan-11	SATISH - HUF	Rent		24,000		321,658
61	1-Feb-11	28-Feb-11	SATISH - HUF	Rent		24,000		345.658
62	1-Mar-11	31-Mar-11	SATISH - HUF	Rent		24,000		369.658
63	15-Mar-11		SATISH - HUF	Rent	280,455			89,203
64	31-Mar-11		SATISH - HUF	TDS	27,200			62,003
65	1-Apr-11	30-Apr-11	SATISH - HUF	Rent		24,000		86.003
66	I-May-11	31-May-11	SATISH - HUF	Rent		24,000		110,003
67	1-Jun-1-1	30-Jun-11	SATISH - HUF	Rent		24,000		134,003
68	1-Jul-1,1	31-Jul-11	SATISH - HUF	Rent		28,000		162,003
69	1-Aug-1,1	31-Aug-11	SATISH - HUF	Rent		28,000		190,003
70	1-Sep-1,1	30-Sep-11	SATISH - HUF	Rent		28,000		218,003
71	13-Oct-1-1		SATISH - HUF	Rent	118,000			100,003
73	1-Oct-1.1	31-Oct-11	SATISH - HUF	Rent		28,000		128,003
74	1-Nov-11	30-Nov-11	SATISH - HUF	Rent		28,00Q		156.003
75	1-Dec-11	31-Dec-11	SATISH - HUF	Rent		28,000		184,003
76	1-Jan-12	31-Jan-12	SATISH - HUF	Rent		28,000		212,003
77	1-Feb-12	28-Feb-12	SATISH - HUF	Rent		28,000		240,003
78	1-Mar-12	31-Mar-12	SATISH - HUF	Rent		28,000-		268,003
			SATISH - HUF	TDS(11-12)	32,400			235,603
	Total			:	1,083,008	1,318,611	-	

V.S. Shedra

APPROVED BY

31 MAR 2012

30HAM MODI

MANAGING DIRECTOR

Verified A. Sambor for 2/4/12

Arrear of 2,68,000-

to be paid @ 15,000 - p.m. Storng for 7/4/12

Accorden setted
up to 31/3/12

Amount 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00
15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00
15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00
15,000.00 15,000.00 15,000.00 15,000.00 15,000.00 15,000.00
15,000.00 15,000.00 15,000.00 15,000.00 15,000.00
15,000.00 15,000.00 15,000.00
15,000.00 15,000.00 1.5,000.00
15,000.00 15,000.00
15,000.00
1.5,000.00
15,000.00
15,000.00
15,000.00
15,000.00
15,000.00
15,000.00
15,000.00
15,000.00
15,000.00
13,000.00 268,000.00 268,000.00
_

Table fresh Chaques

15,000 × 6 nouts

(Snow Jun-12 to NOV-12)

Cheques due- q old Settlement.

= 90,000 |-

(9) page Previous agrent 18t 07/2009 to 38/06/12

lesson, Satish Modi Huf lessee -, Mond. Azhar Mujahid (Lakelita).

2,68,003/-(1) Account settled as on 31/3/12 @ (Statement enclosed) (2) Received PDC's againt 2,68,000 dus

17 cheques x 15,000 = 2.55000 1 cheque × 13,000 PDC Received (B) C Statember closed)

(3) in cheque no: 406501 - dt- 15/4/12-PDC- 15000- Cleared V in cheque no: 406502 - dt. 15/4/12-PDV 15000- Cleared V (11) Chepu ro: 606504 - dt 15/0/12 PDC 15,000 - Bourced X (11) Chepu ro: 606504 - dt 15/0/12 PDC 15,000 - Bourced X (N Magne no: 406505\_ dt 15/8/12 PDC 15,000) Bourcel. >

as on 31/3/12 - 268,000 du Less: 2 PD à cheared 30,000 due as en 31/3/12

(a) Statement cuclosed - approved appy on 21/2/12 (Rent Recipts)

(b) statement cuclosed = P.D.C cheques Obetails:

# Lallbotia - Sodiah Merdi - Herf 4th floor-Mane 3 Page

31/3/12\_ due as on 2,38,000 April 2 rent anulus old Nay 12 rest autis agreeut. Jun'12 rest autis 28,000 28,000 28,000 Jul 12 rout familes (New agreeret) 23,100 Aeg'12 23,100 Sep'/2. 23,100 Oct 1/2 23, 100 4,14,400 Duels NOU'12 23100 Dec 12 23100 Jan 15 23 120 Jeb 13.

·--.

Cessor. Satish Modi (Huf), represented by its Karta Satish mod.
Lessee total Mohd. Azhar Mujahid.

as on 31/3/12 Settled allow Bal - 268 003/-17 chq x 15000= 255000

Rent April 12 - 28,000 h - (C) most deans Banke May 12 - 28,000 /- > Most chessed.

Jun'12 - 28,000 /- > 11

July 12 - 28,000 /- > 11

Lang 12 - 28,000 /- > 11

15-4-12 406501 -15000+ C

etails of PDCs	· <u> </u>	
Satish Modi Huf		
Sl.No. Cheque Date	Ch.No.	Amount
15-04-12	406501	15,000.00
15-05-12	406502	15,000.00
15-06-12	406503	15,000.00
15-07-12	406504	15,000.00
15-08-12	406505	15,000.00
5 ' 15-09-12	406506	15,000.00
7 15-10-12	406507	15,000.00
3 15-11-12	406508	15,000.00
15-12-12	<b>40</b> 6509	15,000.00
10 15-01-13	406510	15,000.00
15-02-13	<b>40</b> 6519	15,000.00
12 15-03-13	406512	15,000.00
13 15-04-13	406513	15,000.00
14 15-05-13	406514	15,000.00
15 15-06-13	406515	15,000.00
16 15-07-13	406516	15,000.00
17 15-08-13	406517	15,000.00
18 15-09-13	406518	13,000.00
		268,000.00

-

r

Cessor. Satish Modi (Huf) represented by its Karta Satish wood lessee to Mohd. Azhar Mujahid.

Rent as on 31/3/12 soldled allows Bal - 268 003/
Releaved Poc's 17 chq x 15000 = 255 000

1 chq x 13000 13,000

1 chq x 13000

Laterts and sold allows 1 challes and sold an

fresh Rent
April: 12 - 28,000 + ->

Chews

Find 12 - 28,000 + ->

Parity 12 - 28,000 + ->

Proposition of the proposition of th

Details of F			
Satish Mod	li Huf		
Sl.No.	Cheque Date	Ch.No.	Amount
	15-04-12	406501	15,000.00
	15-05-12	406502	15,000.00
	15-06-12	406503	15,000.00
	15-07-12	406504	15,000.00
	15-08-12	406505	15,000.00
	15-09-12	406506	15,000.00
	15-10-12	406507	15,000.00
	15-11-12	406508	15,000.00
	15-12-12	406509	15,000.00
	15-01-13	406510	15,000.00
	15-02-13	406519	15,000.00
	15-03-13	406512	15,000.00
	15-04-13	406513	15,000.00
14	15-05-13	406514	15,000.00
	15-06-13	406515	15,000.00
16	15-07-13	406516	15,000.00
17	15-08-13	406517	15,000.00
18	15-09-13	406518	13,000.00
			268,000.00



			:.			:	
	AODI - HUF						
4 44 4 4 4 4 4	rent receipts						
Date:	7-Mar-12			<del></del> .			
Prepared I	3y: Su	ibramanyam					
					A	В	D = B + C - A
	<u></u>		Paid or payable to	Description	Amount paid	Rent recivable Service tax	Balance
S No.	From	To	SATISH - HUF	Rent		13,333	13,333
. 1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent		13,333	26,666
2		31-Aug-06	SATISH - HUF	Rent		13,333	39,999
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent	i	13,333	53,332
4	1-Oct-06	31-Oct-06	SATISH - HUF	Rent	!"	13,333	66,665
5	1-Nov-06	30-Nov-06		Rent		13,333	79,998
6	1-Dec-06	31-Dec-06	SATISH - HUF	Rent	<u> </u>	13,333	93,331
7	1-Jan-07	31-Jan-07	SATISH - HUF	Rent	i .	13,333	106,664
8	1-Feb-07	28-Feb-07	SATISH - HUF	Rent	i	13,333	119,997
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent	93,338		26,659
10	31-Mar-07		i managaran da man	Rent	1 77 .	15,000	41.659
11	1-Apr-07	30-Apr-07	Action to the second se	Rent	1	15,000	56,659
12	1-May-07	31-May-07		Rent		15,000	71,659
13	1-Jun-07	30-Jun-07		Rent		15,000	86,659
14	1-Jul-07	31-Jul-07	7	Rent		15,000	101,659
15	l-Aug-07	31-Aug-07	1	Rent	il in the second second	15,000	116,659
16	1-Sep-07	30-Sep-07		4		15,000	131,659
17	1-Oct-07	31-Oct-07		Rent		15,000	146,659
18	1-Nov-07	30-Nov-07		Rent		15,000	161,659
19	1-Dec-07	31-Dec-07		Rent		15,000	176,659
20	1-Jan-08	31-Jan-08		Rent		15,000	191,659
21	1-Feb-08	29 <b>-</b> Feb-08		Rent		15,000	206,659
22	1-Mar-08	31-Mar-0	8 SATISH - HUF	Rent	176,668		29,991
23	31-Mar-08		SATISH - HUF	Rent	1/0,000	15,750	45.741
24	1-Apr-08	30-Apr-0		Rent		15,750	61,491
25	1-May-08	31-May-0	8 SATISH - HUF	Rent		15,750	77,241
26	1-Jun-08	30-Jun-0	8 SATISH - HUF	Rent		15,750	92,991
27	1-Jul-08	31-Jul-0		Rent		15,750	108,741
28	1-Aug-08	31-Aug-0	8 SATISH - HUF	Rent	<del>i</del>	15,750	124,491
29	1-Sep-08		8 SATISH - HUF	Rent	l	15,750	140.241
30	1-Oct-08					15,750	155,991
31	1-Nov-08		8 SATISH - HUF		A CONTRACTOR	15,750	171.741
32	1-Dec-08	31-Dec-0	8 SATISH - HUF			and the second s	187,491
33	1-Jan-09	311 0	9 SATISH - HUF	Rent		15,750	203,241
34	1-Feb-09			' Rent		15,750	218,991
35	1-Mar-09	-1	9 SATISH - HUF			15,750	33,741
36	31-Mar-09		SATISH - HUF	Rent	185,25	0	50,279
37	1-Apr-09		9 SATISH - HUI	Rent		16,538	66.817
38	1-May-09			Rent		16,538	83,355
39	1-Jun-09	and the contract of the contra		Rent		16.538	103.355
40	1-Jul-09			Rent	1	20,000	123,355
41	1-Aug-0					20,000	143,355
42	1-Sep-0				1	20,000	163,355
43	1-Oct-0		A HOME TO A TOTAL OF THE SECURE			20,000	183,355
	1-Nov-0		and the second of the second o			20.000	
44	1-Nov-0					20,000	203,355
45	1-Jan-1		1			20,000	223,355
46	1-Jan-1 1-Feb-1	1 1 1 1	eren eren eren eren eren eren eren eren			20,000	243,355
47	1-Heb-1				1	20,000	263,355
48	31-Mar-1		SATISH - HU		144,2	71 : : : : : : : : : : : : : : : : : : :	119,084
49	31-War-1	VI					

	21.14 101		SATISH - HUF	TDS	25,426		93,658
50 51	31-Mar-10	20 4 10	SATISH - HUF	Rent	TANKS	20,000	113,658
	1-Apr-10	30-Apr-10	SATISH - HUF	Rent		20,000	133,658
52	1-May-10	31-May-10	SATISH - HUF	Rent		20,000	153,658
53 54	1-Jun-10	30-Jun-10	SATISH - HUF	Rent		24,000	177,658
	1-Jul-10	31-Jul-10	SATISH - HUF	Rent		24,000	201,658
55	1-Aug-10	31-Aug-10		Rent		24,000	225,658
56	1-Sep-10	30-Sep-10	SATISH - HUF	Rent		24,000	249,658
57	1-Oct-10	31-Oct-10	SATISH - HUF	Rent		24,000	273,658
58	1-Nov-10	30-Nov-10	SATISH - HUF	Rent		24,000	297,658
59	1-Dec-10	31-Dec-10	SATISH - HUF	Rent		24,000	321,658
60	1-Jan-11	31-Jan-11	SATISH - HUF	and the second control of the		24,000	345,658
61	1-Feb-11	28-Feb-11	SATISH - HUF	Rent	1 -	24,000	369,658
62	1-Mar-11	31-Mar-11	SATISH - HUF	Rent	280,455		89,203
63	15-Mar-11		SATISH - HUI <sup>7</sup>	Rent	the second secon	The second secon	62,003
64	31-Mar-11		SATISH - HUF	TDS	27,200	24,000	86,003
65	1-Apr-11	30-Apr-11	SATISH - HUF	Rent		24,000	110,003
66	1-May-11	31-May-11	SATISH - HUF	Rent		24,000	134,003
67	1-Jun-11	30-Jun-11	SATISH - HUF	Rent	<u>.</u>	28,000	162,003
68	1-Jul-11	31-Jul-11	SATISH - HUF	Rent		7.7 % house	190,003
69	1-Aug-11	31-Aug-11	SATISH - HUF	Rent		28,000	218.003
70	1-Sep-11	30-Sep-11	SATISH - HUF	Rent		28,000	100,003
71	13-Oct-11		SATISH - HUF	Rent	118,000	00.000	128,003
73	1-Oct-11	31-Oct-11	SATISH - HUF	Rent		28,000	156,003
74	1-Nov-11	30-Nov-11	SATISH - HUF	Rent		28,000	184,003
75	1-Dec-11	31-Dec-11	SATISH - HUF	Rent		28,000	
76	1-Jan-12	31-Jan-12	SATISH - HUF	Rent		28,000	212,003 240,003
77	1-Feb-12	28-Feb-12	SATISH - HUF	Rent		28,000	and the second of the second
78	1-Mar-12	31-Mar-12	SATISH - HUF	Rent		28,000	268.003
- '			SATISH - HUF	TDS(11-12)	32,400		235,603
<u> </u>	Total	ļ			1,083,008	1,318,611	

V.S. Shedra

APPROVED BY

3 1 MAR 2012

SOHAM MODI

MANAGING DIRECTOR

A. Samber Lav. 2/4/12

Arrear of 2,68,000-

to be paid @ 15,000 - p.m. Stock

Story of 7/4/1

Accourter setted 81/3/12.

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

-- arreals as on 31/3/2012

Take fresh chaques

ado for Curren

Everyworldt

) and 12

A Jula

### C. BALAGOPAL

Ameerunnisa Begum K. Vijayasaradhi C.V. Chandramouli Advocates Door No. 10-2-278, Flat No. 103, Suresh Harivillu Apts, Road No. 11, West Marredpally, Secunderabad-26.

Phone: 64570512

Cell: 9441782451, 9246172988

Regd Post Ack.due

November 08, 2012

То

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

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

- 1) Our client states that he along with M/s.Shiv Shakti Constructions, are the lessors of the office space on the 4<sup>th</sup> floor of the building known as "Methodist Complex", bearing M.No.5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad with right to sub lease the portions of the above said premises. You have approached our client and requested to let out the 4th floor portion of the said premises admeasuring 6000 Sft., and after negotiations you have entered into a lease agreement on 7<sup>th</sup> August, 2012. As per the terms of the lease agreement you have to pay the monthly rent of Rs.11,550/- to our client exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement i.e., @ 5% at the end of every year on the existing rent. You are carrying on business under the name and style of "ABIDS LAKHOTIA INSTITUTE OF ARTS AND DESIGN" as proprietor of the same.
- 2) You are very irregular in payment of rents and you are due and payable a sum of Rs.4,14,400/- towards rent and general amenities as on 08<sup>th</sup> November, 2012. Inspite of repeated demands you have failed to pay the arrears of rent and other charges.

Contd.on page 2....

To

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

Sir.

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

- 1) Our client states that he along with M/s.Shiv Shakti Constructions, are the lessors of the office space on the 4<sup>th</sup> floor of the building known as "Methodist Complex", bearing M.No.5-9-189/190, situated at Chirag Ali Lane, Abids, Hyderabad with right to sub lease the portions of the above said premises. You have approached our client and requested to let out the 4th floor portion of the said premises admeasuring 6000 Sft., and after negotiations you have entered into a lease agreement on 7<sup>th</sup> August, 2012. As per the terms of the lease agreement you have to pay the monthly rent of Rs.11,550/- to our client exclusive of electricity consumption charges and subject to the clause pertaining to the enhancement i.e., @ 5% at the end of every year on the existing rent. You are carrying on business under the name and style of "ABIDS LAKHOTIA INSTITUTE OF ARTS AND DESIGN" as proprietor of the same.
- 2) You are very irregular in payment of rents and you are due and payable a sum of Rs. 414400 /- towards rent and general amenities as on 08<sup>th</sup> November, 2012. Inspite of repeated demands you have failed to pay the arrears of rent and other charges.
- The lease is for a period of \$3 months commencing from 1st July 3) 2012. On the same date of the lease agreement, you have also entered an Agreement of General Amenities where under you have also agreed to pay a sum of Rs.11,550/- towards charges for general amenities and agree to enhance the charges for amenities @ 5% at the end of every year and first such increase was on 1.4.2012. Thus, you have to pay an aggregate sum of Rs.23,100/from 1st July 2012 towards rents and charges for the amenities provided by our client. As per the terms of the said Agreement the present rent is Rs. 23100 : /- per month. In view of quantum of rent the lease is not governed by the A.P. Rent Control Act. It is pertinent to mention here either the lease deed or the Agreement for amenities was registered as required under Law and subsequent to that there is no subsisting valid lease deed executed between you and our client therefore, the lease is month to month and can be terminated by issuing a notice U/s 106 of Transfer of Property Act

#### LEASE AGREEMENT

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

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

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

#### AND

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

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

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

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

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

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

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

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

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

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

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

J 46200 15400 1 2000 9/

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

Deposit payable to LESSOR NO.1 -

Rs. 2,40,000/-

Deposit payable to LESSOR NO.2 -

Rs. 1,20,000/-

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

#### THE LESSEE HEREBY COVENANTS AS UNDER:-

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

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

#### THE LESSOR HEREBY COVENANTS AS UNDER:-

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

#### DESCRIPTION OF THE DEMISED PORTION

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

and bounded	by	1 1	i	:
NORTH	Open Terrace( facing Lenanie Estate)			:
SOUTH	Open Terrace / facing Chirag Ali Lane Road)	• •	i i	:

EAST Premises occupied by

WEST Open Terrace (facing Brindavan Complex)

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

WITNESSES:

1. LESSOR NO.1

2. LESSOR NO.2

LESSEE

#### **GENERAL AMENITIES AGREEMENT**

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

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

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

AND

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

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

#### WITNESSES

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

#### NOW THIS DEED WITNESSETH AS UNDER:-

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

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

- 2. The HIREE shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the succeeding month to the
- 3. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.

- 4. Any default in the payment of amenity charges shall be deemed to be a breach of the convenants of tenancy and the OWNERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
- 5. The HIREE shall pay building maintenance charges amounting to Rs.9,000/- (Rupees Nine thousand only) per month to the OWNERS, or to any other party that the Owners may direct, towards the maintenance of common areas, common area security, water charges, etc., subject to increase from time to time.

