

A Proposal for a Convenience Store

Area:- approx 250 sq. ft.
Location:- Modi Properties, Nagaram

Handwritten notes and stamps: "28 00 52 - 0 PM", "for lease", "Singapore", "Paramount Residency", "28 00 52 - 0 PM", "Singapore", "Paramount Residency", "for lease", "Singapore", "Paramount Residency".

Introduction

Baruch Foods is the convenience store of the 21st future, fulfilling a need that will continue to exist into the future - the need for speed. Baruch Foods will be Operating from 6am till 9pm for everyone's Convenience.

The company expects to capture market of the residents in Paramount Residency (Modi Properties) share by becoming the low cost convenience. Customers will have the chance to shop for everyday items at reduced prices.

The Company

The venture is a start-up company - between the principals, Mrs. Sunanda & Mr. Rajesh, with over 8 years of experience in successfully running General / Convenience / Dollar Stores in USA. The Individuals will be a Sole Proprietors.

The Products/Services

Baruch Foods will sell the same products as other convenience stores in the same packaging sizes, quality, and quantity as other stores. This includes newspapers, magazines, soft drinks, fruit juices, sport drinks, hot and cold snacks, grocery items such as Rice, Dals, sugar, tea, coffee, condiments, bread, eggs; etc....., Cigarettes, cleaning supplies, pet supplies, paper products, toothpaste, etc. Hot & Cold Beverages, Ice Creams, Milk....etc...! :- General Merchandise, Dairy Products, Household, Emergency Medical Supplies (First-aid, Over the Counter Medicines), Fresh selected Fruits & Vegetables.

In addition, the company is providing additional services such as Bill pay (e-Seva) Movie ticket reservation, train, bus & air travel bookings. And in addition if Management can allocate an additional service area, we will be providing 3 system Internet access / Internet Games.

Financial Considerations

Our start-up requirements come to Rs.953,000.00 which are largely associated with opening the store. These costs are financed by above said Proprietors. It should be noted that we expect to be operating at a loss for the first 15 months before making some profits.

SUNANDA PUJARI w/o RAJESWARA SADUNENI
AGE-31 AGE-36

Handwritten signature

949-341-2016

0-6-NA
6-12-2-11-
12-12-2-11-
12-12-2-11-
12-12-2-11-

- a) first 6 months - No Rent
- b) want a agreement for 5 years
- c) Rent = ??
- d) can start immediately
- e) Singapore township 650sqft @ 1200 p.m

Sept.

12/2011

LETTER OF HANDING OVER OF POSSESSION

I, Rajeswara Saduneni S/o PRAKASA RAO, R/o Block C2, Flat No.204, Singapore Township, Pocharam, Ghatkesar Mandal, R.R.District.

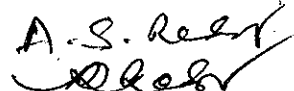
I and my wife Mrs.Sunanda Pujari obtained two shops situated in ground floor of the Club House in the residential project known as Paramount Residency, Sy.No.176, Nagaram, Keesara Mandal, R.R.District., having a super built up area of 365 Sft., from M/s.Paramount Residency Owners Association, having its office at Sy.No.176, Nagaram, Keesara Mandal, Ranga Reddy District represented by its Treasurer Mr.Soham Modi. The Lease Agreement dated 29.04.2010 was executed in my wife's name. As my wife abandoned me, and as I am not in a position to continue the business, I am vacating the said two shops today and handing over the vacant possession of the above said two shops to the above said association. I have received all the articles lying in the shops, the list of items mentioned in the annexure attached to this letter. I am responsible if my wife raises any claim in any manner against the Association in respect of the articles taken by me today and the Association is not responsible for any claim whatsoever.


(Rajeswara Saduneni)

9581760044

Place: Nagaram
Date: 14.11.2010

Witnesses:

1. 

2. 

ANNEXURE
LIST OF ITEMS TAKEN BY MR. RAJESWARA SADUNENI

I am taking following items along with the stock in trade.

Fridge - 3

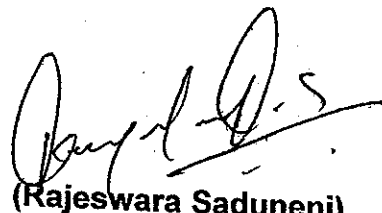
Counter - 2

Tables - ~~10~~ 16

(Stock)

Fans - 3

Shingboard - (2)



(Rajeswara Saduneni)

9581760044

DRAFT for PNR Gicim shop

LETTER OF HANDING OVER OF POSSESSION

①

I, Rajeswara Saduneni S/o R/o Block C2, Flat No.204, Singapore Township, Pocharam, Ghatkesar Mandal, R.R.District.

