

RENT RECORD

Building Name	SOHAM MANSION	Area	600 sq 1225 sqft	Office Number / Floor	I Floor
Name of Tenant	M/S. MACMILL ENGINEERING LTD			Rent paid to	MACMILL
Date of occupation	01-01-2001	Lease Period	6 years	Lease expires on	01-01-07
Rent increase	7% Every yr.	Date of next rent increase	16-12-2002; 1-04-03	Deposit	Rs. 48,000/-
TDS percentage	.	TDS deducted	Yes/No	Advance Rent	Yes/No
PT paid by	Lessor / Lessee	Maint. Charges	(435+240 = 675)	Lease agreement executed	Yes/No
Remarks	* Date of Next Rent Increase for Rs. 3500 (600sqft) is 1-04-2003				

Month	Total Rent	TDS	Net Rent	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues	Nov'01 - to - March-02	Arrears		6/05/02	691971	1337.00	-	Arrears Clear
April 2002	(8650+3745)	2529	9866-	6/05/02	691970	9866	April. 02	Due
May 2002	(8650+3745)	2674	9721	9/06/02	691979	9721	May 02	Due
June 2002	(8650+3745)	2674	9721-	03/07/02	691985	9721	Jun 02	Due
July 2002	(8650+3745)	2674	9721	31/07/02	691988	9721	Jul 02	Due
Aug 2002	(8650+3745)	2674	9721	30/8/02	691992	9721	Aug 02	Due
Sep 2002	(8650+3745)	2674	9721	30/09/02	371707	9721	SEP'02	Due
Oct 2002	(8650+3745)	2674	9721	1/11/02	371713	9721	Oct 02	Due
Nov 2002	(8650+3745)	2674	9721	28/11/02	371716	9721	Nov 02	Due
(Dec 2002)	9721+3745	2730	10270	31/12/02	371726	9721	Dec'02	Due
Jan 2003	9159+3745	2710	10194	06/02/03	371743	10128	Jan'03	+Due
Feb 2003	9159+3745	2710	10194	05.03.03	371759	10728	Feb'03	Due
Mar 2003	9159+3745	2710	10194	28.03.03	371771	10728	Mar'03	Due

490
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MAINTENANCE RECORD

Building Name	SOHAM MANSION	Area	1005 sq 600 sq	Office Number / Floor	1 FLOOR
Name of Occupant	M/S. MACNELL	ENGINEERING LTD		Maint paid to	M/C MODS
Date of occupation	01-03-2001	Advance Maint.	<input checked="" type="checkbox"/> / No		
Remarks					

Month	Maint. Charges	Other Charges	Total Charges	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues								
April 2002	675.	138	537	6/05/02	691970	537	April 02	Due
May 2002	675.	142	533	5/06/02	691979	533	May 02	Due
June 2002	675	142	533	3/07/02	691985	533	June 02	Due
July 2002	675	142	533	9/8/02	691988	533	July 02	Due
Aug 2002	675	142	533	30/8/02	691993	533	Aug 02	Due
Sep 2002	675	142	533	30/09/02	371707	533	SEP 02	Due
Oct 2002	675	142	533	1/11/02	371713	533	OCT 02	Due
Nov 2002	675	-	675	28/11/02	371716	675	Nov 02	Due
Dec 2002	675	-	675	31/12/02	371726	675	Dec 02	Due
Jan 2003	675	142	533	06/02/03	371743	533	Jan 03	Due
Feb 2003	675	142	533	05/03/03	371759	533	Feb 03	Due
Mar 2003	675	142	533	28/03/03	371771	533	Mar 03	Due

RECORD OF RENTS

Name of tenant :	M/s Macneil Engineering Limited		
Location :	SOHAM MANSION 1st floor		
Increment :	7% every year 1-4-2002		
Deposit :	21,000/-	Paid on :	
Remarks :	End of month		

Month	Rent	Paid on	Ch. No.	Amount	Remarks
Old Dues					
Jan 2001					
Feb 2001					
Mar 2001					
April 2001	3,500	7/5/2001	671741	3,500/-	April 2001
May 2001					
June 2001					
July 2001					
Aug 2001					
Sep 2001					
Oct 2001					
Nov 2001					
Dec 2001					

RECORD OF RENTS

Name of tenant :	M/s. Marneil Engineering Ltd		
Location :	SOHAM MANSSION H.G. ROAD 2 nd Floor		
Increment :	7% Every year		1.1.2002
Deposit :	45,000/-	Paid on :	
Remarks :	End of month.		