#### **PARTICULARS OF AMENITIES:-**

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

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

#### WITNESSES:

1. OWNER NO.1

2. OWNER NO.2

HIREE



# LEASE AGREEMENT

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

1. M/S. SHIV SHAKTI CONSTRUCTIONS, a partnership firm, having its office at 5-1-32, R.P. Road, Secunderabad, represented by its Partner Shri Suresh Bajaj,

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

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

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

- A. WHEREAS M/s. Modi Builder Methodist Complex is the sole tenant of a building complex bearing the name METHODIST COMPLEX (the said building situated at 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad) having got its rights of tenancy under an Agreement, Registered as Document No. 686/90 on 23/3/88 with the Registrar of Hyderabad, from Methodist Church in India, (Owners) the Owners of the land on which the building is constructed.
- B. WHEREAS under the said agreement, M/s. Modi Builder Methodist Complex and its Sub-Lessee's have right to transfer its rights of tenancy in the whole or any part of the building to any person of their choice on such terms and conditions as it may deem fit and proper without requiring the giving of a notice to the Owners or taking their permission to do so.
- C. WHERESAS the LESSORS have taken on lease the 4<sup>th</sup> floor of the building known as METHODIST COMPLEX, situate a 5-9-189/190, Chirag Ali Lane, Abids, Hyderabad from M/s. Modi Builders Methodist Complex. Under the terms of lease with M/s. Modi Builders Methodist Complex the LESSORS have right to transfer the lease to any other person without giving any prior notice or permission of either the Owners or M/s. Modi Builders Methodist Complex
- D. WHEREAS the LESSEE has requested the LESSORS to grant on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft., and the LESSORS agreed to give on lease on the terms and conditions specified as hereunder:
- E. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSORS doth hereby grant and the LESSEE doth hereby taken on lease the office space on the fourth floor of the said building known as Methodist Complex, situated at Chirag Ali Lane, Abids, Hyderabad, having a super built-up area of about 6,000 sft. more particularly described at the foot of this document, on the following terms and conditions:
- The LESSEE shall pay a rent as follows per month exclusive of electricity consumption charges, property tax and all relevant taxes like service tax, etc, subject to the clause pertaining to the enhancement of rent contained hereunder as per the details given below:

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

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

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

- 3. The lease shall be for a period of 33 Months commencing from 1<sup>st</sup> Jul'2012, subject to an increase @10% every 11 months on the existing rent. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE or the LESSORS with an advance notice of three months.
- 4. The LESSORS and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.

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

#### THE LESSEE HEREBY COVENANTS AS UNDER:-

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

#### THE LESSOR HEREBY COVENANTS AS UNDER:-

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

#### DESCRIPTION OF THE DEMISED PORTION.

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

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

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

#### WITNESSES:

1.

LESSOR NO. 1.

LESSOR NO. 2.

2.

LESSEE



#### **GENERAL AMENITIES AGREEMENT**

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

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

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

#### AND

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

#### **WITNESSETH**

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

#### NOW THIS DEED WITNESSETH AS UNDER

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

Table 323766 (0)

", in die

Amenities charges payable in favour of

OWNER NO. 1.

Rs. 34,650/-

OWNER NO. 2.

Rs. 11,550/-

- 2. The HIREE shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the succeeding month to the owners.
- 3. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
- 4. Any default in the payment of amenity charges shall be deemed to be a breach of the convenants of tenancy and the OWNERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
- 5. The HIREE shall pay building maintenance charges amounting to Rs. 9,00% (Rupees Nine Thousand Only) per month to the OWNERS (or to the Methodis) Complex Tenants Association, as the OWNERS may direct) every month toward increase from time to time.

### PARTICULARS OF AMENITIES.

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

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

## WITNESSES:

1.

OWNER NO.1

2.

OWNER NO.2

HIREE

. P. 14.19

भारतीय डाक विभाग

र्सजदी	अर - पत्र / पार्सल पाप्न हआन	रदाक्षमा MENT OF PO: मिस्वीकृति / ACKNOWLI	EDGEMENT	· .
듀얼 Hec	eived Registered L	_etter / Parcel /	*************	ړ.
<u> </u>	17 110.	तारीख / Dated	का / of .	•••••
ii no. ii no. * *	नीमो का मृल्य रुपयों में Insured for Rupees	***********************		
ण माने व कुंदि पाने व	गर्ने अपनित्र	A - 1 N 3 T		, , , , , , , , , , , , , , , , , , , ,
भ के कि कि कार में कि कि कि कि कि कि कि कि कि कि कि कि कि	ressed to Fline	A John Myaha	Agleron	!
7 50 kg	War War	in pound Bhows	NET !!	

मिताण डॉक्स वर की तारीख - मोहर Date Stamp of office of delivery

Signature and Name

भारतीय डाक विभाग 🕠 DEPARTMENT OF POSTS - INDIA प्राप्ति स्त्रोकृति / ACKNOWLEDGEMENT रजिट्री-पत्र / पार्सल पाप्त हुआ Received Registered Letter / Parcel / तारीख / Dated क्रमांक/ No 🕯 बीमा का मूल्य रुपयों में Insured for Rupees. पाने चाले ... H.d. A.ट.M. Huje Addiessed to ... Mc the dub. G -500 00/ की / on . हस्ताक्षर और नाम / Signature and Name वितरण डाकघर की तारीख - मोहर Date Stamp of office of delivery

# Soham Modi

From:

"koppu hepsheeba" <koppusheeba@gmail.com>

Date:

19 July 2012 12:33

To:

<soham@modiproperties.com>

Subject:

Reg 3rd & 4th Floors of Methodist Complex

Sir,

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

# THIRD FLOOR PREMISES:-

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

1. 1st April 2012 to 28 Feb 2013

Rs. 12.00/sft

2. 1st March 2013 to 31st Jan 2014

Rs. 14.00/sft

3. 1st Feb 2014 to 31st Dec 2015

Rs. 16.00//sft

All other terms and conditions remain same.

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

# FOURTH FLOOR PREMISES:-

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

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

Property Tax:- To be borne by LESSEE

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

agreements.

Thanking you,

Yours truly, Suresh Bajaj.



#### admin@modiproperties.com

From:

"Admin" <admin@modiproperties.com>

To:

<shivi\_shakti@yahoo.co.in>

Sent: Subject: Wednesday, May 02, 2012 6:10 PM Fw: email to Suresh Bhai.

Sir.

we will send original copy along with signed lease agreements

Regards,

Jai Kumar

---- Original Message ----

From: Soham Modi

To: Admin

Sent: 04 April, 2012 6:09 PM Subject: Fw: email to Suresh Bhai.

Jaikumar,

Send this signed note with the lease agr.

Soham

From: Uma Maheshwari

Sent: Wednesday, April 04, 2012 5:36 PM

To: soham@modiproperties.com Subject: email to Suresh Bhai.

Dear Suresh Bhai,

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

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

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

Regards, Soham Modi.

## Kanaka Rao Sir,

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

Regards

Sheeba

Rate per sft	14.00						Oronneed Rates	200000000000000000000000000000000000000	שמנים ממונים					17.50	L	10.01
Lakhotia IV floor	itate line/40	Due for Renewal from July 12		- Andrews - Andr			1 Abbatta III floor		Period		11st April 12 to 31st March'1	11st April13 to 31st March11	1st April 14 to 31st Warch'1	1st April 15 to 31st March 1	1st April 16 to 31st March"	
Rate per sft	46.40	16.95	18.65	22.50	24.75				Rate per sit		15.40	16.95	18.65/20.50	20.50/22.50	22.50/24.75	
Oceans Five Trading (P) Lto	25 december 20 - 2 CE - 20 1 - 21	1st April 13 to 28th Feb 14	1st March'14 to 31st Jan'18	15t Feb 15 to 31st Dec 15	1st Dec'16 to 31st March'1			Oceans rive Itaquig (r) Lia	Period		1st April 12 to 31st March 1	1st April13 to 31st March'14	11st April 14 to 31st March	11st April 15 to 31st March 1	1st April '16 to 31st March' 22.50/24.75	
ny 11 months Rate per sit		20.00	22.00	24.20	28.30			ary 11 months	Rate per sft		18.20 -/- 20.00	18.20 -/- 20.00	20.02 -/- 00.02	24 20 -/- 26 60	26.60 29.30	
Gems B School (10% escalation every 11 months Period Rate per sft		1st July 12 to 31st May 13	1st May'14 to 31st March'15	1st April 15 to 28th Feb 16	15t Merch 10 to 5 ISL 381 17		Comparative Statement	i (10% escalation eve	Period		1st April'12 to 31st March'13	1st April 13 to 31st March 14	1st April 14 to 31st March 15	1ct Appli 15 to 31st March 16	1st April '16 to 31st March'17 [26.60 -/- 29.30	
	.,						Comp	Cems		_						

#### Soham Modi

From:

"koppu hepsheeba" <koppusheeba@gmail.com>

Date:

19 July 2012 12:33

To:

<soham@modiproperties.com>

Subject: Sir, Reg-3rd & 4th Floors of Methodist Complex

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

#### THIRD FLOOR PREMISES:-

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

1. 1st April 2012 to 28 Feb 2013

Rs. 12.00/sft

2. 1st March 2013 to 31st Jan 2014

Rs. 14.00/sft

3. 1st Feb 2014 to 31st Dec 2015

Rs. 16.00//sft

All other terms and conditions remain same.

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

#### FOURTH FLOOR PREMISES:-

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

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

Property Tax:- To be borne by LESSEE

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

agreements.

Thanking you,

Yours truly, Suresh Bajaj.



SATISH MODI - HUF Octalis of rent receipts Date: 06.07-12 Prepared By: S

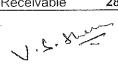
Subramanyam

					Λ	; B	C.	D :∞ B+C-Ψ
S No.	From	То	Paid or payable to	Description	Amount paid	Rent recivable	Service tax	Balance
	1-Jul-06	31-Jul-06	SATISH - HUF	Rent	. Thican join	13.333		13,333
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13.333		26.666
, }	1-74ug-00 1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13,333		39,999
.' .	1-Oct-06	31-Oct-06	SATISH - HUF	Rent		13,333		53,332
5	1-Nov-06	30-Nov-06	SATISH - HUF	Rent	,	13.333		66.665
6	1-Nov-06	31-Dec-06	SATISH - HUF	Rent		13,333		79,998
7	1-Dec-00	31-Jan-07	SATISH - HUF	Rent		13,333		93.331
8	I-Feb-07	28-Feb-07	SATISH - HUF	Rent		13,333		106.664
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent		13.333		119,997
10	31-Mar-07	31~iviai~07	SATISH - HUF	Rent	93.338			26,659
		30-Apr-07	SATISH - HUF	Rent	73,336	15,000		41.659
11	1-Apr-07		SATISH - HUF	Rent		15.000		56.659
12	1-May-07	31-May-07		Rent		15,000	•	71.659
13	1-Jun-07	30-Jun-07	SATISH - HUF	Rent		15.000		86,659
1.1	1-Jul-07	31-Jul-07	SATISH - HUF			15.000		101,659
1.5	1-Aug-97	31-Aug-07	SATISH - HUF	Rent		15.000		116.659
16	1-Sep-07	30-Sep-07	SATISH - HUF	Rent		15.000		131,659
17	I-Oct-07	31-Oct-07	SATISH - HUF	Rent		15.000		146.659
18	1-Nov-07	30-Nov-07	SATISH - HUF	Rent		15,000		161,659
19	1-Dec-07	31-Dec-07	SATISH - HUF	Rent				
20	1-Jan-08	31-Jan-08	SATISH - HUF	Rent		15.000		176,659
2.1	1-Feb-08	29-Feb-08	SATISH - HUF	Rent		15,000		191.659
2.2	1-Mar-08	31-Mar-08	SATISH - HUF	Rent	154 440	15,000		206.659
23	34-Mar-08		SATISH - HUF	Rent	176.668	0		29,991
24	1-Apr-08	30-Apr-08	SATISH - HUF	Rent		15.750		45.741
25	1-May-08		SATISH - HUF	Rent		15.750		61.491
26	1-Jun-08		SATISH - HUF	Rent		15.750		77.241
27	1-Jul-08		SATISH - HUF	Rent		15.750		92,991
28	1-Aug-08		SATISH - HUF	Rent		15,750		108.741
29	I-Sep-08		SATISH - HUF	Rent		15,750		124.491
30	1-Oct-08			Rent		15,750		1-10.2-11
31	1-Nov-08			Rent		15.750		155,991
32	1-Dec-08			Rent		15.750		171,741
3.3	1-Jan-09			Rent		15.750		187.491
34	1-Peb-09			Rent		15.750		203.241
3.5	I-Mar-()9			Rent		15.750		218.991
36	31-Mar-09		SATISH - HUF	Rent	185,250			33.741
37	I-Apr-09		· ·	Rent		16.538		50.279
38	1-May-09	31-May-09	SATISII - HUF	Rent		16.538		66.817
39	1-Jun-09			Rent		16.538		83,355
40	I-Jul-09			Rent	-	20,000		103.355
11	1-Aug-09	_		Rent		20,000		123,355
1 42	1-Sep-09			Rent		20,000		143.355
4.3	1-Oct-09		SATISH - HUF	Rent		20.000		163,355
-1.1	1-Nov-09	30-Nov-09	SATISH - HUF	Rent		20,000		183,355
-15	1-Dec-09			Rent		20,000	ı	203.355
46	1-Jan-10	) 31-Jan-10	) SATISH - HUF	Rent		20,000	•	223.355
-17	I-Feb-10	28-Feb-10	SATISH - HUE	Rent		201000		243.355
48	t-Mar-1(	) 31-Mar-1(	SATISH - HUF	Rent		20,000	1	263.355
.[0]	31-Mar-1(	)	SATISH - HUF	Rent	144.271			119.084

50	31-Mar-10		SATISH - HUF	TDS	25.426		93.658
51 .	1-Apr-10	30-Apr-10	SATISH - HUF	Rent		20,000	113,658
52	1-May-10	31-May-10	SATISH - HUF	Rent		20,000	133.658
53	1-Jun-10	30-Jun-10	SATISH - HUF	Rent		20.000	153.658
54	l-Jul-10	31-Jul-10	SATISH - HUF	Rent		24.000	177,658
5,5	1-Aug-10	31-Aug-10	SATISH - HUF	Rent	:	24.000	201.658
56	1-Sep-10	30-Sep-10 <sub>:</sub>	SATISH - HUF	Rent		24.000	225.658
57	I-Oct-10	31-Oct-10	SATISH - HUF	Rent		24,000	249,658
58	1-Nov-10	30-Nov-10	SATISH - HUF	Rent	1	24,000	273,658
59	1-Dec-10	31-Dec-10	SATISH - HUF	Rent :		24.000	297.658
((1)	1-Jan-11	31-Jan-11	SATISH - HUF	Rent		24.000	321,658
61	1-Feb-11	28-Feb-11	SATISH - HUF	Rent		24,000	345,658
62	1-Mar-11	31-Mar-11	SATISH - HUF	Rent		24.000	369.658
63	15-Mar-11		SATISH - HUF	Rent	280.455		89.203
6-	31-Mar-11		SATISH - HUF	TDS	27,200		62,003
65	1-Apr-11	30-Apr-11	SATISH - HUF	Rent		24,000	86,003
66	1-May-11	31-May-11	SATISH - HUF	Rent		24,000	110,003
67	1-Jun-11	30-Jun-11	SATISH - HUF	Rent		24,000	134.003
68	1-Jul-11	31-Jul-11	SATISH - HUF	Rent	i	28.000	162,003
69	1-Aug-11	31-Aug-11	SATISH - HUF	Rent		28,000	190.003
70	1-Sep-11	30-Sep-11	SATISH - HUF	Rent	:	28,000	218,003
71	13-Oct-11		SATISH - HUF	Rent	118.000		100,003
73	- 1-Oct-11	31-Oct-11	SATISH - HUF	Rent		28,000	128,003
7.4	1-Nov-11	30-Nov-11	SATISH - HUF	Rent	· i	28.000	156,003
75	1-Dec-11	31-Dec-11	SATISH - HUF	Rent		28,000	184,003
76	I-Jan-12	31-Jan-12	SATISH - HUF	Rent		28,000	212,003
77	1-Feb-12	28-Feb-12	SATISH - HUF	Rent		28,000	240,003
78	1-Mar-12	31-Mar-12		Rent		28,000	268,003
79	1-Apr-12		SATISH - HUF	Rent	:	28.000	296,003
80	1-May-12		SATISH - HUF	Rent	30.000	28.000	294,003
81	1-Jun-12	· · · · · · · · · · · · · · · · · · ·	SATISH - HUF	Rent		28,000	322,003
82	I-Jul-12			Rent		28,000	350,003
						A 3447777	2.40.00.00.00.00
	Total	:			1,080,608	1,430,611	

J.S. Shim

MBMC - LCC	C rent detail	s	
Total rent du	265325		
01-04-12		22236	i
01-05-12		22236	
01-06-12		22236	1
01-07-12	)	22236	88944
			354269
	•		
Cheque rece	evied		
Date	Ch.no	amount	
30.04.2012	400828	22236.00	
30.04.2012	400805	15000.00	
03.05.2012	406521	20000.00	
03.05.2012	400806	15000.00	72236.00
	Total Rece	eivable	282033.00



Pay Son Sulis > reacli (HUF)	Date 15/04/2012
Pay Son Salis Son Social And Andrew Rupees Forteen Thousand only अदा करें	या धारक को Or Bearer ह. Rs LSOOO -
खाता सं. ब.प. छो.ह. Initis.	
ਜੀਲੰਪ ਹੈ। AIIIIP Bank 0 3 7 8 1 1 0 1 1 0 0 1 4 4 6 (378) नामपल्ली, हैदराबाद - 500 001 NAMPALLY, HYDERABAD - 500 001 AB/CA/BQ (ANDB0000378) चेक सं. Cheque No.	Marine.
""406504" 500042034"	
Pay Soi Selish roodi (HUF)	Date 15/05/2012
हुए Rupees After Thouas करें अदा करें	या धारक को Or Bearer
खाता सं. Arc. No. वि. प्र. हिन्दाबाद - 500 001  NAMPALLY, HYDERABAD - 500 001  AB/CA/BQ (ANDB0000378)  चेक सं. Cheque No.	Maria
Pay Soi Satish 5000 कि ( Hor)  सपये Rupees ( Hor) ( के.स. को.स. क	Date 15 06 2012 या धारक को Or Bearer है: 15000 -
NAMPALLY, HYDERABAD - 500 001 NMP AB/CA/BQ (ANDB0000378) चेक सं. Cheque No.	

Pair Sai S	atish mocli (the)	Date 15 0) 2017
रुपये Rupees	teen te some a ch	या धारक को Or Bed
खाता सं. A/c. No.	ब.प. छो.ह. L.F. Initis.	। कर
गिद्धा वैक् Anihr (378) नामपल्ली, हैदराबाद NAMPALLY, HYD AB/CA/BQ	2 Pank - 500 001	Mahar
	#406504# 500011031#:	1.1.
Pay Son Scul	ZED mo Qi (HUF)	Date 15 08 2012
हपये Rupees	Trees Thound only	या धारक को Or Bec
खाता सं. A/c. No.	ब.प. L.F. छो.ह.	
Hogi बर्ज Andhra 378) नामपल्ली, हैदराबाद - NAMPALLY, HYDE AB/CA/BQ		Halling
	""406505" 500011031"	T T T T T T T T T T T T T T T T T T T
ay Sai Sa	tish mali (Hur)	Date 15 09 20
पये Rupees	Ateen taounday	या धारक को Or Bea
पये Rupees	अदा	ず. Rs いるのか-
बाता सं. Vc. No.	ब.प. L.F. Initis.	
endhnA ATA NATH	Bank 037811011001446	A NAME OF THE PARTY OF THE PART
110 प्रा पद्मा   1111111 LI 78) नामपल्ली, हैदराबाद - NAMPALLY, HYDE AB/CA/BQ	500 001	
	500 001 RABAD - 500 001 NMP (ANDB0000378)	

Pay Soi Satish morali (Hop)	Date (5/10) 2-012
क्षिक्ष Rupees 71) teen thound and said	या धारक को Or Bearei रु. Rs \ऽठ०० /~
खाता सं. व.प. छो.ह. । । । । । । । । । । । । । । । । । ।	
UIIO (378) नामपल्ली, हैदराबाद - 500 001 NAMPALLY, HYDERABAD - 500 001 NMP AB/CA/BQ (ANDB0000378) चेक सं. Cheque No.	Argun
""┗OE50?"" 5000 L LO3 L::	
Pay Soisabish modi (Hor)	Date 15/11/2012
ii	मा धारक को Or Bearer रू. Rs 1८००० ~
बाता सं. A/C. No. ब. प छो.ह. Initis. Initis. (378) नामपल्ली, हैदराबाद - 500 001  NAMPALLY, HYDERABAD - 500 001  NBMPALLY, HYDERABAD - 500 001	Haur.
चेक सं. Cheque No.	l. l.
Pay Sisi salion madi (Hue)	Date 15   12   2012
Temper ) tees ) tees of any o	या धारक को Or Bearer रू. Rs \SOOU ~
बाता सं. अट. No. व.प. हो.ह. Initis. व.प. हो. हो.ह. Initis. Initis. Initis. Initis. Initis. Initis. Initis. व.प. हो.ह. Initis.  Muur	
#*406509#* 500011031#	1 1 ta 80