I and my wife Mrs.Sunanda Pujari obtained two shops situated in ground floor of the Club House in the residential project known as Paramount Residency, Sy.No.176, Nagaram, Keesara Mandal, R.R.District., having a super built up area of 365 Sft., from M/s.Paramount Residency Owners Association, having its office at Sy.No.176, Nagaram, Keesara Mandal, Ranga Reddy District represented by its Treasurer Mr.Soham Modi. The Lease Agreement dated 29.04.2010 was executed in my wife's name. As my wife abandoned me, and as I am not in a position to continue the business, I am vacating the said two shops today and handing over the vacant possession of the above said two shops to the above said association. I have received all the articles lying in the shops, the list of items mentioned in the annexure attached to this letter. I am responsible if my wife raises any claim in any manner against the Association in respect of the articles taken by me today and the Association is not responsible for any claim whatsoever.

(Rajeswara Saduneni)

Place: Nagaram
Date: 14.11.2010

Witnesses:

- 1.
- 2.

draft

[Signature]

APPROVED BY
15 NOV 2010
SOHAM MODI
MANAGING DIRECTOR

C.BALAGOPAL
Smt.Ameerunnisa Begum
K. Vijaya Saradhi
C.V.Chandramouli
Advocates

Flat No.103, Suresh Harivillu Apartments
Road No.11, West Marredpally,
Secunderabad - 500026.
Ph: 64570512

To

Date: 02-11-2010

Mrs.Sunanda Pujari
W/o Shri Rajeswara Saduneni
R/o Block C2, Flat No.204,
Singapore Township,
Pocharam, Ghatkesar Mandal
R.R.District.

Madam,

Under instruction from our client M/s.Paramount Residency Owners Association, having its office at Sy.No.176, Nagaram, Keesara Mandal, Ranga Reddy District represented by its Treasurer Mr.Soham MOdi, we have to address you as follows.

1. You have obtained two shops situated in ground floor of the Club House in the residential project known as Paramount Residency, Sy.No.176, Nagaram, Keesara Mandal, R.R.District., having a super built up area of 365 Sft., on a monthly nominal rent of Rs.100/- per month from 01.05.2010 to 30.10.2010 and from 01.11.2010 to 30.04.2011 @ Rs.2000/- per month with periodical increase in rent for further period. Accordingly you have entered into a Lease Agreement with our client on 29.04.2010. However, the Lease Agreement is not a registered document, the tenancy is month to month basis and terminable by issuing notice U/s 106 of Transfer of Property Act. Though the present rent is Rs.2000/- per month as the building is constructed recently as the project was completed recently, the tenancy is not governed by A.P. Rent Control Act. After obtaining the said premises on lease, you have not bothered to pay the rents in time. That apart as per the Lease Agreement, you have to run a grocery store in the shops for the benefit of occupants of Paramount Residency but you are not regular in running the shop and you keep the shop most of the time closed. In any event our client is not intending to continue your tenancy, as such instructed us to issue this notice.

We hereby call upon you to vacate and handover the peaceful possession of the above said two shops to our client within 15 days from the date of receipt of this notice, failing which, our client is entitled to receive mesnè profits @ Rs.5000/- per month. If you fail to comply with the above demand, our client will take all such steps which are open to it under Law to vindicate its right at your cost and consequences arising thereof.

(C.BALAGOPAL)
ADVOCATE

Sunanda Pujari

14/11/2010

9581760044

Soham Modi

From: "Harry Daniel" <harry@modiproperties.com>
Date: 27 October 2010 12:20
To: <soham@modiproperties.com>
Attach: passport copy.pdf; Pan Card (Rashmi Pujari)0001.pdf
Subject: Fw: Baruch Foods - issues

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

From: Raj Saduneni
To: harry@modiproperties.com
Sent: Wednesday, October 27, 2010 12:07 PM
Subject: Baruch Foods - issues

Hi Daniel

I am attaching copies of dual identity of sunanda (rashmi) now the case has been under CBI for terrorism act. sunanda is also using the name rashmi pujari (pan card) with different date of birth. department is in suspect her to have some external links. I will be making arrangement to vacate the premises very shortly and i will inform before i do so. she is also misusing Mr. modi's name in various accepts , please inform him this regarding.

thank you

Raj

29/10/10

C.BALAGOPAL
Smt.Ameerunnisa Begum
K. Vijaya Saradhi
C.V.Chandramouli
Advocates

Flat No.103, Suresh Harivillu Apartments
Road No.11, West Marredpally,
Secunderabad - 500026.
Ph: 64570512

To

Date: 02-11-2010

Mrs.Sunanda Pujari
W/o Shri Rajeswara Saduneni
R/o Block C2, Flat No.204,
Singapore Township,
Pocharam, Ghatkesar Mandal
R.R.District.