Month	Rent	Paid on	Ch. No.	Amount	Remarks
Old Dues					
Jan 2001	8,000	7/2/2001	658794	8,000/-	✓
Feb 2001	8,000	26/2/2001	671702	8,435/-	✓
Mar 2001	8,000	28/3/2001	671731	8,435/-	✓
April 2001	8,000	7/5/2001	671740	8,435/-	
May 2001					
June 2001					
July 2001					
Aug 2001					
Sep 2001					
Oct 2001					
Nov 2001					
Dec 2001					

RENT RECORD

Building Name	SOUTHAM MANSON	Area	600 sq-1225 sqft	Office Number / Floor	2 Floor.
Name of Tenant	M/s. MACNEIL ENGINEERING. LTD.	Rent paid to	MCMET		
Date of occupation	01-01-01	Lease Period	6 years	Lease expires on	01-01-07
Rent increase	7% every year.	Date of next rent increase	16/12/2001 & 1/4/02	Deposit	Rs 48,000.
TDS percentage	20.4%	TDS deducted	Yes / <input checked="" type="checkbox"/>	Advance Rent	<input checked="" type="checkbox"/> / No
PT paid by	Lessor / <input checked="" type="checkbox"/>	Maint. Charges	Rs (435 + 240) = 13675	Lease agreement executed	Yes / <input checked="" type="checkbox"/>
Remarks	Date of next rent increase for Rs 3500 (600sqft) is 1-4-2002.				

Month	Total Rent	TDS	Net Rent	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues	NIL							
April 2001	(8000 + 3500)	—	11,500.00	7/5/2001	671741 671742	3500.00 8000.00		No.
May 2001	8000 + 3500	2346.00	9154.00	8/6/2001	671739	7053.00		
June 2001	8000 + 3500	2346.00	9154.00	19/7/01	671735	9154.00		
July 2001	8000 + 3500	2346.00	9154.00	2/8/01	671735	9154.00		
Aug 2001	8000 + 3500	2346.00	9154.00	4/09/01	671750	9154.00		
Sep 2001	8000 + 3500	2346.00	9154.00	9/10/01	671800	9154.00		
Oct 2001	8000 + 3500	2346.00	9154.00	9/11/01	691907	9154.00		
Nov 2001	8000 + 3500	2346.00	9154.00	11/12/01	691910	9154.00	2280000	
Dec 2001	8280 + 3500	2403.00	9377.00	07/01/02	691924	9154.00	356 ru	Regarding m
Jan 2002	8560 + 3500	2460.00	9510.00	4/2/02	691932	9154.00	356 ru	Previous
Feb 2002	8560 + 3500	2460.00	9510.00	6/3/02	691942	9154.00	356 ru	Issued on
Mar 2002	8560 + 3500	2460.00	9510.00	9/4/02	691961	9154.00	356 ru	Letter

April 2002 8650 + 3745

MAINTENANCE RECORD

Building Name	SATHAM MANSION	Area	122554 sq. 600sqft	Office Number / Floor	2 FLOOR.
Name of Occupant	M/S MACNEIL ENGINEERING LTD.		Maint paid to	M.C. Modi	
Date of occupation	07-03-07.	Advance Maint.	/No		
Remarks	Monthly Maintenance Rs (240 + 435) = Rs 675				