Pay Soi Satish macli (HUF)	Date 15/01/2013
ray 301 300 11 300 11 300 1	या धारक को Or Bearer
हण्ये Rupees अभिस्था मध्याप्य व्यक्ति अदा व	表 (SOO)
बाता सं. A/C. No. ब. प. छो.ह. L.F. Initis.	
ਸਿਊ ਹੈ ਜੀਪੀ। ਰੈਗੈ\ (378) नामपल्ली, हैदराबाद - 500 001 () 3 7 8 1 1 0 1 1 () 0 1 4 4 6 NAMPALLY, HYDERABAD - 500 001 NMP AB/CA/BQ (ANDB0000378) ਚੇਸ਼ ਸੰ. Cheque No.	Amer
""406510" 500011031"	in the
Pay Son Catish mode (ther)	Date 15/02/2013
Pay Sri Say Sri 170000 (TOF)	या धारक को Or Bearer
म्प्ये Rupees Fifteer Hound and अदा व	形: ISOOO -
खाता सं. A/c. No. वाता सं. L.F. Unitis.	
<b>भारता वर्ण Andhra Bank</b> (378) नामपल्ली, हैदराबाद - 500 001 <b>0 3 7 8 1 1 0 1 1 0 0 1 4 4 6</b> , NAMPALLY, HYDERABAD - 500 001 NMP AB/CA/BQ (ANDB0000378) चेक सं. Cheque No.	Mount
""4065%9" 5000%%03%"	; 1
	Date 15 03 2013
Pay Son salts b modi (Hor)	या धारक को Or Bearer
Rupees Diteen ) eaun of only अदा र	形: 以のか/~
खाता सं. A/c. No.	
<b>आठा वैर्का Anthra Bank</b> 0 3 7 8 1 1 0 1 1 0 0 1 4 4 6 (378) नामपल्ली, हैदराबाद - 500 001 NAMPALLY, HYDERABAD - 500 001 AB/CA/BQ (ANDB0000378) चेक सं. Cheque No.	Helphan
"" FOE2 FS FS F 2000 FF0 3 F 12 F 12 F 12 F 12 F 12 F 12 F 12 F	da ža

	Date 15/04/2013
Pay Sist satish modi (Hur)	या धारक को Or Bearer का रहे.
अदा र खाता सं. A/c. No.	新社 RS ISCW /~
गुढ़ी की Andra Bank 0 3 7 8 1 1 0 1 1 0 1 4 4 6 (378) नामपल्ली, हेदराबाद - 500 001 NAMPALLY, HYDERABAD - 500 001 NMP AB/CA/BQ (ANDB0000378) चेक सं. Cheque No.	Many
##406523# 500022032#	
Coi c Aich on Oi ( 1)	Date 15 05 2013
Pay Soi Satish roodi (Hur)	या धारक को Or Bearer
अदा व खाता सं. A/c. No.	示: (又DOO) -
जिंदी वर्ण Andr's Bank 0 3 7 8 1 1 0 1 1 0 0 1 4 4 6. (378) नामपल्ली, हैदराबाद - 500 001  NAMPALLY, HYDERABAD - 500 001  AB/CA/BQ (ANDB0000378)  चेक सं. Cheque No.	Min
#406514# 500011031:	
Pay Soi Satish modi (Hop)	Date 15/06/2013
Rupees Fi)tees Thousand on again	या धारक को Or Bearer करें Rs (SOO)
खाता सं. A/C. No. ब. प. छो.ह. Initts.	
ਸੀਲੰਪ ਹੈ। ਜੀਪੀ। 1811 0 3 7 8 1 1 0 1 1 0 1 4 4 6 (378) नामपल्ली, हैदराबाद - 500 001 0 3 7 8 1 1 0 1 1 0 0 1 4 4 6 (NAMPALLY, HYDERABAD - 500 001 NMP AB/CA/BQ (ANDB0000378) ਜੇਕਾ ਜੋ. Cheque No.	Helmy
#406515# 500011031#	

Pay Soi	Satish modi (Hor)	Date 15 07 2
रुपये Rupees	Filtero Thousand an	्रि. अदा करें Rs LSDOD -
खाता सं. A/c. No.	ब.प. छो.ह. L.F. Initis.	sign and [
<b>गिर्जा वर्ज</b> मा (378) नामपल्ली, हैदराह NAMPALLY, H AB/CA/BQ	MP3 831 0 1 1 0 1 4 4 शद - 500 001  YDERABAD - 500 001 NMP (ANDB0000378) चेक सं. Cheque No.	1 Kinn
	## 1.06516# 500011031#;	
//		
Pay Sti	Satish modi (HUF)	Date 15 08 20
रुपये Rupees	Aces Tenand ans	या धारक को Or E
		रु. । SOOD   -
खाता सं. A/c. No.	ब.प. L.F. छो.ह.	
(378) नामपल्ली, हैदराइ NAMPALLY, H AB/CA/BQ	MII DOIN 03781101101444 गद - 500 001 YDERABAD - 500 001 NMP (ANDB0000378) चेक सं: Cheque No.	Lynn
	"" 406517" 500011031:	
Pay Soi S	Salish rosocle (Hup)	Date 15109/20
रुपये Rupees		या धारक को Or B
खाता सं. A/c. No.	ब.प. छो.ह. L.F. tnitts.	ादा करें RS 1
<b>3ाजी देंग And</b> 378) नामपल्ली, हेदराव NAMPALLY, H' AB/CA/BQ	TR DAN 037811011001446 re - 500 001 NMP (ANDB0000378) चेक सं. Cheque No.	Je mus
	## <b>406548</b> # 500011031#	

SATISH MODI - H			i			
Detalis of rent recei	ots					
Date: 14.03.11						
Prepared By:	Jagdish		· · · · · · · · · · · · · · · · · · ·	··	- · · · · · · · · · · · · · · · · · ·	
	· · · · · · · · · · · · · · · · · · ·		·	· • • • • • • • • • • • • • • • • • • •		
			<del>,</del>		ъ	D D - C - 4
S No. From	То	Paid or payable to	Description	Amount noid	B C	D = B + C - A
1 1-Jul-		SATISH - HUF	Rent	Amount paid	Rent recivable Service tax	Balance
2 1-Aug-		SATISH - HUF	Rent	····	13,333	13.333
3 1-Sep-		SATISH - HUF	Rent		13,333	26.666
4 1-Oct-			Rent		13,333	39,999
5 1-Nov-		SATISH - HUF			13,333	53.332
6 1-Dec-		SATISH - HUF	Rent		13,333	66,665
7 1-Jan-		SATISH - HUF	Rent		13,333	79,998
8 1-Feb-		SATISH - HUF	Rent		13,333	93,331
9 1-Mar-			Rent		13,333	106.664
10 31-Mar-			Rent		13,333	119,997
11 31-Mai-		SATISH - HUF	Rent	93,338		26.659
		SATISH - HUF	Rent		15,000	41.659
12 1-May-			Rent		15,000	56.659
13 1-Jun-			Rent	***- ·· · · · · · · · · · · · · ·	15,000	71,659
14 1-Jul-			Rent		15,000	86,659
	07: 31-Aug-07		Rent		15,000	101.659
16 1-Sep-	- · + ·	SATISH - HUF	Rent		15,000	116,659
17 1-Oct-		SATISH - HUF	Rent		15,000	131,659
18 1-Nov-		SATISH - HUF	Rent		15,000	146.659
19 1-Dec-		SATISH - HUF	Rent		15,000	161.659
20 1-Jan-	08 31-Jan-08	SATISH - HUF	Rent		15,000	176.659
21 1-Feb-		SATISH - HUF	Rent		15,000	191.659
22 1-Mar-		SATISH - HUF	Rent		15,000	
23 31-Mar-	08	SATISH - HUF	Rent	176,668	13,000	206,659
24 1-Apr-		SATISH - HUF	Rent	170,000	15,750	29,991
25 1-May-		SATISH - HUF	Rent			45,741
26 1-Jun-	08 30-Jun-08	SATISH - HUF	Rent		15,750	61,491
27 1-Jul-		SATISH - HUF			15,750	77.241
28 1-Aug-			Rent		15,750	92,991
29 1-Sep-			Rent		15,750	108,741
*			Rent	<del></del>	15,750	124,491
3		— — — — — — — — — — — — — — — — — — —	Rent		15,750	140,241
			Rent		15,750	155,991
32 <u>1-Dec-</u>	* -+	SATISH - HUF	Rent	·	15,750	171,741
33 1-Jan-			Rent		15,750	187,491
34 1-Feb-			Rent		15,750	203,241
35 1-Mar-	- +00		Rent		15,750	218,991
36 31-Mar-		SATISH - HUF	Rent	185,250		33,741
37 1-Apr-		SATISH - HUF	Rent		16,538	50,279
38 1-May-	09 31-May-09	SATISH - HUF	Rent		16,538	66.817
39 1-Jun-	09 30-Jun-09	SATISH - HUF	Rent		16,538	83,355
40 1-Jul-	09. 31-Jul <b>-</b> 09	SATISH - HUF	Rent		20,000	
41 I-Aug-		SATISH - HUF	Rent		20,000	103,355
42 1-Sep-	·	SATISH - HUF	Rent			123,355
43 1-Oct-	<u> </u>	SATISH - HUF	Rent	······	20,000	143,355
44 1-Nov-				·	20,000	163,355
45 1-Dec-		SATISH - HUF	Rent		20,000	183,355
46 1-Jan-		SATISH - HUF	Rent		20,000	203,355
47 1-Feb-			Rent		20,000	223,355
48 1-Mar-	- +	SATISH - HUF	Rent		20,000	243,355
		SATISH - HUF	Rent		20,000	263,355
49 31-Mar-	IV;	SATISH - HUF	Rent/	( 144,271		119,084

APPROVET.

Verified A. Eambolivelow 15/3/2

		· · · · · · · · · · · · · · · · · · ·				_		
	50	1-Apr-10	30-Apr-10	SATISH - HUF	Rent		20,000	139,084
١.	51	1-May-10	31-May-10	SATISH - HUF	Rent		20,000	159,084
١.,	52	1-Jun-10	30-Jun-10	SATISH - HUF	Rent		20,000	179,084
_	53	1-Jul-10	31-Jul-10	SATISH - HUF	Rent	·- ·	24,000	203,084
	54	1-Aug-10	31-Aug-10	SATISH - HUF	Rent		24,000	227,084
١.	55	1-Sep-10	30-Sep-10	SATISH - HUF	Rent		24,000	251,084
	56	1-Oct-10	31-Oct-10	SATISH - HUF	Rent		24,000	275.084
	57	1-Nov-10	30-Nov-10	SATISH - HUF	Rent		24,000	299.084
	58	I-Dec-10	31-Dec-10	SATISH - HUF	Rent		24,000	323.084
L	59	1-Jan-11	31-Jan-11	SATISH - HUF	Rent		24.000	347.084
	60	1-Feb-11	28-Feb-11	SATISH - HUF	Rent		24,000	371.084
	61	1-Mar-11	31-Mar-11	SATISH - HUF	Rent		24,000	395.084
l	62	15-Mar-11		SATISH - HUF	Rent	248,375		146,709
-	T							140,709
		Total				847 902	994 611	
<u></u>	<u> </u>	Total				847,902	994,611	-

Note:-

less.

Total autstanding Quel > 146709

PDC 20 28/3/11

c) 10,480

pet. Receivable

136229

15/03/11

Verifiel

A. Sunbestrela

15/3/11

MARROVER

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

31 Mar, 2007

Group: Income

(All amounts in Rs.)

Docum						
Date	Number		Narration	Debit	Credit	Running Balance
Interest on Sav	ing Bank accou	unt	Opening Balance			0.00 Cr
30 Jun, 2006 SE	3R D30062006	1	Being amount credited		103.05	103.05 Cr
			by HDFC Bank towards			
		İ	Credit Interest capitalized			
30 Sep, 2006 SE	BR D30092006	1	Being amount credit by		62.24	165.29 Cr
			HDFC Bank towards			
			credit interest capitalized			10 miles
31 Dec, 2006 SE	BR D31122006	1	Being amount credited		56,71	222,00 Cr
			by HDFC Bank towards			
			credite interest			
			capitalized	:		
31 Mar, 2007 SE	BR D31032007	1	Being credited by bank		180.53	402.53 Cr
			towards interest		100,00	402,33 O
		ŀ	capitalized.			
			Total/Closing Balance		402.53	402.53 Cr
Mohd.Azhar Mu	ıjahid (LCC		Opening Balance			0.00 Cr
infotech)	-	Ī		•		. 0.00 01
05 Sep, 2006 SE	3R D05092006	1	Being cheque received		40.004.00	
		<i>'</i>	towards rent for the		13,334.00	13,334.00 Cr
			month of July-06	·		•
01 Oct. 2006 SE	BR D01102006	1	Being cheque received		10.001.00	
21 001, 2000 02	311 DU 1102000	•	towards Rent for the		13,334.00	26,668.00 Cr
		1				4
AS Nov 2006 PE	D D06112006		month of August-06			• '
06 Nov., 2006 SE	DU0112000	1	Being cheque received		13,334.00	40.002.00 Cr
		ļ	from LCC towards Rent			
B0 D - 0000 00			for the month of Sept-06			
06 Dec, 2006 SE	BR 1006122006	1	Being cheque receioved		13,334.00	53,336.00 Cr
			from LCC towards rent			
			for the month of October 2006			
11 Dec, 2006 SE	3R D11122006	1	Being cheque received		13,334.00	66,670.00 Cr
İ			from LCC Infotech-Rent		10,004.00	00,010.00
			Receipt		-	
31 Jan, 2007 SE	BR D31012007	1	Being cheque received		13,334.00	90 004 00 C*
			from LCC Infotech-Rent		10,004,00	80,004.00 Cr
			Receipt			
01 Mar, 2007 SE	BR D01032007	1	Being cheque received		13,334.00	00 990 00 0
			from LCC Infotech-Rent		13,334.00	93,338.00 Cr
			Receipt			
31 Mar, 2007 JV	31032007 3		Being rent receivable		20,000,00	( 52 555 55 5
01 Mai, 2001 04	01002007 5		Ŧ .		26,668.00	1,20,006.00 Cr
			from Mohd.Azhar			
			Mujahid for the months			
			of Feb & Mar 07			
			Total/Closing Balance		1,20,006.00	1,20,006.00 Cr
						·
ı					ļ	

Page:

4

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

31 Mar, 2008

Group : Assets

Account selection : Selected transacted Accounts

(All amounts in Rs.

Dog	ument					
Date	Number	Narration	Debit	Credit	Rui	nning Balanc
LCC Infotec	h	Opening Balance	— <u> </u>			26,668.00 D
02 Apr, 2007	SBR D02042007 1	Being cheque received		13,334.00	:	13,334.00 D
		towards rent				
30 Apr, 2007	JV 30042007 1	Being amount credited	15,000.00			28,334.00 D
		to LCC Infotech Rent	•			
		receipts & debited to				1
		LCC Infotech towards				
		Rent for the month of			· . :	
		April 2007.				
02 May, 2007	SBR D02052007 1	Being cheque received		13,334,00		15,000.00 D
		towards rent		* 1	:	
31 May, 2007	JV 31052007 1	Being amount credited	15,000.00		:	30,000.00 D
		to LCC Infotech Rent		,	:	
		receipts & debited to		1		
4		LCC Infotech towards			:	
		Rent for the month of		1		4
		May 2007.			:	
	SBR D31052007 1	Being cheque received		13,334.00	!	16,666.00 D
		towards rent				
30 Jun, 2007	JV 30062007 1	Being amount credited	15,000.00	!		31,666.00 D
		to LCC Infotech Rent				
		receipts & debited to				
		LCC Infotech towards				
		Rent for the month of				
		June 2007.	!			
05 Jul, 2007	SBR D05072007 1	Being cheque received		13,334.00		18,332.00 D
04   1 000=		towards rent		1		:
31 Jul, 2007	JV 31072007 1	Being amount credited	15,000.00			33,332.00 D
		to LCC Infotech Rent	\$ · · · · · · · · · · · · · · · · · · ·		:	
		receipts & debited to	1			
		LCC Infotech towards			:	
		Rent for the month of				:
04 4 2007	ODD 50400000	July 2007.	i i			
04 Aug, 2007	SBR D04082007 2	Being cheque received		15,000.00		18,332.00 Di
40 Aug 2007	ODE 54000000 .	towards renmt				
10 Aug, 2007	SBR D10082007 1	Bering cheqe issued		3,332.00		15,000.00 D
24 4 2007	B4 04000007 4	towards rent				
31 Aug, 2007	JV 31082007 1	Being amount credited	15,000.00	•	:	30,000.00 Di
		to LCC Infotech Rent			. :	•
		receipts & debited to				
		LCC Infotech towards	:			
L P		Rent for the month of				
04.00= 000=	000 00400000	August 2007.				
04 Sep, 2007	SBR D04092007 1	Being cheque received		15,000.00	. :	15,000.00 Di
20.0 222-	N	towards rent	;		:	
30 Sep, 2007	JV 30092007 1	Being amount credited	15,000.00			30,000.00 Di
	- •	to LCC Infotech Rent				

### 31 Mar, 2008

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

Group: Assets

(All amounts in Rs.

Page:

2

	cument				
Date	Number	Narration	Debit	Credit	Running Balanc
		receipts & debited to LCC Infotech towards Rent for the month of			
03 Oct, 2007	SBR D03102007 1	September 2007. Being cheque received towards rent		15,000.00	15,000.00 D
31 Oct, 2007	JV 31102007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of	15,000.00		30,000.00 D
	SBR D31102007 1	October 2007.  Being cheque received towards rent		15,000.00	15,000.00 D
19 Nov, 2007	SBR D19112007 1	Being cheque received towards rent		15,000.00	0.00 D
30 Nov, 2007	JV 30112007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of November 2007.	15,000.00		15,000.00 Dı
31 Dec, 2007	JV 31122007 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of December 2007.	15,000.00		30,000.00 Dı
08 Jan, 2008	SBR D08012008 1	Being cheque received towards rent		15,000.00	15,000.00 Di
31 Jan, 2008	JV 31012008 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of January 2008.	15,000.00		30,000.00 Dr
29 Feb, 2008	JV 29022008 1	Being amount credited to LCC Infotech Rent receipts & debited to LCC Infotech towards Rent for the month of February 2008.	15,000.00		45,000.00 Dr
05 Mar, 2008	SBR D05032008 1	Being cheque received towards rent	1	15,000.00	30,000 00 Dr
	SBR D05032008 2	Being cheque received towards rentq	:	15,000.00	15,000.00 Dr
31 Mar, 2008	JV 31032008 4	Being amount credited	15,000.00		30,000.00 Dr

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

31 Mar, 2008

Group : Assets

(All amounts in Rs.)

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

Page:

# SATISH MODI HUF 2008-09

Ledger for the period 01 Apr, 2008 to 31 Mar, 2009

Group : Assets

Account selection: Selected transacted Accounts

(All amounts in Rs.