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(C.BALAGOPAL)
ADVOCATE

C.BALAGOPAL
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C.V.Chandramouli
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Flat No.103, Suresh Harivillu Apartments
Road No.11, West Marredpally,
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Date: 02-11-2010

To

Mrs.Sunanda Pujari
W/o Shri Rajeswara Saduneni
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(C.BALAGOPAL)
ADVOCATE

P.H.R
Gorakhpur 280001

भारतीय डाक



REGISTERED NO 50000

Post Office

Chatterjee B.O, PIN-501001

To: B.O.

Chatterjee B.O, PIN-501001

With Regards,

Chatterjee B.O, PIN-501001

(Have a nice day)

BT

1) Mr. Rajesh and his wife Sunanda, approached us and given us the proposal to run the Groceries store at PMR, they were subsequently finalized and an agreement was executed (copy attached) in favour of Sunanda.

2) After running successfully for some time, there was a major rift and difference between husband and wife i.e., Rajesh and Sunanda each accusing the other of cheating and threatening for filing criminal case.

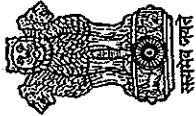
3) The store was run by Rajesh Parents for some time, as both Rajesh and Sunanda were absent were not known.

4) Sunanda got in touch with Harry on 31st Sept from Mumbai and informed about the strained relation between them.

5) Sunanda came to Hyd on 2nd October, and wanted to break open the store shutter and claimed that as the agreement is in her name, she is the rightful owner of the inventory inside the store, valued to be 6 lakhs worth, in the meanwhile Mr. Rajesh also got in touch with Mr. Harry and putting a counter claim on the inventory,

6) Sunanda left to Mumbai on 15th October and requested to find some one who can buy the stock left in the store's.

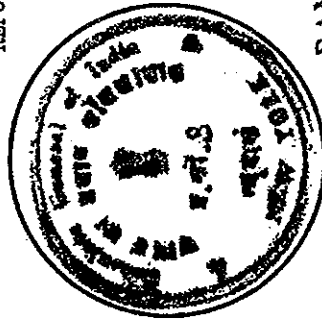
7) Mr. Rajesh has sent a mail on _____ which is self explaining and has an attachment.



इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से बिनका इस बात से संकोच न हो, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वाहक को बिना रोक-टोक, आबादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुलभा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA



Ramesh Chandra
RAMESH CHANDRA
ASSISTANT CONSULAR OFFICER
CONSULATE GENERAL OF INDIA
NEW YORK

भारत गणराज्य REPUBLIC OF INDIA



टाईप /Type राष्ट्रीय कोड /Country Code पारंपोर्ट नं. /Passport No.

IND E 6506962

उपनाम /Surname

PUJARI

दिये गये नाम /Given Names

SUNANDA SURESH.

राष्ट्रीयता /Nationality

INDIAN

लिंग /Sex

F 24 APR. 1967

जन्मतिथि /Date of Birth

जन्म स्थान /Place of Birth

MUNDKUR (KARNATAKA)

जारी करने का स्थान /Place of Issue

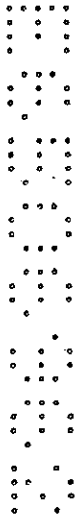
NEW YORK

जारी करने की तिथि /Date of Issue समाप्ति की तिथि /Date of Expiry

8 JUNE 2004 7 JUNE

Sunanda

2014
(FINAL)



संज्ञिककरण

निदेशों में यकीं वाले भारतीय नागरिकों को स्वारा ही जाती है कि वे अपने को निकटतम भारतीय मिशन / चौकी पर पंजीकृत करावा सें ।

चेतावनी

यह पासपोर्ट भारत सरकार की संपत्ति है । पासपोर्ट अनधिकारी से इस पासपोर्ट के संदर्भ में कोई सूचना मिलने पर निदेशों को सुर्त करना शामिल है, उनका उल्लंघन अनुपान्न किया जाए । यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए । यह पासपोर्ट भारत या उसके द्वारा प्रेषित व्यक्ति के कब्जे में ही रखा जाए । इसी किसी भी प्रकार के फेरबदल या विकृत नहीं किया जाना चाहिए ।

पासपोर्ट गुप्त जाना, खोने से बचना या नष्ट हो जाने पर उसके विषय में तत्काल भारत में निकटतम भारतीय अधिकारी को (तथा यदि भारत विदेश में हो) निवेदन भारतीय मिशन को और स्थानीय पुलिस को ही जानी चाहिए । निवेशित सूचना के प्रकाश से प्रेषित पासपोर्ट जारी किया जाएगा ।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION / POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY. PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का नाम/कानूनी अधिभावक /Name of Father/Legal Guardian

BABU B. GUJARAN

माता का नाम /Name of Mother

YAMUNA.