Month	Maint. Charges	Other Charges	Total Charges	Paid on	Cheque No.	Amount	Remarks	TDS Paid
Old Dues		T.D.S.						
April 2001	675.00	138.00	537.00					
May 2001	675.00	138.00	537.00					
June 2001	675.00	138.00	537.00	19/7/01	671777	537.00	-	Due
July 2001	675.00	138.00	537.00	8/8/01	671782	537.00	-	Due
Aug 2001	675.00	138.00	537.00	3/9/01	671790	537.00	-	Due
Sep 2001	675.00	138.00	537.00					
Oct 2001	675.00	138.00	537.00					
Nov 2001	675.00	138.00	537.00					
Dec 2001	675.00	138.00	537.00					
Jan 2002	675.00	138.00	537.00	4/2/02	691933	537.00	-	
Feb 2002	675.00	138.00	537.00	6/3/02	69192	537.00	-	
Mar 2002	675.00	138.00	537.00	9/4/02	691961	537.00	-	

Maintenance & Water Charges.

Name of Occupant / Tenant: M/C Mancoil Engineering Ltd

Month	Bill Date	Maint, water charges	Paid on	Amount	Remarks
Jan 2001	14/2/2001	485=00	14/2/2001 cash	485=00	-
Feb 2001	17/3/2001	485=00	17/3/2001 019230	485=00	✓
Mar 2001					

Maintenance & Water Charges.

Name of Occupant / Tenant: M/S MANCELL ENGINEERING 1ST FLOOR

Month	Bill Date	Maint, water charges	Paid on	Amount	Remarks
Apr 2001		240.00			

MACNELL ENGINEERING LIMITED
SOHAM MANSION
SECUNDERABAD

General Amenities Agreement Dt:24th November 2000 @ 4000/- per month						
Lease Commencing from 15th December 2000						
Lease Agreement Dt:24th November 2000 @ 4000/- per month						
Lease Commencing from 15th December 2000						
Supplementary Lease Agreement Dt:23rd March 2001 @ 3500/- per month						
Lease Commencing from 1st April 2001						
S.No	Month	Rent & Amenities	Received Rs.	Maintenance	TDS	Total Arrears
1	Apr-04	9801+4287	10796	Received	3012.00	280.00
2	May-04	9801+4287	10796	Received	3012.00	280.00
3	Jun-04	9801+4287	10796	Received	3012.00	280.00
4	Jul-04	9801+4287	10796	Received	3012.00	280.00
5	Aug-04	9801+4287	-	675.00	-	14763.00
6	Sep-04	9801+4287	-	675.00	-	14763.00
7	Oct-04	9801+4287	-	675.00	-	14763.00
8	Nov-04	9801+4287	-	675.00	-	14763.00
9	Dec-04	10486+4287	-	675.00	-	15448.00
10	Jan-05	10486+4287	-	675.00	-	15448.00
11	Feb-05	10486+4287	-	675.00	-	15448.00
Total					12048.00	106516.00

Total Rent, Amenities & Maintenance Charges

106516

Less:

Security Deposit with us Rs:(48000+21000)

69000

Total Receivable Amount

37516 ✓

Total TDS certificate to be received

12048 ✓

Note: Rent & Amenities charges increased @ 7% every year

MACNELL ENGINEERING LIMITED

SOHAM MANSION
SECUNDERABAD

General Amenities Agreement Dt: 24 th November 2000					
Lease Commencing from 15 th December 2000					
Lease Agreement Dt: 24 th November 2000					
Lease Commencing from 15 th December 2000					
Supplementary Lease Agreement Dt: 23 rd March 2001					
Lease Commencing from 1 st April 2001					
S.No	Month	Rent & Amenities	Maintenance	TDS	Total Arrears
1	Nov-04	13808.00	675.00		14483.00
2	Dec-04	14151.00	675.00		14826.00
3	Jan-05	14494.00	675.00		15169.00
4	Feb-05	14494.00	675.00		15169.00
5	Mar-05	14494.00	675.00		15169.00
6	Apr-05	12514.00	675.00	2260.00	15449.00
7	May-05	12514.00	675.00	2260.00	15449.00
8	Jun-05	12514.00	675.00	2260.00	15449.00
9	Jul-05	12514.00	675.00	2260.00	15449.00
10	Aug-05	12514.00	675.00	2260.00	15449.00
Total		134011.00	6750.00	11300.00	152061.00

Total Rent, Amenities & Maintenance Charges

Rs.1,52,061/-

Note: Rent & Amenities charges increase @ 7% every year

1. 1225Sft Rent increase on 16th December.
2. 600Sft Rent increase on 1st April.