31 Mar, 2009

Date	Number		Narration	Debit	Credit	Running Balanc
LCC Infotect	1		Opening Balance	· ·		30,000.00 D
08 Apr, 2008	SBR D08042008	1	Being cheque received from LCC Infotech-Rent Receipt		15,000.00	15,000.00 E
30 Apr, 2008	JV 30042008	1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of April 2008.	15,000.00		30,000.00 E
	SBR D30042008	1	Being cheque rece3ived from LCC towards rent for the month of March 08		15,000.00	15,000.00 C
04 May, 2008	SBR D04052008	1	Being cheque received from LCC Infotech-Rent Receipt for the month of April-08		15,000.00	0.00 E
31 May, 2008	JV 31052008	1	Being amount debited to LCC infotech & credited to LCC infotech Rent receipt for the month of May 2008.	15,000.00		15,000.00 [
30 Jun, 2008	JV 30062008	1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of June 2008.	15,000.00		30,000.00 [
03 Jul, 2008	SBR D03072008	1	Being cheque received from LCC Infotech-Rent Receipt for June-08		15,000.00	15,000.00 [
07 Jul, 2008	SBR D07072008	1	Being cheque received from LCC Infotech-Rent Receipt for May-08		15,000.00	1 00.0
31 Jul, 2008	JV 31072008	1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of July 2008.	15,750.00		15,750.00 I
31 Aug, 2008	JV 31082008	1	Being amount debited to LCC Infotech & credited to LCC Infotech Rent receipt for the month of August 2008.	15,750.00		31,500.00 l
	SBR D31082008	1	Being cheque received from LCC Infotech-Rent Receipt for July-08	i i	15,750.00	15,750.00
30 Sep, 2008	JV 30092008	1	Being amount debited to	15,750.00		31,500.00

Page:

# 31 Mar, 200

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

Group: Assets

(All amounts in Rs.

	ument				4.3
Date	Number	Narration	Debit	Credit	Running Balanc
		LCC Infotech & credited			
		to LCC Infotech Rent			
		receipt for the month of	·		•
30 Sep, 2008	SBR D30092008 1	September 2008.		٠.	
70 Ocp, 2000	SBR 030092008 1	Being cheque received		15,750.00	15,750.00 €
		from LCC Infotech-Rent		٠.	
31 Oct, 2008	JV 31102008 1	Receipt for August 08	48 55 55		
	01 01102000 1	Being amount debited to LCC Infotech & credited	15,750.00		31,500.00 E
		to LCC Infotech Rent		1	
		receipt for the month of		•	* ** *
		October 2008.			:
	SBR D31102008 1	Being cheque received		15 750 00	45
		from LCC Infotech-Rent		15,750.00	15,750.00 ₺
		Receipt for Sept-08			
0 Nov, 2008	JV 30112008 1	Being amount debited to	15,750.00		
		LCC Infotech & credited	10,700.00	i i	31,500.00 D
		to LCC Infotech Rent			: :
		receipt for the month of			
		November 2008.			· •
8 Dec, 2008	SBR D08122008 1	Being cheque received		15,750.00	15 750 00 0
		from LCC Infotech-Rent		10,700.00	15,750.00 D
		Receipt for Oct-08	!	;	•
0 Dec, 2008	JV 30122008 1	Being amount debited to	15,750.00		31,500.00 D
		LCC Infotech & credited			31,000.00 D
		to LCC Infotech Rent			
		receipt for the month of	;		
		December 2008.			: 
0 Jan, 2009	SBR D10012009 1	Being cheque received		15,750.00	15,750.00 D
		from LCC Infotech-Rent			
		Receipt for Nov-08			:
1 Jan, 2009	JV 31012009 1	Being amount debited to	15,750.00		31,500.00 D
		LCC Infotech & credited			
		to LCC Infotech Rent			
		receipt for the month of			
0 F.J. 2000		January 2009.	i		. :
9 Feb, 2009	SBR D19022009 1	Being cheque received		15,750.00	15,750.00 D
0.5.1.0000		towards rent.	4		. :
3 Feb, 2009	SBR D23022009 1	Being cheque received	!	15,750.00	0.00 D
0 E-k 2000	13.4	towards rent.	1		•
8 Feb, 2009	JV 28022009 1	Being amount debited to	15,750.00		15,750.00 D
		LCC Infotech & credited			
		to LCC Infotech Rent			
		receipt for the month of			: *
1 Mar 2000	N/ 24022222	February 2009.			* 1 s
1 Mar, 2009	JV 31032009 4	Being amount debited to	15,750.00		31,500.00 Di
		LCC Infotech & credited			01,000.00 DI

# 31 Mar, 200

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

Page:

iroup : Ass					(All amounts in Rs
Doc	ument Number	Narration	87 - F- 14		
		to LCC Infotech Rent	Debit	Credit	Running Balan
		receipt for the month of			
		March 2009.		:	
		Total/Closing Balance	1,86,750.00	1,85,250.00	31,500.00
		•			
		i !	1		
		· '			
		1			
		1			+ 1 1 +
		,			
		:			1.1
		1			
		į			
		•			
•		•			
				1	
		:		1	
		!			:
		1		ŧ	1.1.1
		•		<b>!</b>	
				•	
		1			
					. ! .
				•	
					· . ·
		İ			
		ı		İ	
		:		!	

# 31 Mar, 20°

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

Group : Income

Account selection : Selected Accounts

(All amounts in Rs

Do	cument					(All amounts in Rs
Date	Number		Narration	D-54		
LCC Infoted	ch-Rent Receipt		Opening Balance	Debit	Credit	Running Balan
08 Jul, 2009	SBR D08072009	1	Being cheque received		13,125.00	0.00 (
			from LCC Infotech		10,120.00	13,125.00 (
			towards rent for 4th floor		:	
28 Jul, 2009	SBR D28072009	1	Being cheque received		13,073.00	26,198.00 (
		•	from LCC Infotech			20,190.00 (
14 Ave. 2000			towards rent for 4th floor			
14 Aug, 2009	SBR D14082009	1	Being cheque received		13,125.00	30 323 00 (
			from LCC Infotech		77,140.00	39,323.00 (
24 A 0000			towards rent for 4th floor			
31 Aug, 2009	SBR D31082009	1	Being cheque received		13,073.00	52 206 nn c
			from LCC Infotech			52,396.00 (
07 San 2000	ODD Dames		towards rent for 4th floor			
07 Sep, 2009	SBR D07092009	1	Being cheque received		13,125.00	65,521.00 C
			from LCC Infotech		1	00,021.00 €
05 Oct, 2009	CDD DOELOGG		towards rent for 4th floor			
00 001, 2009	SBR D05102009	1	Being cheque received		13,125.00	78,646.00 C
			from LCC Infotech		!	70,040.00 €
	SDD DOE40000	_	towards rent for 4th floor		:	
	SBR D05102009	2	Being cheque received		13,125.00	91,771.00 C
			from LCC Infotech			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
05 Nov, 2009	SBR D05112009		towards rent for 4th floor	i		: . : .
00 1101, 2003	OBK 005112009	1	Being cheque received		13,125.00	1,04,896.00 C
			from LCC Infotech			
	SBR D05112009	_	towards rent for 4th floor	•	·	
	3BK D03112009	2	Being cheque received		13,125.00	1,18,021.00 C
	•		from LCC Infotech			
03 Dec, 2009	SBR D03122009	4	towards rent for 4th floor			
,	OBIT 003122009	1	Being cheque received		13,125.00	1,31,146.00 Ci
			from LCC Infotech			
07 Dec, 2009	SBR D07122009	4	towards rent for 4th floor			. ** *
	ODI( D01122009	1	Being cheque received		13,125.00	1,44,271.00 Ci
			from LCC infotech	 		
			towards rent for 4th floor			
			Total/Closing Balance		1,44,271.00	1,44,271.00 Cr
				:	•	* . :

## Satish Modi HUF

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

# LCC Rent A/c Ledger Account

#### 1-Apr-2010 to 10-Mar-2011

		1-Apr-2010 to	5 10-Mar-2011		· - (,
Date	Particulars	Cheque No Vch Type \	/ch No. Narration	Debit	Paç <b>Cr</b> ı
					18,000
27-3-2010	By HDFC Bank	590039 Receipt	1 Ch. No. :590039 being chq received from LCC towards rent		. 10,000
			for 4th floor		ì
15-6-2010	By HDFC Bank	605075 Receipt	2 Ch. No. :605075 being cheque	* · ·	10,000
	_, ,,_,,,,,,,	0000, 0 110101,	received from LCC towards forth		
			floor rent	1.0	. *
30-6-2010	By HDFC Bank	<i>590038</i> Receipt	3 Ch. No. :590038 being chq	÷ ÷	18,000
			received from LCC towards rent	14	
, and the same			for IV floor		
	By <b>HDFC Bank</b>	605076 Receipt	4 Ch. No. :605076 being chq	* * 1	.10,000
		•	received from LCC towards	* :	:
27 7 2010	By HDFC Bank	590190 Receipt	arears for IV floor 6 Ch. No. :590190 being chq		18,000
27 7 2010	by HDFC Ballk	590790 Receipt	received from LCC towards forth		10,001
			floor rent		
31-7-2010	To HDFC Bank	590190 Bank Paymen		18,000.00	"
		·	return due to insufficient fund		•
3-8-2010	By HDFC Bank	605077 Receipt	7 Ch. No. :605077 being chq	+ + + + + + + + + + + + + + + + + + +	10,00
		:	received from LCC towards rent	:	
			arears	· · · · · · · · · · · · · · · · · · ·	
27-8-2010	By HDFC Bank	590191 Receipt	8 Ch. No. :590191 being chq	: [	21,60
			received from LCC towards rent		
4-9-2010	By HDFC Bank	390802 Receipt	9 Ch. No. :390802 being chq	: :	18,00
7.0.2040	Pre LIDEO Deselo	00E070 DInt	received from LCC towards rent		40.00
7-8-2010	By HDFC Bank	605078 Receipt	10 Ch. No. :605078 being chq received from LCC towards rent		10,00
		•	arears	1.1	
6-10-2010	By HDFC Bank	590192 Receipt	13 Ch. No. :590192 being chg		21,60
	.,	300702 11000.pt	received from LCC towards rent		. ~ . ,
	By HDFC Bank	605079 Receipt	14 Ch. No. :605079 being chq	· • :	10,00
			received from LCC towards rent	1,1	-
/"···	_		arears		:
10-11-2010	By HDFC Bank	590193 Receipt	15 Ch. No. :590193 Being chq		21,60
	D. Uprop	005000 =	received from LCC towards rent		
	By HDFC Bank	605080 Receipt	16 Ch. No. :605080 being chq	i de la companya de la companya de la companya de la companya de la companya de la companya de la companya de	10,00
31.4 2011	By HDFC Bank	605081 Receipt	received from LCC towards rent 18 Ch. No. :605081 being chg		40.00
312011	by HDFC Balik	000007 Receipt	received from LCC towards rent		10,00
j I	By HDFC Bank	605083 Receipt	19 Ch. No. :605083 being chq		10,00
	-, mor o warm	:	received from LCC towards rent	1.8	10,00
	By HDFC Bank	307054 Receipt	20 Ch. No. :307054 being chq		21,60
ļ	•	•	received from LCC towards rent	1	,
5-2-2011	By HDFC Bank	605083 Receipt	21 Ch. No. :605083 being chq		10,00
	_		received from LCC towards rent		
:	By HDFC Bank	307054 Receipt	22 Ch. No. :307054 being chy		21,60
40 > 2044	To UDEC Beer	207020 5-15	received from LCC towards rent		
10-2-2011	To HDFC Bank	307083 Bank Paymer		21,600.00	
	To HDFC Bank	605082 Bank Payme	due to insufficient fund nt BP-2 Ch. No. :605082 cheque bounce	10,000.00	
:	IN UDEC DAHK	OUDUOZ IDAIIK PAYIIIE	due to insufficient fund	10,000.00	
		:	dae to meantoient faire		
	Carried Over			40 600 00	`n 70 0c
	Camed Over			49,600.00	2,70,00
I					

continue

Ė.	Satish Modi HUF			
	LCC Rent A/c Ledger Account :	1-Apr-2010 to 10-Mar-2011		
	Date Particulars	Chaque No Vich Tyne	Vch No	Marration

Date	Particulars	Cheque No Vch Type Vch N	lo. Narration	Debit	Cred
	Brought Forward			49,600.00 2,70,0	.000
1-3-2011 By	HDFC Bank	131206 Receipt	23 Being DD received from LCC towards rent	21,6	.000
Ву	HDFC Bank	840447 Receipt	24 Being Cheque received from LCC towards rent	i <b>21,</b> 0	600.
Ву	HDFC Bank	605084 Receipt	25 Being Cheque received from LCC towards rent	6,3	375.
10-3-2011 To	HDFC Bank	840447 Bank Payment	BP-2 Ch. No. :840447 being chq	21,600.00	

71,200.00 3,19,575. 2,48,375.00 3,19,575.00 3,19,575. Closing Balance

То

Tuformed to Mr. Ahzar - Regarden 1005 - Carpet - 07-10 Not replecting 2, 26 As. [See rule 31(1)(b)]

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

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

Name and address of the person deducting tax	Statements of 1 section 200 as	ment Nos of all Quarterly DS Under Sub-section (3) of provided by TIN Facilitation or NSDL web-site	Name and address of the person to whom payment made or in whose account it is credited.
ABIDS LAKHOTIA INSTITUTE OF	Quarter	Acknowledgement No.	Satish Modi (HUF)
ART & DESIGN	First	TDS	i :
3 rd, Floor, Methodist Complex,	Second	RETURN YET	
Abids Road, Hyderabad – 01	Third	TO BE	
	Fourth	FILED	

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

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

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

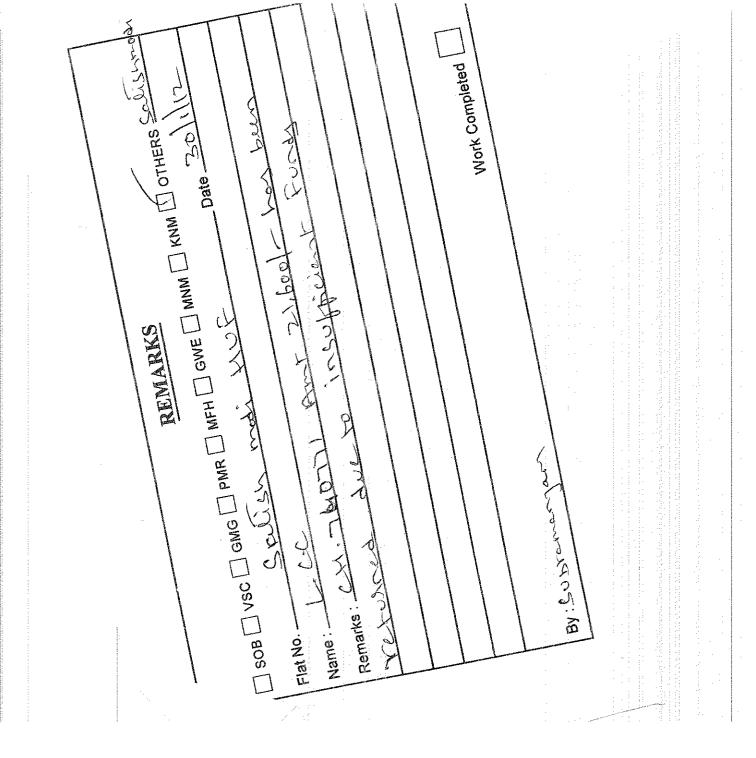
Certified that a sum of Rs 25,426.00 (Twenty Five Thousand four Hundred and twenty six Only) has been deducted at source and paid to the credit of the Central Government as per details given above.

Place HYDERABAD	Signature of person responsible for deduction of tax
Date 31-July-2010	the state tophotic institute of Art 3 Joseph
	Fragulosus.
	Full Name : Mohd Azhar A Mujahid
	Designation Proprietor
The state of the s	

SATISH	MODI - HUF	!			İ			
	rent receipts		•					
Date:	7-Mar-12		!					
Prepared		ubramanyam			ļ			
i icparcu			•					
			•		Α	В	C	D = B + C - A
S No.	From	То	Paid or payable to	Description	Amount paid	Rent recivable	Service tax	Balance
1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent		13,333		13,333
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13,333		26,666
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13.333		39,999
4	1-Oct-06	31-Oct-06	SATISH - HUF	Rent		13,333		53,332
5	1-Nov-06	30-Nov-06	SATISH - HUF	Rent	•	13,333		66,665
6	1-Dec-06	31-Dec-06.	SATISH - HUF	Rent		13,333		79,998
7	1-Jan-07	31-Jan-07	SATISH - HUF	Rent		13,333		93,331
8	1-Feb-07	28-Feb-07	SATISH - HUF	Rent		13,333		106,664
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent		13,333		119,997
10	31-Mar-07		SATISH - HUF	Rent	93,338			26,659
11	1-Apr-07	30-Apr-07	SATISH - HUF	Rent		15,000		41,659
12	1-May-07	31-May-07		Rent		15,000		56,659
13	1-Jun-07	30-Jun-07		Rent		15,000	1	71,659
14	1-Jul-07	31-Jul-07		Rent		15,000		86,659
15	1-Aug-07	31-Aug-07		Rent		15,000		101,659
16	1-Sep-07	30-Sep-07		Rent		15,000		116.659
17	1-Oct-07	31-Oct-07	SATISH - HUF	Rent		15,000		131,659
18	1-Nov-07	30-Nov-07	SATISH - HUF	Rent		15,000	' '	146,659
	I-Nov-07	31-Dec-07	SATISH - HUF	Rent		15,000		161,659
19		31-Dec-07		Rent		15,000	1	176,659
20	1-Jan-08	29-Feb-08	SATISH - HUF	Rent	-	15,000		191,659
21	1-Feb-08		and the second of the second o	Rent		15,000	1	206,659
22	1-Mar-08	31-Mar-08	SATISH - HUF	Rent	176,668		N .	29,991
23	31-Mar-08			Rent	170,000	15,750	-	45,741
24	1-Apr-08	30-Apr-08		Rent	e de la companya del companya de la companya del companya de la co	15,750	4	61,491
25	1-May-08	31-May-08	SATISH - HUF	Rent	•	15,750	•	77,241
26	1-Jun-08	30-Jun-08		Rent		15,750		92,991
27	1-Jul-08	31-Jul-08	SATISH - HUF	Rent		15,750	1	108,741
28	I-Aug-08	31-Aug-08	!	Rent		15,750		124,491
29	1-Sep-08	30-Sep-08		Rent		15,750		140,241
30	1-Oct-08	31-Oct-08		Rent		15,750		155,991
31	1-Nov-08	30-Nov-08	SATISH - HUF	Rent		15,750	·i ·	171.741
32	1-Dec-08	31-Dec-08	SATISH - HUF	Rent		15,750		187,491
33	1-Jan-09					15,750		203,241
34	1-Feb-09	28-Feb-09		Rent		15,750		218,991
35	1-Mar-09	31-Mar-09	!	Rent	185,250	15,750		33.741
36	31-Mar-09	20 4 00	SATISH - HUF	Rent	100,200	16,538	-1 -	50,279
37	1-Apr-09	30-Apr-09		Rent	dia dia dia dia dia dia dia dia dia dia	16,538		66,817
38	1-May-09	31-May-09		Rent	1	16,538		83,355
39	1-Jun-09	30-Jun-09	annual and the state of the sta	Rent		20,000		103.355
40	1-Jul-09	31-Jul-09		Rent		and the second second second		123.355
41	1-Aug-09	31-Aug-09		Rent		20,000	!	143,355
42	1-Sep-09	30-Sep-09		Rent	1.	20,000	4	the second of the second
43	1-Oct-09	31-Oct-09	and the second of the second o	Rent		20,000	· •	163.355
44	1-Nov-09	30-Nov-09	the state of the s	Rent		20,000		183.355
45	1-Dec-09	31-Dec-09	A CONTRACTOR OF THE CONTRACTOR	Rent		20,000		203.355
46	1-Jan-10	31-Jan-10		Rent		20,000		223,355
47	1-Feb-10			Rent	İ	20,000		243,355
48	1-Mar-10			Rent		20,000		263,355
49	31-Mar-10		SATISH - HUF	Rent	144,271	1	ļ	119,084

VerificA A. Cambelinder 7/3/12

	Total	3/113/1 - HUE	11/3(11-12)	1,083,008	1,318,611	-
78	1-1VIAI-12 31-1VIAI-12	SATISH - HUF	TDS(11-12)	32.400		235,603
78	1-Mar-12 31-Mar-12		Rent		28.000	268,003
76 77	1-Feb-12 28-Feb-12	SATISH - HUF	Rent	: *	28,000	240,003
	1-Jan-12 31-Jan-12	SATISH - HUF	Rent		28.000	212,003
74 75	1-Nov-11 30-Nov-11	SATISH - HUF	Rent	. 1.	28,000	184,003
	1-Nov-11 30-Nov-11	SATISH - HUF	Rent	* * *	28,000	156,003
73	1-Oct-11 31-Oct-11	SATISH - HUF	Rent		28,000	128,003
70 71	1-Sep-11 30-Sep-11	SATISH - HUF	Rent	118,000 \$		100,003
69		SATISH - HUF	Rent		28,000	218,003
68 60	i and the second of the second	SATISH - HUF	Rent		28,000	190,003
67	1-Jun-11 30-Jun-11 1-Jul-11 31-Jul-11	SATISH - HUF	Rent		28,000	162,003
66	1-May-11 31-May-11	SATISH - HUF	Rent	. 1	24,000	134,003
65	1-Apr-11 30-Apr-11	SATISH - HUF SATISH - HUF	Rent		24,000	110,003
64	31-Mar-11	SATISH - HUF	Rent	27.200	24,000	86,003
63	15-Mar-11	SATISH - HUF	TDS	27,200	!	62,003
62	1-Mar-11 31-Mar-11	SATISH - HUF	Rent Rent	280,455	24,000	89,203
61	1-Feb-11 28-Feb-11	SATISH - HUF	Rent		24,000	369,658
60	1-Jan-11 31-Jan-11	SATISH - HUF	Rent		24,000	345,658
59	1-Dec-10 31-Dec-10	SATISH - HUF	Rent		24,000	321,658
58	1-Nov-10 30-Nov-10	SATISH - HUF	Rent		24,000	297,658
57	1-Oct-10 31-Oct-10	SATISH - HUF	Rent		24,000	273.658
56	1-Sep-10 30-Sep-10	SATISH - HUF	Rent	ļ. ·	24,000	249.658
55	1-Aug-10 31-Aug-10	SATISH - HUF	Rent		24,000 24,000	225,658
54	1-Jul-10 31-Jul-10	SATISH - HUF	Rent		24,000	201,658
53	1-Jun-10 30-Jun-10	SATISH - HUF	Rent	<u> </u>	20,000	177,658
52	1-May-10 31-May-10	SATISH - HUF	Rent		20,000	133,658 153,658
51	1-Apr-10 30-Apr-10	SATISH - HUF	Rent		20,000	and the second of the second o
50	31-Mar-10	SATISH - HUF	TDS	25,426	20.000	93,658 113,658