पति या पत्नी का नाम /Name of Spouse

SURESH. NARAYAN PUJARI.

पता /Address

IN INDIA: C-9 BLDG # 52, ROOM # 101 SHANTHI NAGAR THANE DIST.

IN U.S.A: 262 CIENDENNY AVE. APT. # 5 M.S. JERSEY CITY N.J 07304

पुराने पासपोर्ट का नं. और इस्तेमाल जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of issue

PUS5159 FRANKFURT. 5.5.99, 4.5.2004 (15)

फाइल नं. /File No.

સાલેશ પાપ્પા

INCOME TAX DEPARTMENT



ભારત સરકાર

GOVT. OF INDIA

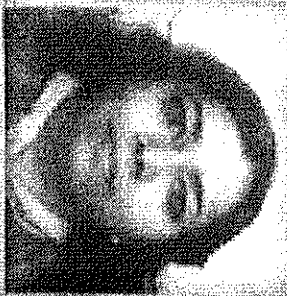
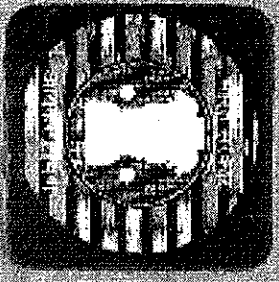
RASHMI PUJARI

BABU BOOBA GUJARAN

13/02/1982

Permanent Account Number

AZJPP5474F



Signature

Rashmi

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

S.No. 17394 Date 29/04/2010 Rs. 100

Sold to Anil

S/o. W/o P.V. Rao

For Whom Paramount Residency owners Association

W 580863

K. SATISH KUMAR
SVL.No.13/2000 R.No.16/2009
5-2-30, Premavathipet (V),
Rajendranagar (M), R.R. Dist.

LEASE AGREEMENT

This Lease Agreement executed at Secunderabad on this the 29th day of April, 2010 by and between:

M/s. Paramount Residency Owners Association, having its office at Sy. No. 176, Nagaram, Keesara Mandal,, Hyderabad – 500 062, represented by its Treasurer, Mr. Soham Modi, S/o. Satish Modi, aged about 40 years hereinafter referred to as the LESSOR, (which term shall mean and include whenever the context may so require his successor-in-interest).

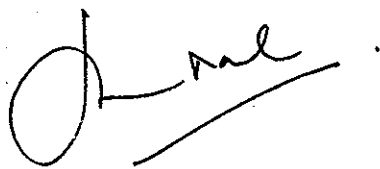
AND

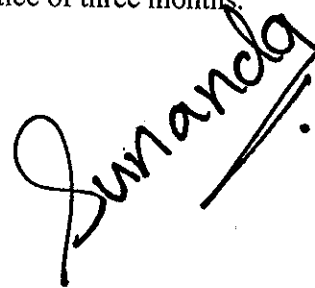
Mrs. Sunanda Pujari, W/o. Shri Rajeswara Saduneni aged about 36 years, R/o. Block C2, Flat No. 204, Singapore Township, Near Ghatkesar, Hyderabad - 500088, herein after referred to as the LESSEE (which term shall mean and include whenever the context may so require its successors-in-interest).

- A. WHEREAS the LESSOR is a Association run by the elected representatives of the owners and residents of flats (members of the Association) in the project known as Paramount Residency situated at Sy. No. 176, Nagaram, Keesara Mandal, Hyderabad – 500 062. The Association is a non-profit body created with the sole purpose to provide and maintain amenities and services for the benefit of its members. A clubhouse with several amenities including a space for two shops forming a part of entire residential complex is made for the enjoyment of its members.
- B. The Association and its members are desirous of giving on lease the two shops in the clubhouse to such a Lessee who is willing to establish and run a basic general store along with the snack counter for the members of the Association. Basic provisions of day to day use must be provided. Operating hours of the store should be reasonable and convenient to the members of the Association.
- C. WHEREAS the LESSOR is absolutely authorized to give on lease or license two shops situated on the ground floor, of the clubhouse in the residential project known as Paramount Residency having its office at Sy. No. 176, Nagaram, Keesara Mandal, Hyderabad – 500 062, having a super-built area of about 365 sft. The LESSEE has requested the LESSOR to grant on lease the two shops and the LESSOR agreed to give on lease on the terms and conditions specified as hereunder:
- D. Know all men by these presents that in pursuance of the rent hereby reserved and the covenants agreed specified hereunder the LESSOR doth hereby grant and the LESSEE doth hereby taken on lease two shops situated on the ground floor, of the clubhouse in the residential project known as Paramount Residency having its office at Sy. No. 176, Nagaram, Keesara Mandal, Hyderabad – 500 062, having a super-built area of about 365 sft more particularly described at the foot of this document, on the following terms and conditions.
1. The LESSEE shall pay a rent as per the details given below per month exclusive of water & electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder.