10531

MACNELL ENGINEERING LIMITED
SOHAM MANSION
SECUNDERABAD

General Amenities Agreement Dt:24th November 2000					
Lease Commencing from 15th December 2000					
Lease Agreement Dt:24th November 2000					
Lease Commencing from 15th December 2000					
Supplementary Lease Agreement Dt:23rd March 2001					
Lease Commencing from 1st April 2001					
S.No	Month	Rent & Amenities	Maintenance	TDS	Total Arrears
1	Apr-04	Received	Received	3012.00	
2	May-04	Received	Received	3012.00	
3	Jun-04	Received	Received	3012.00	
4	Jul-04	Received	Received	3012.00	
5	Aug-04	9801+4007	675.00		14483.00
6	Sep-04	9801+4007	675.00		14483.00
7	Oct-04	9801+4007	675.00		14483.00
8	Nov-04	9801+4007	675.00		14483.00
9	Dec-04	10486+4007	675.00		15168.00
10	Jan-05	10486+4007	675.00		15168.00
11	Feb-05	10486+4007	675.00		15168.00
Total				12048.00	103436.00

Total Rent, Amenities & Maintenance Charges 103436

Less:

Security Deposit with us Rs:(48000+21000) 69000

Total Receivable Amount 34436

Total TDS certificate to be received 12048

Note: Rent & Amenities charges increased @ 7% every year

MACNELL ENGINEERING LIMITED

SOHAM MANSION
SECUNDERABAD

General Amenities Agreement Dt: 24 th November 2000					
Lease Commencing from 15 th December 2000					
Lease Agreement Dt: 24 th November 2000					
Lease Commencing from 15 th December 2000					
Supplementary Lease Agreement Dt: 23 rd March 2001					
Lease Commencing from 1 st April 2001					
S.No	Month	Rent & Amenities	Maintenance	TDS	Total Arrears
1	Nov-04	9801 + 4007	675.00		14483.00
2	Dec-04	10144 + 4007	675.00		14826.00
3	Jan-05	10487 + 4007	675.00		15169.00
4	Feb-05	10487 + 4007	675.00		15169.00
5	Mar-05	10487 + 4007	675.00		15169.00
6	Apr-05	10487 + 4287	675.00		15449.00
7	May-05	10487 + 4287	675.00		15449.00
8	Jun-05	10487 + 4287	675.00		15449.00
9	Jul-05	10487 + 4287	675.00		15449.00
TOTAL					136612.00

Total Rent, Amenities & Maintenance Charges

Rs.1,36,612/-

Note: Rent & Amenities charges increase @ 7% every year

1. 1225Sft Rent increase on 16th December.
2. 600Sft Rent increase on 1st April.

MACNELL ENGINEERING LIMITED
SOHAM MANSION
SECUNDERABAD

General Amenities Agreement Dt:24th November 2000					
Lease Commencing from 15th December 2000					
Lease Agreement Dt:24th November 2000					
Lease Commencing from 15th December 2000					
Supplementary Lease Agreement Dt:23rd March 2001					
Lease Commencing from 1st April 2001					
S.No	Month	Rent & Amenities	Maintenance	TDS	Total Arrears
1	Apr-04	Received	Received	3012.00	
2	May-04	Received	Received	3012.00	
3	Jun-04	Received	Received	3012.00	
4	Jul-04	Received	Received	3012.00	
5	Aug-04	9801+4007	675.00		14483.00
6	Sep-04	9801+4007	675.00		14483.00
7	Oct-04	9801+4007	675.00		14483.00
8	Nov-04	9801+4007	675.00		14483.00
9	Dec-04	10486+4007	675.00		15168.00
10	Jan-05	10486+4007	675.00		15168.00
11	Feb-05	10486+4007	675.00		15168.00
Total				12048.00	103436.00