#### Satish Modi HUF

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

#### LCC Rent A/c

Ledger Account

#### 1-Apr-2010 to 31-Mar-2012

Cheque No Vch Type Voice 590039 Receipt 605075 Receipt 590038 Receipt 605076 Receipt	ch No. Narration  1 Ch. No. :590039 being chq received from LCC towards rent for 4th floor 2 Ch. No. :605075 being cheque received from LCC towards forth floor rent 3 Ch. No. :590038 being chq received from LCC towards rent for IV floor	Debit 18,
605075 Receipt 590038 Receipt	received from LCC towards rent for 4th floor  2 Ch. No.:605075 being cheque received from LCC towards forth floor rent  3 Ch. No.:590038 being chq received from LCC towards rent for IV floor	10,
590038 Receipt	received from LCC towards forth floor rent 3 Ch. No. :590038 being chq received from LCC towards rent for IV floor	
	received from LCC towards rent for IV floor	18,
605076 Receipt		
	4 Ch. No. :605076 being chq received from LCC towards arears for IV floor	10,
590190 Receipt	6 Ch. No. :590190 being chq received from LCC towards forth floor rent	18
590190 Bank Payment	BP-1 Ch. No. :590190 being chq return due to insufficient fund	18,000.00
605077 Receipt	7 Ch. No. :605077 being chq received from LCC towards rent arears	10,
590191 Receipt	8 Ch. No. :590191 being chq received from LCC towards rent	21
390802 Receipt	9 Ch. No. :390802 being chq received from LCC towards rent	18
605078 Receipt	10 Ch. No. :605078 being chq received from LCC towards rent arears	10
590192 Receipt	13 Ch. No. :590192 being chq received from LCC towards rent	21
605079 Receipt	14 Ch. No. :605079 being chq received from LCC towards rent arears	10
590193 Receipt	15 Ch. No. :590193 Being chq received from LCC towards rent	21
·	received from LCC towards rent	10
	received from LCC towards rent	10
•	received from LCC towards rent	10
	received from LCC towards rent	21
	towards rent	21
·	towards rent	21,600.00
605082 Bank Payment	due to insufficient fund BP-2 Ch. No. :605082 cheque bounce	10,000.00
	590190 Receipt 590190 Bank Payment 605077 Receipt 590191 Receipt 390802 Receipt 605078 Receipt 590192 Receipt 605079 Receipt 590193 Receipt 605080 Receipt 605081 Receipt 605083 Receipt 307054 Receipt 605082 Receipt 307083 Receipt 307083 Bank Payment	for IV floor  4 Ch. No. :605076 being chq received from LCC towards arears for IV floor  590190 Receipt  6 Ch. No. :590190 being chq received from LCC towards forth floor rent  590190 Bank Payment  BP-1 Ch. No. :590190 being chq return due to insufficient fund  605077 Receipt  7 Ch. No. :590191 being chq received from LCC towards rent arears  590191 Receipt  8 Ch. No. :590191 being chq received from LCC towards rent arears  590192 Receipt  9 Ch. No. :390802 being chq received from LCC towards rent arears  590192 Receipt  10 Ch. No. :605078 being chq received from LCC towards rent arears  590193 Receipt  13 Ch. No. :590192 being chq received from LCC towards rent arears  590193 Receipt  14 Ch. No. :605079 being chq received from LCC towards rent arears  590193 Receipt  15 Ch. No. :590193 Being chq received from LCC towards rent arears  590193 Receipt  16 Ch. No. :605080 being chq received from LCC towards rent arears  17 Ch. No. :605081 being chq received from LCC towards rent arears  18 Ch. No. :605081 being chq received from LCC towards rent areaived from LCC towards

Carried Over

49,600.00 2,70,0

continu

					-
Sat	ish	Mod	10	HL	11-

	Date Particulars	Ch	ieque No V	ch Type Vch	No.	Narration	Debit	P C
	Brought Fo	rward					49,600.00	2,70,00
	1-3-2011 By <b>HDFC Bank</b>		131206	Receipt	23	Being DD received from LCC towards rent		21,60
	By <b>HDFC Bank</b>		840447	Receipt	24	Being Cheque received from LCC towards rent	1 +	21,60
	By <b>HDFC Bank</b>		605084	Receipt	25	Being Cheque received from LCC towards rent		6,37
	10-3-2011 To <b>HDFC Bank</b>		840447	Bank Payment	BP-2	Ch. No. :840447 being chq bounce due to insufficent funds	21,600.00	)
	21-3-2011 By <b>HDFC Bank</b>		814858	Receipt	26	Ch. No. :814858 Being cheque received from LCC.		21,60
	29-3-2011 By <b>HDFC Bank</b>		605100	Receipt	27	Ch. No. :605100 Being cheque received from LCC.		10,48
	To Closing Ba	alance					71,200.00 2,80,455.00 3,51,655.00	3,51,65 3,51,65
	1-4-2011 By Opening Bala	nce	\	ch Type Vo	ch No.			2,80,45
	2-4-2011 By HDFC Bank			Receipt		Ch. No. :840484 rent		21,60
,, e	18-4-2011 By HDFC Bank			Receipt		Ch. No. :816150 rent arears		10,00
	4-5-2011 By HDFC Bank			Receipt		Ch. No. :840334 rent		21,60
	12-5-2011 By HDFC Bank			Receipt		Ch. No. :817198 rent		21,60
	31-5-2011 By HDFC Bank			Receipt		Ch. No. :840374 being chq received from LCC towards rent		21,60
	To HDFC Bank		840374	Bank Payment	BP-1	Ch. No. :840374 being chq reversed due to chq bounce towards insufficient funds	21,600.00	)
	3-8-2011 By HDFC Bank		740684	Receipt	7	Ch. No. :740684 being chq received from LCC towards rent		21,60
	13-10-2011 By <b>HDFC Bank</b>		396447	Receipt	9	Ch. No. :396447 rent received		21,60
	25-1-2012 By <b>HDFC Bank</b>			Receipt		Ch. No. :740771 Being received towards rent.		21,60
	28-1-2012 To HDFC Bank	-	740771	Bank Payment	BP-2	Ch. No.: 740771 being amount debited towards cheque return towards funds insufficient.	21,600.00	
	25-2-2012 By <b>HDFC Bank</b>	~	740772	Receipt	11	Ch. No. :740772 Being cheque received towards rent		21,60
	29-2-2012 To <b>HDFC Bank</b>	/	740772	Bank Payment	BP-1	Ch. No. :740772 Being cheque returned due to insuffcient funds	21,600.00	) '
	26-3-2012 By <b>HDFC Bank</b>		740773	Receipt	12	Ch. No. :740773 Being cheque received towards rent		21,60
· · · · · · · · · · · · · · · · · · ·	31-3-2012 To <b>HDFC Bank</b>	-7	740773	Bank Payment	BP-1	Ch. No. :740773 Being cheque returned due to insuffcient funds	21,600.00	)
	To Closing Ba	lance					86,400.00 3,98,455.00 4,84,855.00	4,84,85 4,84,85

	MODI - HUF							
	14.09.11							
Prepared l		Jagdish			,			
:					A	В	С	D = B + C - A
S No.	From	То	Paid or payable to		Amount paid	Rent recivable	Service tax	Balance
1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent		13,333		13,333
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13,333		26,666
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13,333		39,999 53,332
4	1-Oct-06	31 <b>-</b> Oct-06	SATISH - HUF	Rent		13,333		66,665
5	1-Nov-06	30-Nov-06	SATISH - HUF	Rent		13,333	<u> </u>	79,998
6	1-Dec-06	31-Dec-06	SATISH - HUF	Rent		13,333		93,331
7	1-Jan-07	31-Jan-07	SATISH - HUF	Rent	<u>L</u>	13,333	ļ <u>.</u>	106,664
8	1-Feb-07	28-Feb-07	SATISH - HUF	Rent		13,333	: 	119,997
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent	00.000	13,333	ļ	26,659
10	31-Mar-07		SATISH - HUF	Rent	93,338	15.000	<u> </u>	41,659
11	1-Apr-07	30-Apr-07	SATISH - HUF	Rent	<u> </u>	15,000		56,659
12	1-May-07	31-May-07	SATISH - HUF	Rent		15,000		71,659
13	1-Jun-07	30-Jun <b>-</b> 07	SATISH - HUF	Rent	ļ	15,000		86,659
14	1-Jul-07	31 <b>-</b> Jul-07	SATISH - HUF	Rent		15,000		101,659
15	1-Aug-07	31-Aug-07	SATISH - HUF	Rent		15,000		116,659
16	1-Sep-07	30-Sep-07	SATISH - HUF	Rent		15,000	<u> </u>	131,659
17	1-Oct-07	31-Oct-07	SATISH - HUF	Rent		15,000	<del></del>	146,659
18	1-Nov-07	30-Nov-07	SATISH - HUF	Rent		15,000		161,659
19	1-Dec-07	31-Dec-07	SATISH - HUF	Rent		15,000	ļ	176,659
20	1-Jan-08	31-Jan-08	SATISH - HUF	Rent	<u> </u>	15,000		191,659
21	1-Feb-08	29-Feb-08	SATISH - HUF	Rent	+	15,000		206,659
22	1-Mar-08	31-Mar <b>-</b> 08	SATISH - HUF	Rent	176.669	15,000		29,991
23	31-Mar-08		SATISH - HUF	Rent	( 176,668	15 750		45,741
24	1-Apr-08			Rent		15,750		61,491
25	1-May-08	31-May-08		Rent		15,750	<u> </u>	77,241
26	1-Jun-08	30-Jun-08		Rent		15,750	·	92,991
27	1-Jul-08	31-Jul-08		Rent		15,750		108,741
28	1-Aug-08	31-Aug-08		Rent		15,750	<del></del>	124,491
29	1-Sep-08			Rent		15,750		A feet and the contract of the con-
30	1-Oct-08			Rent		15,750		140,24
31	1-Nov-08	30-Nov-08		Rent		15,750	4	171,74
32	1-Dec-08			Rent		15,750		187,49
33	1-Jan-09	31-Jan-09		Rent	<u> </u>	15,750	· - p	203,24
34	1-Feb-09	28-Feb-09		Rent		15,750	****	218,99
35	1-Mar-09	<del></del>		Rent	105.050	15,750		33,74
36	31-Mar-09		SATISH - HUF	Rent	(185,250	16,538		50,279
37	1-Apr-09			Rent				66,81
38	1-May-09			Rent	<u> </u>	16,538 16,538		83,35
39	1-Jun <b>-</b> 09		·	Rent		Annual Control of the State of the Control of the C	10 m 10 m 10 m 10 m 10 m 10 m 10 m 10 m	103,35
40	1-Jul-09			Rent		20,000	the Area of the contract of th	123,35
41	1-Aug-09			Rent	- <del> -</del>	20,000		143,35
42	1-Sep-09			Rent		20,000	44 A 44 A 44 A 45 A 45 A 45 A 45 A 45 A	163,35
43	1-Oct-09		·	Rent		20,000		183,35
44	1-Nov-09			Rent				203,35
45	1-Dec-09			Rent		20,000		203,33
46	1-Jan-10	4	<del></del>	Rent		20,000		243,35
47	1-Feb-10			Rent	<u></u>	20,000		263,35
48	1-Mar-10			Rent		20,000	<u></u>	119,08
49	31-Mar-10	) }	SATISH - HUF	Rent	144,271	<u> </u>	!	119,00





# Sri Satish Modi (HUF)

of the Balance due of July 09, e Sept 69.

Amd to be Paid And Paid TOS 60, 16995/. Actual Amb Month 13073/-16601/-20000 . July og 3399(\_ Aug 09 16601/-13125/-20000 2399 -16601/-2000 D / Sopl 09 13/25/ 3399/\_

#### Satish Modi HUF

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

# LCC Rent A/c Ledger Account

#### 1-Apr-2010 to 31-Mar-2012

					Page
Date Particulars	Cheque No Vch Type Vc	h No.	Narration	Debit	Cred
31-7-2010 To <b>HDFC Bank</b>	590190 Bank Payment		Ch. No. :590190 being chq return due to insufficient fund	18,000.00	
10-2-2011 To <b>HDFC Bank</b>	307083 Bank Payment	BP-1	Ch. No. :307083 cheque bounce due to insufficient fund	21,600.00	
To HDFC Bank	605082 Bank Payment		Ch. No. :605082 cheque bounce due to insufficient fund	10,000.00	
10-3-2011 To <b>HDFC Bank</b>	840447 Bank Payment	BP-2	Ch. No. :840447 being chq bounce due to insufficent funds	21,600.00	
By Closing Balance				71,200.00	71,200.0
by Closing Dalance				71,200.00	71,200.0
1-5-2011 By Opening Balance	Vch Type Vc	h No.		71,200.00	
31-5-2011 To <b>HDFC Bank</b>	840374 Bank Payment	BP-1	Ch. No. :840374 being chq reversed due to chq bounce towards insufficient funds	21,600.00	
28-1-2012 To <b>HDFC Bank</b>	740771 Bank Payment	BP-2	Ch. No.:740771 being amount debited towards cheque return towards funds insufficient.	21,600.00	
29-2-2012 To <b>HDFC Bank</b>	740772 Bank Payment	BP-1	Ch. No. :740772 Being cheque returned due to insuffcient funds	21,600.00	
31-3-2012 To HDFC Bank	740773 Bank Payment	BP-1	Ch. No. :740773 Being cheque returned due to insuffcient funds	21,600.00	
By Closing Balance				1,57,600.00	1,57,600.C
of Olooning Maidings				1,57,600.00	1,57,600.C

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

Group : Income

(All amounts in Rs.)

	Document			7	0	Running Balance		
	Date	Number	****	Narration	Debit	Credit	0.00 Cr	
		aving Bank accou	ınt	Opening Balance		402.05	103.05 Cr	
	30 Jun, 2006	SBR D30062006	1	Being amount credited		103,05	100.00 0.	
				by HDFC Bank towards				
				Credit Interest capitalized		82.24	165.29 Cr	
	30 Sep. 2006	SBR D30092006	1	Being amount credit by		02.24	700.20 0.	
				HDFC Bank towards				
				credit interest capitalized		56.71	222.00 Cr	
	31 Dec, 2006	SBR D31122006	1	Being amount credited				
				by HDFC Bank towards				
	awaran a			credite interest			:	
				capitalized		180.53	402,53 Cr	
	31 Mar, 2007	SBR D31032007	1	Being credited by bank		/ 100.00		
				towards interest				
				capitalized. Total/Closing Balance		402.53	402.53 Cr	
	Mohd Azbar	Mujahid (LCC		Opening Balance			0.00 Cr	
x***}		widjama (Eco		Oporming Datasets				
. },	Infotech)	SBR D05092006	1	Being cheque received		13,334.00	13,334.00 Cr	
	05 Sep, 2006	2PK 500035000		towards rent for the				
				month of July-06				
	01 Oct, 2006	SBR D01102006	1	Being cheque received		13,334.00	26,668.00 Cr	
	01 Oct, 2000	3BK 201102000	•	towards Rent for the			- International Control	
				month of August-06				
	06 Nov. 2006	SBR D06112006	1	Being cheque received		13,334.00	40,002.00 Cr	
	001104, 2000	0011 000112000		from LCC towards Rent				
				for the month of Sept-06				
	06 Dec, 2006	SBR D06122006	1	Being cheque receioved		13,334.00	53,336.00 Cr	
	30 200, 200			from LCC towards rent	Ę			
				for the month of Octobe	r			
				2006				
	11 Dec. 2006	SBR D11122006	1	Being cheque received		13,334.00	66,670.00 Cr	
				from LCC Infotech-Ren	t	ļ	: :	
				Receipt				
	31 Jan, 2007	SBR D31012007	1	Being cheque received		13,334.00	80,004.00 Cr	
				from LCC Infotech-Rer	nt			
				Receipt		10.001.00	00 309 00 05	
	01 Mar, 2007	SBR D01032007	1	Being cheque received		13,334.00	93,338.00 Cr	
				from LCC Infotech-Rer	ıt			
				Receipt		00.000.00	1,20,006.00 Cr	
	31 Mar, 2007	7 JV 31032007	3	Being rent receivable	5	26,668.00	1,20,000.00 01	
				from Mohd.Azhar	ļ			
				Mujahid for the months	•			
				of Feb & Mar 07		1,20,006.0	0 1,20,006.00 Cr	
				Total/Closing Balance		1,20,000.0		
				}				
						Ì		
				<u> </u>				

Dane.

120,006 - 26,668 = 93,338

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

Group : Assets

Account selection : Selected transacted Accounts

(All amounts in Rs.)

Docume		B. B	D-64	Canalis	D	ing Palanas
	Number	Narration	Debit	Credit	Kunr	ning Balance
LCC Infotech		Opening Balance				26,668.00 Dr
02 Apr, 2007 SBF	R D02042007 1	Being cheque received		13,334.00		13,334.00 Dr
		towards rent				
30 Apr, 2007 JV	30042007 1	Being amount credited	15,000.00	ļ		28,334.00 Dr
		to LCC Infotech Rent				
		receipts & debited to				+ 1 + 1
		LCC infotech towards		i	. :	
		Rent for the month of				
		April 2007.			: .	
02 May, 2007 SBI	R D02052007 1	Being cheque received		13,334.00		15,000.00 Dr
		towards rent			:	
31 May, 2007 JV	31052007 1	Being amount credited	15,000.00		•	30,000.00 Dr
		to LCC Infotech Rent				
		receipts & debited to				
		LCC Infotech towards				
		Rent for the month of				
		May 2007.				
SB	R D31052007 1	Being cheque received		13,334.00		16,666.00 Dr
		towards rent		i	:	
30 Jun, 2007 JV	30062007 1	Being amount credited	15,000.00			31,666.00 Dr
,		to LCC Infotech Rent				•
		receipts & debited to				
		LCC Infotech towards				
		Rent for the month of		:		7 t
		June 2007.				
05 Jul, 2007 SB	R D05072007 1	Being cheque received		13,334.00	•	18,332.00 Dr
00 001, 2007		towards rent				
31 Jul, 2007 JV	31072007 1	Being amount credited	15,000.00			33,332.00 Dr
51 Gui, 2007		to LCC Infotech Rent	·	:		
		receipts & debited to			:	
		LCC Infotech towards				
		Rent for the month of				
		July 2007.				
04 Aug 2007 SD	R D04082007 2	Being cheque received		15,000.00		18,332.00 Dr
04 Aug, 2007 SB	R D04082007 2	towards renmt		10,000.00		, , , , , , , , , , , , , , , , , , , ,
40 A. ~ 2007 CD	R D10082007 1	Bering cheqe issued		3,332.00	:	15,000.00 Dr
10 Aug, 2007 SB	R D10082007 1	towards rent		0,002.00	•	10,000.00
04.4 0007 11/	04000007 4		15,000.00			30,000.00 Dr
31 Aug, 2007 JV	31082007 1	Being amount credited	15,000.00			50,000.00 DI
		to LCC Infotech Rent				
		receipts & debited to		3		
		LCC Infotech towards				
		Rent for the month of			:	
		August 2007.		45 000 00	1.1	45 000 00 D
04 Sep, 2007 SB	R D04092007 1	Being cheque received		15,000.00		15,000.00 Dr
		towards rent	45.600.00			20 000 00 5
30 Sep, 2007 JV	30092007 1	Being amount credited	15,000.00	:		30,000.00 Dr
		to LCC Infotech Rent			. :	1.19

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

Group : Assets

(All amounts in Rs.)

	ument		D-42	Cradit	P	ning Balance
Date	Number	Narration	Debit	Credit	Kulli	mily Dalatice
	•	receipts & debited to		· · · · · · · · · · · · · · · · · · ·		÷:
		LCC Infotech towards				
		Rent for the month of				•
		September 2007.	į	:		
3 Oct, 2007	SBR D03102007 1	Being cheque received		15,000.00		15,000.00 Dr
		towards rent			100	11:
31 Oct, 2007	JV 31102007 1	Being amount credited	15,000.00	:		30,000.00 Dr
31 000, 2001	•••••	to LCC Infotech Rent		:		
		receipts & debited to	!		: 1	#1
		LCC Infotech towards				
		Rent for the month of		:		
		October 2007.				
				15,000.00		15,000.00 Dr
	SBR D31102007 1	Being cheque received		10,000.00	. :	
		towards rent		15,000.00		0.00 Dr
19 Nov, 2007	SBR D19112007 1	Being cheque received		15,000.00		0.00 2.
		towards rent				15,000.00 Dr
30 Nov, 2007	JV 30112007 1	Being amount credited	15,000.00			15,000.00 DI
		to LCC Infotech Rent				
		receipts & debited to				
		LCC Infotech towards	Ì			
		Rent for the month of		į	:	
		November 2007.		ı		f 1.
31 Dec, 2007	JV 31122007 1	Being amount credited	15,000.00			30,000.00 Dr
,		to LCC Infotech Rent				
		receipts & debited to				
		LCC Infotech towards				
		Rent for the month of		ļ		
		December 2007.				
00 1 0000	SBR D08012008 1	Being cheque received		15,000.00		15,000.00 Di
08 Jan, 2008	2PK D00012000 1	towards rent				
		Being amount credited	15,000.00			30,000.00 Di
31 Jan, 2008	JV 31012008 1	to LCC Infotech Rent	10,000.00	į.		
				!		
		receipts & debited to		į		
		LCC Infotech towards	ļ		-	f.
		Rent for the month of				
		January 2008		!		4E 000 00 D
29 Feb, 2008	3 JV 29022008 1	Being amount credited	15,000.00			45,000.00 D
		to LCC Infotech Rent				
		receipts & debited to				
		LCC Infotech towards		· 	1.	1 .
		Rent for the month of				
		February 2008.				
05 Mar, 200	8 SBR D05032008 1	D 1	:	15,000.00		30,000.00 D
55 Mai, 200		towards rent	!	}		11
	SBR D05032008 2		İ	15,000.00		15,000.00 D
	SBR D05032008 2	towards rentq		•		
			15,000.00			30,000.00
31 Mar, 200	8 JV 31032008 4	Being amount credited	13,000.00	•		,

2

#### 31 Mar, 2008

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

Group: Assets

(All amounts in Rs.)