Sl. No.	Period	Rent
1.	1.5.2010 to 30.10.2010	100/-
2.	1.11.2010 to 30.4.2011	2,000/-
3.	1.5.2011 to 30.4.2012	4,000/-
4.	1.5.2012 to 30.4.2013	4,400/-
5.	1.5.2013 to 30.4.2014	4,840/-
6.	1.5.2014 to 30.4.2015	5,324/-

2. The lease shall be for a period of five years commencing from 1st day of May, 2010. This agreement of lease between the said LESSOR and the said LESSEE can be terminated by the LESSEE with an advance notice of three months.





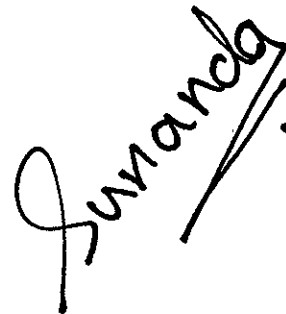
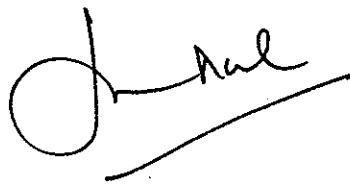
3. The LESSEE agrees to keep the general store and snack counter operational for atleast 8 hours a day and 6 days a week. Failure to keep the general store and snack counter operational for a period of more than 7 days shall be deemed to be a breach of this agreement.
4. The LESSOR shall be authorized to terminate the lease with an advance notice of 15 days in case of breach of any terms contained in this agreement.
5. The LESSOR 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.
6. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the LESSEE in full.

THE LESSEE HEREBY COVENANTS AS UNDER:-

1. The LESSEE shall pay the rent regularly per each month on or before the 7th day of the every month in advance to the LESSOR.
2. The LESSEE shall pay and bear the water & 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 a general store and snacks counter as specified above and shall not utilize the said portion for residence or any other 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 permit the LESSOR or anyone authorised by it to inspect the demised portion at all reasonable hours of the day.
8. The LESSEE shall be liable to pay all taxes, levies, charges like VAT, service tax, etc.. that are payable or shall become payable to any government or statutorily authority from time to time as applicable

THE LESSOR HEREBY COVENANTS AS UNDER:-

1. The LESSOR shall pay the property taxes pertaining to the leased premises.
2. The LESSOR 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 LESSOR 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 two shops situated on the ground floor, of the clubhouse in the residential project known as Paramount Residency having its office at Sy. No. 176, Nagaram, Keesara Mandal, Hyderabad – 500 062, having a super-built area of about 365 sft more particularly marked in red in the plan enclosed herein, bounded by

North By : Swimming pool
South By : Drive way
East By : Open space
West By : Tennis Court & TOT Lot

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

LESSEE

WITNESSES:

1. [Signature]
2. [Signature]
CA S. Reddy

LESSOR
[Signature]

Sumanda

Soham Modi

From: "Harry Daniel" <harry@modiproperties.com>
Date: 27 October 2010 12:20
To: <soham@modiproperties.com>
Attach: passport copy.pdf, Pan Card (Rashmi Pujari)0001.pdf
Subject: Fw: Baruch Foods - issues

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

From: Raj Saduneni
To: harry@modiproperties.com
Sent: Wednesday, October 27, 2010 12:07 PM
Subject: Baruch Foods - issues

Hi Daniel

I am attaching copies of dual identity of sunanda (rashmi) now the case has been under CBI for terrorism act. sunanda is also using the name rashmi pujari (pan card) with different date of birth. department is in suspect her to have some external links. I will be making arrangement to vacate the premises very shortly and i will inform before i do so. she is also misusing Mr. modi's name in various accepts , please inform him this regarding.

thank you

Raj

29/10/10