Total Rent, Amenities & Maintenance Charges 103436

Less:

Security Deposit with us Rs:(48000+21000) 69000

Total Receivable Amount 34436

Total TDS certificate to be received 12048

Note: Rent & Amenities charges increased @ 7% every year

MACNELL ENGINEERING LIMITED
SOHAM MANSION
SECUNDERABAD

General Amenities Agreement Dt:24th November 2000 @ 4000/- per month						
Lease Commencing from 15th December 2000						
Lease Agreement Dt:24th November 2000 @ 4000/- per month						
Lease Commencing from 15th December 2000						
Supplementary Lease Agreement Dt:23rd March 2001 @ 3500/- per month						
Lease Commencing from 1st April 2001						
S.No	Month	Rent & Amenities	Received Rs.	Maintenance	TDS	Total Arrears
1	Apr-04	9801+4287	10796	Received	3012.00	280.00
2	May-04	9801+4287	10796	Received	3012.00	280.00
3	Jun-04	9801+4287	10796	Received	3012.00	280.00
4	Jul-04	9801+4287	10796	Received	3012.00	280.00
5	Aug-04	9801+4287	-	675.00	-	14763.00
6	Sep-04	9801+4287	-	675.00	-	14763.00
7	Oct-04	9801+4287	-	675.00	-	14763.00
8	Nov-04	9801+4287	-	675.00	-	14763.00
9	Dec-04	10486+4287	-	675.00	-	15448.00
10	Jan-05	10486+4287	-	675.00	-	15448.00
11	Feb-05	10486+4287	-	675.00	-	15448.00
Total					12048.00	106516.00

Total Rent, Amenities & Maintenance Charges 106516

Less:

Security Deposit with us Rs:(48000+21000) 69000
Total Receivable Amount 37516

Total TDS certificate to be received **12048**

Note: Rent & Amenities charges increased @ 7% every year

Machil Engi

	<u>Rent</u>	<u>TDS</u>	<u>Net Rent</u>	<u>Rent Receivable</u>
April-04 →	9801 + 4007	3012	10796	3012-00
May-04 →	9801 + 4007	3012	10796	3012-00
June-04 →	9801 + 4007	3012	10796	3012-00
July-04 →	9801 + 4007	3012	10796	3012-00
Aug-04 →	9801 + 4007	-	-	13808-00
Sep-04 →	9801 + 4007	-	-	13808-00
Oct-04 →	9801 + 4007	-	-	13808-00
Nov-04 →	9801 + 4007	→	-	13808-00
Dec-04 →	9801 + 4007	-	-	13808-00
<hr/>				
	88209 + 36063	-	43124	81088-00
<hr/>				

Maintenance:

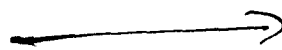
Sep-04 to Dec-04 @ 625/- per month

625 x 4 months =

2,500-00

Security Deposit

12,250/-	① -	48,000-00
55,000	② -	21,000-00
<hr/>		<hr/>
12,250/-		69,000-00
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Balance payable Amount
(up to Dec-2004)

83,288

69,000

14,288-00

Macneil Eng Ltd.

Rent + Amenities + Main - TDS.

Apr '03	$9159 + 4007 + 675 = 13841 @ 21\% = 2907.$
May '03	$9159 + 4007 + 675 = 13841 @ 21\% = 2837$
Jun '03	$9159 + 4007 + 675 = 13841 @ 20.5\% = 2837$
Jul '03	$9159 + 4007 + 675 = 13841 @ 20.5\% = 2837.$
Aug '03	$9159 + 4007 + 675 = 13841$
Sep '03	$9159 + 4007 + 675 = 13841$
Oct '03	$9159 + 4007 + 675 = 13841$
Nov '03	$9159 + 4007 + 675 = 13841$
Dec '03	$9159 + 4007 + 675 = 13841$
Jan '04	$9801 + 4007 + 675 = 14483$
Feb '04	$9801 + 4007 + 675 = 14483$
Mar '04	$9801 + 4007 + 675 = 14483.$