Docur	nent				
Date	Number	Narration	Debit	Credit	Running Balance
		to LCC Infotech Rent			•
		receipts & debited to			:
		LCC Infotech towards		4	
		Rent for the month of			
		March 2008. Total/Closing Balance	1,80,000.00	1,76,668.00	20,000,00
	•	Total/Olosing Balance	1,80,000.00	1,76,000.00	30,000.00 Dr
				•	
					•
			:		
					,
					•
	ě			:	
					•
			· · · · · · · · · · · · · · · · · · ·	!	
			!		
		·			•
					•
Y					
					•
			:		•
			:		
				!	
		ļ			
		:		!	
			:	!	
				:	
			ļ		
					÷ .
		:		!	
				1	

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

Group : Assets

Account selection : Selected transacted Accounts

(All amounts in Rs.)

	ument		n_L:4	Credit	Running Balance
Date	Number	<u>Narration</u>	Debit	Gredit	30,000.00 Dr
LCC Infotech	1	Opening Balance		45.000.00	
08 Apr, 2008	SBR D08042008 1			15,000.00	15,000.00 Dr
		from LCC Infotech-Rent		: :	
-		Receipt	47.000.00		30,000.00 Dr
30 Apr, 2008	JV. 30042008 1	Being amount debited to	1	i	50,000.00 DI
		LCC Infotech & credited			
		to LCC Infotech Rent			
		receipt for the month of			
		April 2008.		45 000 00	45 000 00 Dr
	SBR D30042008	Being cheque rece3ived		15,000.00	15,000.00 Dr
		from LCC towards rent			
		for the month of March			
		08			0.00 D-
04 May, 2008	SBR D04052008	1 Being cheque received	•	15,000.00	0.00 Dr
		from LCC Infotech-Rent		į	
		Receipt for the month of	f		
		April-08			45 000 00 D
31 May, 2008	JV 31052008 1	Being amount debited to			15,000.00 Dr
		LCC Infotech & credited			* * * * * * * * * * * * * * * * * * *
		to LCC Infotech Rent			
		receipt for the month of		:	
		May 2008.			20,000,00
30 Jun, 2008	JV 30062008 1	Being amount debited t	The state of the s	i	30,000.00 Di
		LCC Infotech & credited	d		
		to LCC Infotech Rent		į	• •
		receipt for the month of	f	ļ	
		June 2008.			1 000 00 D
03 Jul, 2008	SBR D03072008	<ol> <li>Being cheque received</li> </ol>		15,000.00	15,000.00 D
		from LCC Infotech-Ren	ıt	İ	1.1
		Receipt for June-08			0.00.5
07 Jul, 2008	SBR D07072008	1 Being cheque received		15,000.00	0.00 D
		from LCC Infotech-Ren	nt		
		Receipt for May-08			
31 Jul, 2008	JV 31072008 1	Being amount debited	to 15,750.00		15,750.00 D
·		LCC Infotech & credite	d		
		to LCC Infotech Rent			
		receipt for the month o	f		
		July 2008.			
31 Aug, 2008	3 JV 31082008 1	Being amount debited	to 15,750.00		31,500.00 E
		LCC Infotech & credite	ed	:	
		to LCC Infotech Rent			
		receipt for the month of	of		
		August 2008.			
	SBR D31082008	Being cheque receiver	d	15,750.00	15,750.00 E
		from LCC Infotech-Re	i I		
		Receipt for July-08			
30 Sep, 2008	8 JV 30092008		to 15,750.00		31,500.00 [

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

Group : Assets

(All amounts in Rs.)

Doc	ument		5.1.1	Cundit	Running Balanc
Date	Number	Narration	Debit	Credit	Running Dataile
		LCC Infotech & credited	!		
		to LCC Infotech Rent			
		receipt for the month of	Ì		
		September 2008.		~  .	
0 Sep, 2008	SBR D30092008 1	Being cheque received		15,750.00	15,750.00 D
0 0 1,		from LCC Infotech-Rent			
		Receipt for August 08			
31 Oct, 2008	JV 31102008 1	Being amount debited to	15,750.00	İ	31,500.00
00.,		LCC Infotech & credited	ş		
		to LCC Infotech Rent		:	
		receipt for the month of			100
		October 2008.		-	
	SBR D31102008 1	Being cheque received		15,750.00	15,750.00 [
	3DK D31102000 1	from LCC Infotech-Rent			
		Receipt for Sept-08			
		Being amount debited to	15,750.00	!	31,500.00 [
30 Nov, 2008	JV 30112008 1	LCC Infotech & credited	10,700.00		11
				1	
		to LCC Infotech Rent			
		receipt for the month of	į		
		November 2008.	!	15,750.00	15,750.00
)8 Dec, 2008	SBR D08122008 1	Being cheque received	ļ	15,759.00	10,700.00
		from LCC Infotech-Rent	į		
		Receipt for Oct-08	15.750.00	İ	31,500.00
30 Dec, 2008	JV 30122008 1	Being amount debited to	15,750.00	!	31,000.00
		LCC Infotech & credited			
		to LCC Infotech Rent		!	
		receipt for the month of			
		December 2008.		:	45 -80 00
10 Jan, 2009	SBR D10012009 1	Being cheque received	İ	15,750.00	15,750.00
	•	from LCC Infotech-Rent			
		Receipt for Nov-08		i i	
31 Jan, 2009	JV 31012009 1	Being amount debited to	15,750.00	ļ	31,500.00
01 0011, 12000	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	LCC Infotech & credited			
		to LCC Infotech Rent	!		
		receipt for the month of			* .
		January 2009.	!		
40 E-E 200	9 SBR D19022009 1			15,750.00	15,750.00
19 Feb, 200	9 3BK D19022009 1	towards rent.		,	
	a opp processo 1			15,750.00	0.00
23 Feb, 200	9 SBR D23022009 1			,	
		towards rent.	15,750.00		15,750.00
28 Feb, 200	9 JV 28022009 1	Being amount debited to	15,750.00		
		LCC Infotech & credited		1	
		to LCC Infotech Rent			
		receipt for the month of	· 		
		February 2009.			34 500 00
31 Mar, 200	9 JV 31032009 4	Being amount debited to	15,750.00		31,500.00
		LCC Infotech & credited			

Page:

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

Group : Assets

(All amounts in Rs.)

Docu	ment		r- h:4	Credit	Run	nin	g Balance
Date	Number	Narration	Debit	Credit	Num		y Dalailo
		to LCC Infotech Rent	İ				:
		receipt for the month of					· · · · · · · · · · · · · · · · · · ·
		March 2009.		***** • * ***			
		Total/Closing Balance	1,86,750:00	1,85,250.00		3′	,500.Ó0 D
						<	
			4	- Address of the second of the	: :		:
						:	:
				į			
				: i		:	
							· ·
		j					: :
					٠		
					* .		
		\)					
				i			
					•	:	
				:		:	
					1		
				!		:	:
					:	:	
				i		1	· . :
						:	:
				į			· ·
		į		İ			
						:	· ·
						- 1	
						:	:
					•	7	
						:	
						:	
			İ	İ		:	
		į		ļ		7	
					•	1	
		İ		ļ		:	
			:			:	:
		ĺ		!			•
							• •
		ļ				- 2	
		: 					
						:	
							:
						:	: .
					ŀ	1	
						1	:
					i i		
						1	
					-	:	· · ·
		ļ				:	:
		i				1	
						1	
		I I	;	I			

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

Group : Income

Account selection : Selected Accounts

(All amounts in Rs.)

Page:

	ument			Dabit	Credit	Rrinni	ng Balance
Date	Number		Narration	Debit	Clear	IZMINI	0.00 Cr
LCC Infotech	-Rent Receipt		Opening Balance		40 425 00		13,125.00 Cr
08 Jui, 2009	SBR D08072009	1	Being cheque received	İ	13,125.00		13, 123.00 01
			from LCC Infotech				. N
			towards rent for 4th floor		13,073.00		26,198.00 Cr
28 Jul, 2009	SBR D28072009	1	Being cheque received		10,010.00	:	
			from LCC Infotech			•	
			towards rent for 4th floor		13,125.00		39,323.00 Cr
14 Aug, 2009	SBR D14082009	1	Being cheque received		10,120.00		:
			from LCC Infotech		!		
			towards rent for 4th floor		13,073.00		52,396.00 Cr
31 Aug, 2009	SBR D31082009	1	Being cheque received		10,070.00	: :	
			from LCC Infotech			:	
			towards rent for 4th floor		13,125.00		65,521.00 Cr
07 Sep, 2009	SBR D07092009	1	Being cheque received		10,120.00		
			from LCC Infotech				
			towards rent for 4th floor		13,125.00		78,646.00 Cr
05 Oct, 2009	SBR D05102009	1	Being cheque received		10,120.00		
			from LCC Infotech towards rent for 4th floor	į			* ] 
		_			13,125.00		91,771.00 Cr
	SBR D05102009	2	Being cheque received from LCC Infotech		10,1-213		i
			towards rent for 4th floor	į	i		
		4	Being cheque received		13,125.00		,04,896.00 Cr
05 Nov, 2009	SBR D05112009	1	from LCC Infotech				
			towards rent for 4th floor				
		_	Being cheque received		13,125.00		1,18,021.00 Cr
	SBR D05112009	2	from LCC Infotech				:
			towards rent for 4th floor		!		. :
60 B 0000	CDD D02422000	1	Being cheque received		13,125.00		1,31,146.00 Cr
03 Dec, 2009	SBR D03122009	'	from LCC Infotech			٠.	:
			towards rent for 4th floor				
07.0 2000	SBR D07122009	1	Being cheque received		13,125.00		1,44,271.00 Cr
07 Dec, 2009	3BR D01122009	'	from LCC Infotech				
			towards rent for 4th floor				
			Total/Closing Balance		1,44,271.00		1,44,271.00 Ci
			:		. •		
							•
						. :	
					:	!	
					i i	į	. :
					1		
			· j			i ·	
							1
						!	

# Satish Modi HUF

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

#### LCC Rent A/c

Ledger Account

1-Apr-2010 to 10-Mar-2011

	Cheque No. Vch Type Vch No.	Narration	Debit	Credit
Date Particulars	Official in the second	Manager and the control of the contr		18,000.00
	√590039 Receipt	1 Ch. No. :590039 being chq		. (
27-5-2010 By <b>HDFC Bank</b>		received from LCC towards rent		
		for 4th floor 2 Ch. No. :605075 being cheque		10,000.00
15-6-2010 By <b>HDFC Bank</b>	/605075 Receipt	received from LCC towards forth		
15-6-2010 by 11151 6 barne	<b>✓</b>	floor rent		
	-noogo maaaint	э Сь No. :590038 being chg	·	18,000.00
30-6-2010 By <b>HDFC Bank</b>	590038 Receipt	received from LCC towards rent		
0,0 0 <u>1</u> 0.11	V	for IV floor	:	10,000.00
	√605076 Receipt	4 Ch No.:605076 being chq	' .)	10,000.00
By HDFC Bank	V 803070 Redelpt	received from LCC towards		
•		arears for IV floor	1	(18,000.00
and the second second	7 590190 Receipt	6 Ch. No. :590190 being chq	1	
27-7-2010 By HDFC Bank		received from LCC towards forth		Į.
		floor rent BP-1 Ch. No. :590190 being chq	18,000.00	)
31-7-2010 To HDFC Bank	590190 Bank Payment E	return due to insufficient fund		
31-7-2010 10 11 <b>D1 0 D</b> atin		უ Ch No :605077 being chq		10,000.00
3-8-2010 By <b>HDFC Bank</b>	605077 Receipt	received from LCC towards rent		İ
3 6 20 to 29 112 1	4	arears		21,600.00
	500101 Receipt	o Ch No 590191 being chg		21,000.00
27-8-2010 By <b>HDFC Bank</b>	√ 590191 Receipt	received from LCC towards rent		18,000.00
	_390802 Receipt	9 Ch. No. :390802 being chq		10,000.0
4-9-2010 By <b>HDFC Bank</b>	390002	received from LCC towards rent	. 11	10,000.00
o upro Dade	605078 Receipt	10 Ch. No. :605078 being chq		
7-9-2010 By H <b>DFC Bank</b>		received from LCC towards rent		
		arears 13 Ch. No. :590192 being chq		21,600.0
6-10-2010 By HDFC Bank	590192 Receipt	received from LCC towards rent		
0-10-2010 By 11D1 3 Date:	•	14 Ch No :605079 being chg	4	10,000.0
By HDFC Bank	605079 Receipt	received from LCC towards rent		
and the second s	₹	arears	1.1	21,600.0
XXXX	/ 590193 Receipt	15 Ch. No. :590193 Being chq		21,000.0
10-11-2010 By HDFC Bank	4	received from LCC towards renu		10,000.0
	605080 Receipt	16 Ch. No. :605080 being chq		10,000
By HDFC Bank	· · · · · · · · · · · · · · · · · · ·	received from LCC towards rent		10,000.(
- Look D. UDEC Bank	605081 Receipt	18 Ch. No.: 605081 being chq received from LCC towards rent		
31-1-2011 By <b>HDFC Bank</b>	4	19 Ch. No. :605083 being chq		10,000.(
By HDFC Bank	605083 Receipt	received from LCC towards rent		
By IIBI O Daim		on Ch. No. :307054 being chg	1 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	21,600.
By <b>HDFC Bank</b>	307054 Receipt	received from LCC towards rent	. :/	15.000
- <b>,</b>	605083 Receipt	21 Ch No :605083 being chg		10,000.
5-2-2011 By HDFC Bank	902083 Keceibt	received from LCC towards rent		21,600.
41 (4) (4) (4) (4) (4) (4) (4) (4) (4) (4)	307054 Receipt	22 Ch. No. :307054 being chq		21,000
By HDFC Bank	30700-7 1000-7	received from LCC towards rent	( 21,600.0	n) /
	307083 Bank Payment	BP-1 Ch. No.:307083-eheque bounce	21,000.0	
10-2-2011 To HDFC Bank		due to insufficient fund	10,000.0	0
To HDFC Bank	605082 Bank Payment	BP-2 Ch. No. :605082 cheque bounce due to insufficient fund	- 3,	
10 HDLC Darin	•	que to insumotera rand	*	ļ
			49,600.0	0 2,70,000
Carried Over				1.7
Carried Over				1
				•

continuec

<b>ish Modi HUF</b> C Rent A/c Ledger Account:1-Apr-2010	to 10-Mar-2011 Cheque No Vch Type Vch N	n. Narration	Debit	Page 2 Credit
Date Particulars	Chedne No Acti Table Acti.		49,600.00	2,70,000.00
Brought Forward			7	21,600.00
-2011 By HDFC Bank	131206 Receipt	23 Being DD received from LCC towards rent		21,600.00
By HDFC Bank	840447 Receipt	24 Being Cheque received from LCC towards rent		6,375.00
By HDFC Bank	805084 Receipt	25 Being Cheque received from LCC towards rent	21,600.00	
-3-2011 To HDFC Bank	840447 Bank Payment	BP-2 Ch. No. :840447 being chq bounce due to insufficent funds		
			71,200.00	
		•	2,48,375.00 3.19,575.00	

To Closing Balance

HZITAS	MODI - HUF						,	
	rent receipts							
	14.03.11							
repared		Jagdish						
Toperou	, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>							
					<u>A</u>	В	C	D = B + C - A
S No.	From	To	Paid or payable to	Description	Amount paid	Rent recivable	Service tax	Balance
1	1-Jul-06	31-Jul-06	SATISH - HUF	Rent		13,333	<u> </u>	13,333
2	1-Aug-06	31-Aug-06	SATISH - HUF	Rent		13,333	ļ	26,666
3	1-Sep-06	30-Sep-06	SATISH - HUF	Rent		13,333		39,999
4	1-Oct-06	31-Oct-06	SATISH - HUF	Rent		13,333	ļ	53,332 66,665
5	1-Nov-06	30-Nov-06	SATISH - HUF	Rent		13,333	<u> </u>	79,998
6	1-Dec-06	31-Dec-06	SATISH - HUF	Rent		13,333		93,331
7	1-Jan-07	31-Jan-07	SATISH - HUF	Rent		13,333	<u> </u>	106,664
8	1-Feb-07	28-Feb-07	SATISH - HUF	Rent		13,333		119,997
9	1-Mar-07	31-Mar-07	SATISH - HUF	Rent		13,333		26,659
10	31-Mar-07		SATISH - HUF	Rent	93,338	15,000		41,659
11	1-Apr-07	30-Apr-07	SATISH - HUF	Rent		15,000	ļ	56,659
12	1-May-07	31-May-07	SATISH - HUF	Rent		15,000	<u>:</u>	71,659
13	1-Jun-07	30-Jun-07		Rent	<u> </u>	15,000	+	86,659
14	1-Jul-07	31-Jul-07		Rent	<u> </u>	15,000		101,659
15	1-Aug-07	31-Aug-07		Rent	ļ	15,000	- <del> </del>	116,659
16	1-Sep-07	30-Sep-07		Rent		15,000		131,659
17	1-Oct-07	31-Oct-07		Rent		15,000		146,659
18	1-Nov-07	30-Nov-07		Rent		15,000		161,659
19	1-Dec-07	31-Dec-07		Rent		15,000	4	176,659
20	1-Jan-08	31-Jan <b>-</b> 08		Rent		15,000		191,659
21	1-Feb-08	29-Feb-08		Rent		15,000		206,659
22	1-Mar-08	31-Mar-08		Rent	17/17/19	15,000		29,991
23	31-Mar-08		SATISH - HUF	Rent	176,668	15,750		45,741
24	1-Apr-08			Rent				61,491
25	1-May-08			Rent		15,750		77,241
26	1-Jun-08			Rent		15,750 15,750		92,991
27	1-Jul-08			Rent		15,750		108,741
28	1-Aug-08			Rent		15,750		124,491
29	1-Sep-08			Rent		15,750		140,241
30	1-Oct-08			Rent	<u> </u>	15,750		155,991
31	1-Nov-08			Rent		15,750		171,741
32	1-Dec-08	31-Dec-0		Rent		15,750		187,491
33	1-Jan-09			Rent		The second section of the second section is a second section of the second section of the second section secti		203,241
34	1-Feb-09			Rent		15,750		218,991
35	1-Mar-09		9 SATISH - HUF	Rent	195 350			33,741
36	31-Mar-09		SATISH - HUF	Rent	185,250	16,53	Q	50,279
37	1-Apr-09			Rent		16,53		66,817
38	1-May-09			Rent		16,53		83,355
. 39	1-Jun-09			Rent		10,33		103,355
40	1-Jul-09			Rent	_	20,00		123,355
41	1-Aug-09			Rent		20,00		143,355
42	1-Sep-09			Rent		20,00		163,355
43	1-Oct-09			Rent		20,00		183,355
44	1-Nov-0		. —			20,00		203,35
45	1-Dec-0					20,00		223,35
46	1-Jan-1				., .	20,00		243,35
47	1-Feb <b>-</b> 1					20,00		263,35
48	1-Mar-1				144.27			119,08
49	31-Mar-1	0	SATISH - HUF	Renty	( 144,27	1		1. 112,00

MANAGING OFFECTOR

Verified
A. Eambolivator
15/3/21

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

Note:-

Total Contstanding Quel > 146709

less PDC an 28/3/11

e) 10,480

Net. Receivable

36229

C. July

Verifics.

A. Sunbesirela

15/3/1

SOITAM MODICIOR



ISO 9001:2008 CERTIFIED

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

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

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

Ref: LID/Admn/11

Date: 06/05/2011

Sir,

Sub: payment of Rent Arrears

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

RECTOR

MODI BUILDERS

(METHODIST COMPLEX)

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

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

Date: 07.04.2010

Phone: 55335551 Fax: 040-27544058

Dear Sir,

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

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

1. Once lease agreement executed as a tenant you have a liability to pay the rents regularly and above this you have kept the lease agreement with you all these days and neither negotiated nor returned.

2. You have an arrears of Rs. 1,08,375 for Satish Modi and Rs. 1,17,213 for MBMC as on March 10. but you deducted TDS upto to March 10 and you have forwarded arrear cheques upto February 2011. Please let me know how it is accountable.

3. While making post dated cheques you would have consulted or discussed with us regarding these payments and you have decided on your own.

4. We have waived off your deposit amount by treating as an old tenant.

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

Thank You.

For Modi Builders Methodist Complex,

Shankar Reddy

2075 due as on 319t May 2008. (Increase arream)

102	Rent Paid to	Satish Modi HUF	T	Rent increase @	5 % Every Year		Next increase DC 13111			
		Lotter T.	Last Agr Dt 14.07.2006					-         		·
(a)	ease Agr	- Paxeumen	Comice Tax % Nil	TDS %	INI	1 for 1 occor No.2	     			
Кез	Reni Payment	7th day of Succeeding month	Note: Deposit	sit of 90,000/- for Less	of 90,000/- for Lessor No.1 and 45,000/- 101 Lessor No.1	Amount Received	Ĺ.,	Received for the	Remarks	
Re	Remarks	First increase on 1st April 2007	Ront Receivable after (TDS	DS Month		Cheque No.		month of		
	N S	Month	deducti		1 Con (16	742279	13334	Jul-2006		
		9000	13334	 	1 001-06	724398	13334	Aug-2006		
		2002-in/			A Nov-06	742290	13334	Sep-2006		
	2		     	13534	A-Dec-06	724338	13334	7 CC-2006		
	8				11-Dec-06	648919	13334	1) co 2006		
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		-  -		31-lan-07	648953	13334			
		1807-2007			1-Mar-07	649013	13334	Jan-2007		
	     œ	2007-73/1	13334		0 4 20 07	Cheque	13334	rep-2007		
<u> </u>	7	Jan-200/	13334		2-Kpi-0/	649090	13334	Mar-2007		
!	00	Feb-200/	13334		2-jvlay-0/	656957	13334	Apr-200/		
4	6	Mar-2007	15000	15000	31-May-0/	657005	13334	May-2007		
-	10	Apr-2007	15000	15000	5-101-0/	657061	15000	Jun-2007		
	11	May-2007	15000	15000	4-Aug-0/	657068	3332 Inc	3332 Incr. amount		
29	12		15000		10-Aug-07	718899	15000	Jul-2007		
100	13			15000	4-Sep-0/	000011	15000	Aug-2007		
3	2 7	Aug-2007	12000	15000	3-Oct-07	C00000	15000	Sep-2007		
1	1 =	Sep-2007			31-Oct-07	600700	15000	Oct-2007		
一 ク かく きゃく	21	Oct-2007	00000		19-Nov-07	668/43	15000	Nov-2007		
	100 I	Nov-2007	13000	150001	8-Jan-08	668771	15000	Dec-2007	       	
	10	Dec-2007	13000	15000	5-Mar-08	2779/9	150001		       	\
	or    -  -		15000		5-Mar-08	675273	15000	Feb-2008		
	- OC		DOUGH	15000	30-Apr-08	681381	15000	Mar-2008	Diff.due	West State of the
			OngeT	18730	4-May-08	5835/4	2000	Amr-2008	7.20	<b>~</b>
4			15/50	12/ 30	3-Iul-08	353230	12000	May-2008	750	A May - 0 & Care
NA NA	ļ	8000 xelv	15750	Anc/ci	07-111-08	583662	000cI	Iviay Exoco	)	7
3	123	May 2000	1.5750		21 410-08	353791	15750	0002-uni		
3		Tull-2009	15750	15750	-12 Cm Car 08	353160	15750	Jul-2000	  -  -  -  -	1
	l İ		15750	15750	00-450	353343	15750	Aug.2008		<del>_</del>
2000		Aug-Zivo	15750	15750	31-00-00	361293	15750	Sep-2008		<del>T-</del>
1	27	Sep-2008	15750	15750		361337	15750	Oct-2008		-
		Oct-2008		15750	8-Jan-09	265882	15750	Nov-2008		
		Nov-2008	15750	15750	17-Feb-09	368908	15750	Dec-2008		
\	96	Dec-2008	15750	15750	23-Feb-09	369024	13125	Jan 2009		
	31	Jan-2009	15750	15750	5-lul-091	360005	13125			<del></del>
	32	Feb-2009	15750		5-Aug-09	320000	13125	9		
	33	Mar-2009	16537.5	16537.5	5-Sep-09	349027	13125	3	797	TAN CANAL
	15.	Apr-2009	16837 5	16537.5	5-Oct-09	200000	13125		2/0/	15 m
	1 15		COOT		5-Nov-09	200000	13125	May 2009	/8/	<u>ا آن</u>
	3				5-Dec-09	3030/22	519006		30/5	(2)
			20000	522081						
		Total	522081	519006						
		Bootstad	519006	2000		-				
		INCEIVED	3075	20/06						
		Dues								
							1	: .		

Tenant / Owner

Next increase Dt 1st April 2010

5 % Every Year

30.06.2011. Tenant

> Lease expires on Rent increase @

-/000'06

Deposit Last Agr Dt

Floor / Off No. Maint. by

Area 6000sq.ft
Dt of occuption 01.07.2006

Building Name Methodist Complex Name of Tenant Mohd.Azhar Mujahid(Lakhotia) Satish Modi HUF Executed

MBMC Rent Arrears Statement

5 years

Lease Period

Maint, Amount 9000/-

# PT Paid By

(IVth Floor)

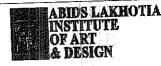
										1			Ę	4	Contraction of the second	*						-			
						9			Difference	amount		3837	3785								17191				
	Tenant / Owner	, 0000	3000/ -	5 years	1st April 2010	18 14	New agreement executed on 19,11:07		Rec	month		Jul-09									131017				
	PT Paid By	_	Maint. Amount	Lease Period	5 % Fyery Year Next increase Dt 1st April 2010		New agreement e	Deposit of 90,000/- for Lessor No.1 and 45,000/- for Lessor No.2	Amount Received		13073	13073									10227	17000			(J) (S)
	(IVth Floor)	TOT #	Tenant	30.06.2011.	5 % Every Year		IZ.	No.1 and 45,000	Choons No	Circque 140:	377324	380420		Ì		900009									
tatement	9	ı	Maint. by	Lease expires on	Rent increase @		LDS %	0,000/- for Lessor	" down	VIOIILE	28-Jul-09	21 A 112 AB	2		. 2	3-Dec-09									
Rent Arrears Statement	1				700	14.07.2000	N.I.	Note: Deposit of 9	after (TDS	deduction)	13982		V 16910	16910	16910	18000						172712	65521	107191	
MBMC Rent	Area		Dt of occuption (	Denosit 9		Last Agr Ut	Service Tax %		Rent Receivable		7,527,5	C. (COOT	20000	20000	20000	20000	20000	20000	20000	20000	20000	196538	65521	131017	
The Color of the Agency of the Color of the		Methodist Complex	Mohd Azhar Mujahid Lakhotia) Dt of occuption 01.07,2006	HILLING WAS ASSESSED.		Executed	7th day of Succeeding month	Time to concern and the April 2007	FIRST INCREASE ON 131 CAPITATION	Month	0000	Jun-2009	Jul-2009	Aug. 2009	Sep-2009	Oct-2009	Nov-2009	Dec-2009	lan-2010	Feb-2010	Mar-2010	Total	Received		Dues
		Suilding Name	Tomost Joseph	Valile of Teliani	Kent Faid to	Lease Agr	Don't Don'mont	Kein raymein	Kemarks	S. No.		₹1	-	1 67	4	· u	0 42		α	0	101				

Color of the solution of the s



DESIGNING DESTINIES SHAPING FUTURES.

Abids Lakhotia Institute of Art & Design Abids Lakhotia Institute of Hospitality & Management OMS-ISO



Date: 13/06/2009

Ref: ALIAD/Admn/09

To Mr. Satish Modi Modi Properties, Secunderabad.

Sir.

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

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

#### Details as follows -

Cheque No. 369024	Date 05/07/09 ~	Amount Rs. 13,125/-
369024		
369025	05/08/09	Rs. 13,125/-
	05/09/09	Rs. 13,125/-
	05/10/09	Rs. 13,125/-
	05/11/09	Rs. 13,125/-
	05/12/09	Rs. 13,125/-
Total		Rs. 78.750/-
	369026 369027 369028 369029 (Total	369027 05/10/09 369028 05/11/09 369029 05/12/09

TDS is not deducted from all above payments.

2. TDS will be deducted for these payments from future payments.

3. Rent due is cleared for the months of -

January '09 - Rs. 15,750/-February '09 - Rs. 15,750/- <

- Rs. 15,750/- < March '09

on April '09

DIRECTOR

Lcc-401

Head Office: 3rd Floor, Methodist Complex, Abids, Hyderabad (A.P). PH: 040-66681108/66786598 Fax: 040-30621108 Panjagutta Centre: 5th & 6th Floor, Tejaswi Plaza, Beside Odyssey, Panjagutta, Hyderabad. Ph: 040-66617788 e-mail:abidslakhotia@gmail.com www.abidslakhotia.com

# Sri Satish Modi (HOF)

1.00	- 0	0 0000000	0.110000	10F)	· · · · · · · · · · · · · · · · · · ·
Month	Adual Amt	TDS	Amt tobe Paid	Anct. Paid	Amt Pavalle
April 08	15750/-	•	15750	15000	750 (
Mayos	15750/_	_	15750	15000	750
Oct '09	20000/_(	w.2000	18000	13125	4875
Nov'09	20000/_	2000	[8000		18000/
Dec 09	20000	2000	18000		18000-
Je - 10	20000	2000	18000	<del></del>	18000
Feb 10	20000	2000	18000		18000/
Mar 10	20000  -	2000	[8000	_	(8000/
					96375
Ren	t due û	: clean	d through	n the fo	llowing

Rent due is cleaned through the following Cheques. Details as follows

V	1/		<b>A</b>
S.No	Cheque no.	Date	Amount
ł	Cheque no: 6050#5	28/5/10	100001- 3
2	605076	28/6/10	10000
3	605077	28/7/10	ooool
4	605078	28/8/10	10000
5	605079	28/9/10	(0000)
6	080203	28/10/10	10000
	180203	28/11/10	0000
8	605083	28/12/10	16600
9	605082	28/1/11	100.00
O	605084	28/2/11	6375
		r (	94375

3075 due as on 31st May 2008.

	All and the second seco	MAR	NABLAC Ronf Arre	Arrears Statement						
		IATAI	JAIC TACKET	Off No	(IVth Floor) #		Tenant / Owner			
Rudding Name		Area	6000sq.ft	Maint, by	Tenant	Ħ	-/0006			
Name of Tenant	اسا		01.07.2000	Tosea expires On	30.06.2011.	Lease Period	5 years			
Rent Paid to	Satish Modi HUF	_	-/000/06	Pont increase @	5 % Every Year	Next increase Dt 1st April 2010	1st April 2010			
Lease Agr	Executed	Last Agr Dt	14.07.2006	TDS %	5				3	
Dougle Daymont	7th day of Succeeding month	Service Tax %	Nil	Nil 120 / 120 / 120 No.1 and 45,000/- for Lessor No.2	and 45,000/- for Les	sor No.2				
Kent raymen	First increase on 1st April2007			70,000/ - 101 LCS-100,00		Amount Received	Received for the	Remarks		
Kemarks		Rent Receivable		Month	Cheque No.		month of			
S. No.	Month		deduction)	5-Sep-06			Jul-2006			
\ \ \	Jul-2006	13334					Aug-2000			
1 6	Aug-2006	13334		1(			Sep-2006			
ı m	Sep-2006	13334					ļ			
4	Oct-2006	12224				12237	Dec.2006			
3	Nov-2006	13334				ļ				
9	Dec-2006	12334								
E-	Jan-2007	13334	13334				1			
8	Feb-2007	13334								
6	Mar-2007	15000	15000	31	7 606937					
10	Apr-2007	15000	15000							
11	May-2007	15000					Incr			
12	Jun-2007	15000	15000			1	111-2007			
13	Jul-2007	15000								
14	Aug-2007	15000					ļ			
15	Sep-2007	15000			00/000					
16	Oct-2007	15000		19						
17	Nov-2007	15000	15000				Dec-2007			
18	Dec-2007	15000	15000		88 6/5-72					
13	Jan-2008	15000	15000				Feb-2008			
20	Feb-2008	15000						Diff.due	1 00 m	
21	Mar-2008	05051		44				750	April-08 out	
Z	Apr-2008 <	18750						750	- May - 0 & alm - Off	
23	May-2008	15750							13	
24	Jun-2008	15750	750 15750				Jul-2008	   		
25	Jul-2008	157			355160					
26	Aug-2000	157	15750 15750				ļ			
27	3ep-2006	157		ਲ    						
28	CCL-2008	157					-			
29	2005-VOVI	157				15750	Dec-2008			
30	1.965-2000	15;		23			5 Jan 2009			
31	Jan-2002	15.	15750 15750			75 13125	lin.			
32	rep-zunz	15.	15750 15750			24 13125	3			
33	War-2009	16537.5		,					7	
34	Apr-2009	16537.5	37.5 16537.5	\				787.5	ا موار م	
35	May-2003			60-von-c		13125	5 May 2009	787.5		
				5-Dec-09			9	3075		
		522	522081 522081	181						
	Total	519	519006 519006	900						
	Received	2		3075						
	Dues	***************************************								
										-

Bygiding
Name of
Name of
Rent Pa
Rent
Rent
Rent

		MBMC	MBMC_Rent Arrears Statement	Statement					
Suilding Name	Suilding Name   Methodist Complex	Area	6000sq.ft	Floor / Off No.	(IVth Floor) # 401	Pr Paid By	Tenant / Owner		
Vame of Tenant	Name of Tenant   Mohd. Azhar Mujahid (Lakhotia) Dt of occuption   01.07	Dt of occuption	01.07.2006	Maint. by	Tenant	Maint. Amount	-/0006		
Rent Paid to	Satish Modi HUF	Deposit	-/000′06	Lease expires on   30.06.2011.	30.06.2011.	Lease Period	5 years		
Lease Agr	Executed	Last Agr Dt	14.07.2006	Rent increase @	5 % Every Year	5 % Every Year Next increase Dt 1st April 2010	1st April 2010		
Rent Payment	7th day of Succeeding month	Service Tax %	Nil	TDS %	Nil	New agreement o	New agreement executed on 18.11.09	60	
Remarks	First increase on 1st April2007		Note: Deposit of	90,000/- for Lesson	. No.1 and 45,000	Note: Deposit of 90,000/- for Lessor No.1 and 45,000/- for Lessor No.2			
S. No.	Month	Rent Receivable		Month	Cheque No.	Amount Received	Received for the month of	Difference amount	
-	1111-2009	16537.5		28-Jul-09	377324	13073		606	•
4 6	101-2009	20000		31-Aug-09	380420	13073	Jul-09	3837	,
1 60	Aug-2009	20000	16910		380361	13125	Aug-09	3785	•
5 4	Sep-2009	20000	16910	2	380387	13125	Sep-09	3785	
ין ונס	Oct-2009	20000	18000	3-Dec-09	900009	13125	Oct-09	4875	Leffer /
9	Nov-2009	20000	18000		A COOK W				٢ ا
7	Dec-2009	20000	18000		1	( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )			
80	Jan-2010	20000	18000						
6	Feb-2010	20000	18000		A CONTRACTOR OF THE CONTRACTOR				
10	Mar-2010	20000	18000						
	Total	196538	172712			65521	131017	17191	
	Received	65521	65521					de males and mal	
	Duce	131017	107191				_		

And the solution of star of star of the solution of star of star of the solution of star of star of star of star of star of star of star of star of star of star of star of st

Sri Satish Modi (HOF)

-	•		v vacca (	(10P)	•
Month	Adual	TDS	And tobe Paid	Anct Paid	Amt Payable
April 08	15750/-	<b>4</b>	15750	15000	750 (
Mayos	15750/_	Marcan-	15750	15000	750 1
Octog	20000/_(	200,2000	18000	13125	4875
Nov'og	20000	2000	0008	~	12000/
Dec 09	20000	2000	18000	-	l& <del>00</del> 0/
Janto	2 <del>000</del> 0 -	2000	18000	<b>b</b>	18000
Feb 10	20000	2000	18000	-	18000/
Mar 10	20000 -	2000	[8000	. –	(2000/
Cheo	pres. De	e cleans tails as hegue no	d through follows Date		96375 owing nt 371
	,	605045	28510		· · · · · · · · · · · · · · · · · · ·
	3	505076	28/6/10	0000	Per
9	5 7 8 9	605078 605080 605081 605083 605082	28 8 10 10 28 10 10 28 11 10 28 12 10 28 1 11 28 2 11	) [6000] (0000)	



Abids Lakhotia Institute of Art & Design Abids Lakhotia Institute of Hospitality & Management OMS-ISD



Date: 13/06/2009

Ref: ALIAD/Admn/09

То Mr. Satish Modi wiodi Properties, Secunderabad.

Sir

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

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

#### Details as follows -

. No	Cheque No.	Date	Amount
1	369024	05/07/09 ~	Rs. 13,125/-
	369025	05/08/09	Rs. 13,125/-
2	369026	05/09/09	Rs. 13,125/-
3	369027	05/10/09	Rs. 13,125/
5	369028	05/11/09	Rs. 13,125/-
6	369029 1	05/12/09	Rs. 13,125/-
<u> </u>	Total		Rs. 78.750/-

Note: 1. TDS is not deducted from all above payments.

2. TDS will be deducted for these payments from future payments.

3. Rent due is cleared for the months of -

January '09 - Rs. 15,750/-February '09 -- Rs. 15,750/- ✓

-Rs. 15,750/-<

March '09 April'09

Head Office: 3rd Floor, Methodist Complex, Abids, Hyderabad (A.P). PH: 040-66681108 / 66786598 Fax: 040-30621108 Panjagutta Centre: 5th & 6th Floor, Tejaswi Plaza, Beside Odyssey, Panjagutta, Hyderabad. Ph: 040-66617788 e-mail:abidslakhotia@gmail.com www.abidslakhotia.com



SHAPING FUTURES. DESIGNING DESTINIES An Autonomous Body/Internationally and Govt. Recognised.

Abids Lakhotia Institute of Art & Design Abids Lakhotia institute of Hospitality & Management

· Man

QMS-ISO 9001:2000 Certified

ABIDS LAKHOTIA

Dear sir

The payment due for mis shivs hat to construction is Aprox 28.2 Lakhs which I CAMI PAY IN ONESHOT As I have to pay regular rent also.

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

Kindly accept the same.

Siridont have eny other option.

Due payable to soiscotions mode and traditioners.
Builders also will be paid in installments

Along with due cheques I am also sending regular monthly remail-for the law hext 3 months

\* Sir clue is Not intential. Every month we were reachy witer cheques and called several times to venkatesh but he did not responded.