	TDS
Apr	- 2852.00 ✓
May	- 2784.00 ✓
Jun	- 2784.00 ✓
Jul	- 2784.00 ✓
Aug	- 2784.00 ✓
Sep	- 2784.00 ✓
Oct	- 2784.00 ✓
Nov	- } 5568.00 ✓
Dec	- }
Jan	- 2784 ✓
Feb	- 2784 ✓
Mar	- 2784 ✓

124569
 43449

 168018
 129684

15/Dec/00 - Area - 950 + 275 +
Deposit - 48,000.

01/ Rent 4000 x 7% = 4280 - 01-02
 01/01/02 + 4280 x 7% = 4580 - 02-03
 01/01/03 - 4580 x 7% = 4900 - 03-04.
 01/01/04 - 4900 x 7% = 5243
~~01/01/05 = 5243 x 7% = 5610.~~

Jan'02 4000 - 01-02 + 4000.00 = 8000.00
 Jan'03 4280 - 02-03 + 4280.00 = 8560.00
 Jan'04 4580 - 03-04 + 4580.00 = 9160.00

<u>1st Dec</u>	<u>Rent</u>	<u>Depos</u>	<u>to day</u>
Rent from 1st Jan'y 2001 to Dec 2001	R. 4,000	+ 4,000	= 8000
Rent from 1st Jan'y 2002 to 31st Dec 2002	R. 4,280	+ 4,280	= 8560
Rent from 1st Jan'y 2003 to 31st Dec 2003	R. 4,580	+ 4,580	= 9,160
Rent from 1st Jan'y 2004 to 31st Dec 2004	R. 4,900	+ 4,900	= 9,800

<u>2nd Dec</u>			
Rent & Depos from April 2001 to March 2002	R. 3,500	=	3,500
Rent & Depos from April 2002 to March 2003	R. 3,745	=	3,745 ✓
Rent & Depos from April 2003 to March 2004	R. 4,007	=	4,007

Mcneil Cogs Property Tax Details

Area - 950 - sft
275 - sft
600 - sft

1825 - sft

Rate - 2.50 ps.

$$\text{Total Yearly Tax} = 1825 \times 2.50 \times 3.5 = \underline{\underline{15,969}}$$

① Property Tax Due from 15/12/2000 to 31/3/01 } $950 + 275 \text{ sft.}$

$$1225 \times 2.5 \times 3.5 = 10719 \times \frac{3.5 \text{ months}}{12} = \underline{\underline{3,126}} \quad \text{--- ①}$$

② Property Tax Due from 1/4/01 to 31/3/02 } $= R. 15,969 \text{ --- ②}$

③ Property Tax Due from 1/4/02 to 31/3/03 } $= R. 15,969 \text{ --- ③}$

Total Tax Due from Mcneil } $\underline{\underline{R. 35,064.00}}$
Cogs
upto 3/2003.

Harvest charges

for 1st Dead	—	hr.	435 435
for 2nd Dead	—	hr.	240
			675 gm

To Get Rent, Domestic & Maintenance charges per month

<p>9160</p> <p>4,007</p> <p>675</p> <hr style="width: 50%; margin-left: 0;"/> <p>13,842</p> <p>TDS @ 20.5% 2,838</p> <hr style="width: 50%; margin-left: 0;"/> <p>11,004</p>	<p>9160</p> <p>13745</p> <p>435</p> <p>240</p> <hr style="width: 50%; margin-left: 0;"/> <p>13,580 x 2</p> <p>= 27,160</p>
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<p>Limit TDS } @ 20.5%</p>	<p>27,160</p> <p>5,568</p> <hr style="width: 50%; margin-left: 0;"/> <p>21,592 ÷ 2</p> <hr style="width: 50%; margin-left: 0;"/> <p>= 10,796</p>
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