Head Office: 3rd Floor, Methodist Complex, Abids, Hyderabad (A.P). PH: 040-66681108/66786598 Fax: 040-30621108 Panjagutta Centre: 5th & 6th Floor, Tejaswi Plaza, Beside Odyssey, Panjagutta, Hyderabad. Ph: 040-66617788 e-mail:abidslakhotia@gmail.com www.abidslakhotia.com

Ref: ALIAD/Admn/10

Date: 2/4/2010

To

M/S Shiv Shakti Constructions

Sir,

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

And hence same we are clearing in 11 monthly installments.

#### Details as shown below -

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

Note: Rent due is cleared for the months of –

July '09 - Rs. 7187/-

Aug '09 - Rs. 7187/-

Sept '09 - Rs. 7187/-

Oct '09 - Rs. 9367/-

Nov'09 - Rs.36000/-

Dec'09 - Rs.36000/-Jan '10 - Rs.36000/-

Feb '10 - Rs.36000/-

Mar '10 - Rs.36000/-

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

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

DIRECTOR

# MODI BUILDERS METHODIST COMPLEX

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

23<sup>rd</sup> March, 2010

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

Dear Sir,

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

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

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

We Request you to pay these arrears at the earliest

Thank You,

For Modi Builders Methodist Complex

Dead!

Solom, M. Aghaer of LCC Researchy

A pay through Routet Bout but not legisletpart. All herhal dues he is cleary with 2 + 3 days. King Drice &



SHAPING FUTURES. DESIGNING DESTINIES An Autonomous Body / Internationally and Govt. Recognised.

Ahids Lakhotia Institute of Art & Design Abias Lakhotla institute of Hospitality & Management 9001:2000 Certified



Date: 26/03/2010

To Mr. Soham Modi Modi Properties,  $\underline{Secunderabad-500~001}.$ 

Sub: Deposit Hike - Reg.

Sir,

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

As

@ 10 till 30<sup>th</sup> June 2010.
@ 12 till 30<sup>th</sup> June 2011.
@ 14 till 30<sup>th</sup> June 2012.

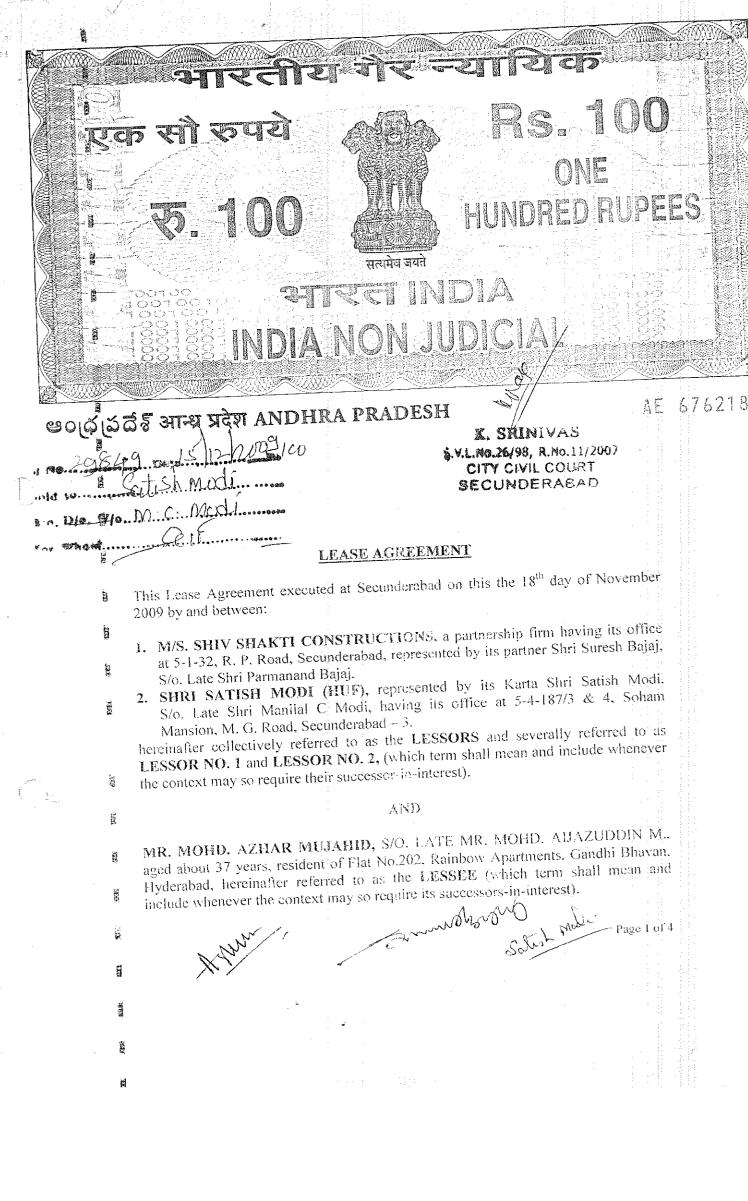
And hence, the increase of deposit was not told to us and is also not acceptable as we are in to your premises since years and was not done earlier also.

Kindly consider and instruct your Department Heads.

Thanking you

Yours faithfully

NOPE Solvan, M. Aghan & LCC Roles fræg thoong Routet Bout but not legot part. All hental dues ha is cleary wo en 2 t 3 days. King Dorce for



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

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

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

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

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

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

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

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

Deposit payable to LESSOR NO. 1 - Rs. 2.40,000/- Deposit payable to LESSOR NO. 2 - Rs. 1,20,000/-

Salish Godi.

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

# THE LESSEE HEREBY COVENANTS AS UNDER:-

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

# THE LESSOR HEREBY COVENANTS AS UNDER:-

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

Page 3 of 4

# DESCRIPTION OF THE DEMISED PORTION.

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

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

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

### WITNESSES:

1.

2.

LESSOR NO. 1

LESSOR NO. 2

LESSEE



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

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

ENERAL AMENITIES AGREEMENT

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

Road, Secunderabad -3,

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

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

Tatal ment

SECUMDERABAD

2.

12

2

HIREE



SHAPING FUTURES. DESIGNING DESTINIES An Autonomous Body/Internationally and Govt. Recognised.

Abids Lakhoria Institute of Art & Design Abids Lakhotia Institute of Hospitality & Management QMS-ISO 9001:2000 Certified



Date: 13/06/2009

Ref: ALIAD/Admn/09

To Mr. Satish Modi Modi Properties, Secunderabad.

Sir.

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

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

## Details as follows -

		Date	Amount	
S. No	Cheque No.	05/07/09 5	Rs. 13,125/-	
1	369024		Rs. 13,125/ unan	
1		05/08/09		
2	369025	05/09/09	Rs. 13,125/- "	
3	369026		Rs. 13,125/	
	369027	05/10/09	The state of the s	
-(-		05/11/09	Rs. 13,125/-	
5	369028	05/12/09	Rs. 13,125/-	
6	369029 🗸	05/12/05	Rs. 78,750/-	
	Total			
		** ***********************************		

TDS is not deducted from all above payments.

Note: 1. TDS is not deducted from an active payments.

2. TDS will be deducted for these payments from future payments.

3. Rent due is cleared for the months of -

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

Lec-2101 416

Meeting with Mr. M. Azar on 24.11.07

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

alum

Abids Lakhotia Institute of Art & Design Abids Lakhotia Institute of Hospitality & Management

QMS-ISO 9001:2000 Certified

4/12/07

Mr. Soham Modi, Modi Properties, Secunderabad

Sub: Regarding the maintenance

This is hereby requesting you to accept the request to pay 50%. maintenance charge from the Occupying date till 30th March 2008 for the you to accept monthly PDC's for Maintenance arrears.

Yours farthfully

Head Office: 3rd Floor, Methodist Complex, Abids, Hyderabad (A.P) PH:040-66681108/66786598 Fax:040-30621108 

			ACCOUNT / AGRMT D	r.14/7/06)	
	LOKHOTIA S	TATEMEN OF	ACCOUNT (AGRMT D		The state of the s
	FROM:	14/7/06 TO 31/3	107 Permonth, 26,56		
The second secon			Period	Amt to be paid	Amt paid
onth	Ch.No	Ch.date	Andrew Marie Company and Compa		
				26666	26666-00
ily/Aug	724375		15/7/06 to 14/8/06 15/8/06 to 14/9/06	26666	26666-00
ug/Sept	724397	30/9/06	15/9/06 to 14/10/06	26666	26666-00
ept/Oct	724289		15/10/06 to 14/11/06	26666	26666-00
ct/Nov	724337	28/11/06	15/10/00 to 14/10/06	26666	26666-00
lov/Dec	648918	25/12/06	15/11/06 to 14/12/06		26666-00
ec/Jan	648952	31/1/07	15/12/06 to 14/1/07		26666-00
an/Feb'07	649012	28/2/07	15/1/07 to 14/2/07	26666	26666-00
eb/March	649046	31/3/07	15/2/07 to 14/3/07	13333	Not reced
-ep/Marcii			15/3/07 to 31/3/07	226661	213328-00
				26000	
and the second s	Tot Amt	to naid	2,26,661-00		The state of the s
	Tot Amt	Dagod	2,13,328.00	And the second s	And the second s
Name of the last o			13,333-00		The state of the s
	BaltoR				
			TO 31/3/08 PER MOI	VTH RS.30,000	) ra
		ROM 1/4/0/	100100		
op Williams Village of Milliage of Co. Special Co.			1/4/07 to 30/4/07	3000	0 26666-00
April	64908	39 30/4/07	1/4/07 to 30/4/07		00 26666-00
May		6 31/5/07	1/5/07 to 31/5/07	3000	00 26666-00
June	65700	06 30/6/07	1/6/07 to 30/6/07	3000	00 30000-00
Carry Control of the		36 31/7/07	1/7/07 to 31/7/07		6668-00
July	6570		07 Difference in Rent	300	00 30000-00
R	6688	16 31/8/07	1/8/07 to 31/8/07	300	00 30000-00
August	6688	62 30/9/07	1/9/07 to 30/9/07	300	00 30000-00
sept	6687	06 30/10/07	1/10/07 to 31/10/07	300	00 30000-00
Oct	6687	42 30/11/07	1/11/07 to 30/11/07	- 1 300	00 30000-00
Nov	6687	70 31/12/07	1/12/07 to 31/12/07	200	00 30000-00
Dec	6752	26 31/1/08	1/1/08 to 31/1/08	300	000 30000-00
Jan'08	676	275 29/2/08	1/2/08 to 29/2/08	300	000 30000-00
Feb	6913	302 31/3/08	1/3/08 to 31/1/08	301	00 30000-00
March		JOZ 10 (10.00		3600	00 356666-00
		L Design	3,60,000-00		AND THE RESIDENCE OF THE PERSON AND
	Tot A	mt to be Paid	3,56,666-00		
		mt Reced	3,334-00		
		Rece	OF THE PARTY OF TH		
			TO 31/3/09 PER MO	NTH RS 31.50	0/-
		ROM 1/4/08	TO 31/3/09 PER 1910	16 9 8 9 8 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	
			}	31	500 30000-00
A	681	380 30/4/08	1/4/08 to 30/4/08	21	500 30000-00
April'08		3573 31/5/08	1/5/08 to 31/5/08	01	1500 30000-00
May		3663 30/6/08	1/6/08 to 30/6/08	31	1500 30000-00
June	25.	3231 30/7/08	1/7/08 to 31/7/08	5	1500 30000-00
July	25.	3292 31/8/08	1/8/08 to 31/8/08	3	1500 30000-00
<u>Aug</u>	20.	3159 30/9/08	1/9/08 to 30/9/00	3	ACO ADAEAA AA
Sept		01000000	DE OF MARKET, P. V. L. D. T. P. LAND STAR VALLEY AND ADMINISTRATION OF THE PROPERTY OF THE PRO	189	000 1815 <mark>00-</mark> 00
2			The state of the s		
***************************************	-				

· ·

	1		A NAT WATER CO.		Amt to	be paid	Amt p	aid
	ICh.No	Ch.date	THE PARTY OF THE PARTY OF	Period	7 4116 25			
ionth	1011110			red (service) and the service of the		189000	1815	00-00
			B/f	المنظم والمنظم المنظم المنظم والمنظم المنظم المنظم المنظم المنظم المنظم المنظم المنظم المنظم المنظم المنظم الم		31500	31500	)-00
	052242	30/10/8	1/10/	08 to 31/10/08		31500	31500	0-00
Oct	303342	30/11/08	1/11	08 to 30/11/08		31500	3150	0-00
lov	36129 <del>4</del> 361338	10/1/00	1/12	/08 to 31/12/08		31500	3150	0-00
)ec	361336	14010100	1/1/0	19 to 31/1/09		31500	3150	0-00
lan'09	365883	12/2/09	1/2/	9 to 28/2/09		31500		
eb'09	368910	29/3/09	1/3/	09 to 31/3/09		31000	1000	000 00
March'09				And the state of t		378000	1 333	700-00
				,78,000-00				
	Tot Ami	to be paid		39,000-00				
and the second s	Tot Am	t Reced		39,000-00				
and the second s	Bal to F	lece		39,000-00 /				
	ch.no.36891	0, dtd.29/3		54.500.00				
	not clear	red		31,500-00		CONTRACTOR OF THE PARTY OF THE		
					75			
	EPOM 1/4	4/09 TO 31/3/	10 PER	MONTH RS.33,07	13			
	- TOWN	1	a	CONTRACTOR OF THE PERSON NAMED IN COLUMN 1		330	75	26666-00
	2600:	19 14/6/09	1/4	4/09 to 30/4/09		330	AND DESCRIPTION OF THE PERSON	26666-00
April'09	2090	20 5/7/09	1/	5/09 to 31/5/09		330	The state of the last of the l	26666-00
May	3090	23 26/7/09	11/	6/09 to 30/6/09		JUU		26666-00
June	3//3	19 3/9/09	11/	7/09 to 31/7/09				26666-00
July	3804	19 3/9/09	11/	8/09 to 31/8/09				26666-00
Aug	3803	60 26/9/09	1	9/09 to 30/9/09				26666-00
Sept	ž	84 26/10/09		10/09 to 31/10/09				Due
Oct	6000	004	4	/11/09 to 30/11/09				Due
Nov				/12/09 to 31/12/09				Due
Dec				/1/10 to 31/1/10				\$ \$4.5 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Jan'10				/2/10 to 28/2/10				and the second of the second o
Feb				/3/10 to 31/3/10				A STATE OF THE PARTY OF THE PAR
March				3/10/03/10/10				Company of the state of the sta
INICIOII	The state of the s			والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة والمراجعة				and the second s
				7/09 Rs.31,500/-	<del> t</del>	And the last term of th		
101 A-1 Ch	n.no.368910,dtd 2	9/3/09 cleare	ed on 8/	13,333-00	<del>/</del>			and the second second is supported by the second second second second second second second second second second
anne "	onny Raiance an	11 10 1000	The second secon	13,303,00				and the second of the second o
2000 - 4	2007 Balance an	nt to rece		3,334-00 /	<del>- T</del>			
2007 - 4	2008 Balance an	nt to rece		39,000-00		· · · · · · · · · · · · · · · · · · ·		The state of the s
The state of the s	i and	'\$3\B		55,667-00				A COMPANY OF THE PARTY OF THE P
	ed dt cheques re	ced @ 10,83	3 x 5	54,165-00				
5 Poste	30 Of Cilednes in						- Total	
					<del></del>			
		72 . 561.	CDS	to be declar	ACAS.			
LACA	cally on 49	55,07311		116 21 500	<u> </u>			And the second s
	but kara as		)					
				A CONTRACT OF THE PARTY OF THE			and the supplemental property and th	
					-	<u></u>		:
							وا السجورية، مرورتسر درورتسر	
9		¥				1		The state of the s



आन्ध्र प्रदेश ANDHRA PRADESH

.

Me H. Md. Ajaruddin. Mid-bad

2

L-Cu Chi 081968

LEELA G. CHIMALGI

STAMP VENDOR L.No. 02/2006

5-4-76/A, Collar, Ranigunj SECUNDERABAD-500 003

#### LEASE AGREEMENT

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

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

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

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

#### AND

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

Salah sinh

Page 1 of 4

á d

8

330

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

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

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

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

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

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

Rent payable in favour of	0210102000	Period From 01.04.2007to 31.03.2008
LESSOR NO. 1	13,333/-	15,000/-
LESSOR NO. 2	6,667/	7,500/-

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

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

Satist med

Page 2 of 4

- 3. The lease shall be for a period of 3 years commencing from 1st July 2006. This agreement of lease between the said LESSORS and the said LESSEE can be terminated by the LESSEE or the LESSORS with an advance notice of three months.
- 4. The LESSORS and the LESSEE hereby undertake to execute a regular lease deed as and when called upon by either of the parties to do so at any time during the currency of the lease agreement.
- 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:-

- The LESSEE shall pay the rent regularly per each month on or before the 7<sup>th</sup> day of the succeeding month to the LESSORS.
- 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
- The LESSEE shall keep the demised portion in a neat and habitable condition.
- The LESSEE shall carry out all minor repairs and regular maintenance by way of colour wash etc, at its own cost.
- 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.
- The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
- The LESSEE shall enhance the rent by 5% at the end of every year (i.e., from 01.04.2008) on the then existing rent.
- The LESSEE shall permit the LESSORS or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

#### THE LESSOR HEREBY COVENANTS AS UNDER:-

- 1. The LESSORS shall pay the property taxes pertaining to the leased premises.
- 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.

Page 3 of 4

# DESCRIPTION OF THE DEMISED PORTION.

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

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

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

WITNESSES:

1.

LESSOR NO. 1

LESSOR NO. 2

2.



आन्ध्र प्रदेश ANDHRA PRADESH

5122 ... 14/4/06, 100/= Md. Azhon Mijahid

清泉

30

Leela G. Chimalgi

STAMP VENDOR L.Na. 02/2006

5-4-76/A, Cellar, Kanigunj MENITIES AGREEMENT SECUNDERABAD-500 003

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

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

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

Road, Secunderabad - 3, hereinafter collectively referred to as the OWNERS and severally referred to as the OWNER NO. 1 and OWNER NO. 2 (which term shall mean and include whenever the context may so require their successors-in-interest).

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

#### WITNESSES

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

#### NOW THIS DEED WITNESSETH AS UNDER

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

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

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

#### PARTICULARS OF AMENITIES.

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

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

WITNESSES:

1.

OWNER NO. 1

OWNER NO. 2

2.

Page 2 of 2



आन्ध्र ब्रेंदेश ANDHRA PRADESH Box 4/ +106, 100/-Hd. Azhan Mujahid

LEELA G. CHIMALGI

STAMP VENDOR L.No. 02/2006

5-4-76/A, Collar, Ranigunj SECUNDERABAD-500 003

#### LEASE AGREEMENT

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

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

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

Mansion, M. G. Road, Secunderabad - 3,

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

#### AND

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

Page 1 of 4

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

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

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

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

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

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

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

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

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

- Rs. 45,000/-

Page 2 of 4

KIN

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

# THE LESSEE HEREBY COVENANTS AS UNDER:-

- 1. The LESSEE shall pay the rent regularly per each month on or before the 7<sup>th</sup> 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.
- The LESSEE shall utilize the demised portion for its office including its associated companies in the group but shall not use the said portion for residence or any illegal activity.
- 6. The LESSEE shall not sub-let any portion of the premises or transfer the rights under the lease in favour of anyone.
- 7. The LESSEE shall enhance the rent by 5% at the end of every year (i.e., from 01.04.2008) on the then existing rent.
- 8. The LESSEE shall permit the LESSORS or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.

### THE LESSOR HEREBY COVENANTS AS UNDER:-

- 1. The LESSORS shall pay the property taxes pertaining to the leased premises.
- 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.

Page 3 of 4

#### DESCRIPTION OF THE DEMISED PORTION.

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

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

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

#### WITNESSES:

1.

LESSOR NO. 1

LESSOR NO. 2

2.



आन्ध्र प्रदेश ANDHRA PRADESH

5182 ... 14/4/06, 100/: Md: A= han Mijakid Md: A= han Mijakid L-C1-€ 8 081979

LEELA G. CHIMALGI

STAMP VENDOR L.No. 02/2006

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

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

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

Late Shri Farmananu Bajaj,

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

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

#### AND

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

ann dy y

Salah Mal

MANNY

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

# NOW THIS DEED WITNESSETH AS UNDER

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

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

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

#### PARTICULARS OF AMENITIES.

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

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

WITNESSES:

1.

OWNER NO. 1

OWNER NO 2

2.

HIREE