

MODI BUILDERS METHODIST COMPLEX

5-1-189/190, Abids, Hyderabad – 500 001.

To,
The Chief Manager,
State Bank of India / State Bank of Hyderabad,
Methodist Complex, Abids,
Hyderabad.

Date: 30.03.2023

Subject: Arears of rent and maintenance charges.

Reference:

1. Lease deed dated 27th February, 2021 registered as document no. 1040/2021 at SRO Abudullapur for lease of 8455 sft of office space on the Second floor + 1,030 sft parking space on the first floor in the building known as Methodist Complex, bearing municipal no. 5-9-189/190 situated at Abids Road, Abids Hyderabad.

Dear Sir,

As per the above referred lease deed the total rent and maintenance charges payable from April, 2021 is as follows:

Sl. No	Floor	Area	Monthly rent	+GST	Total with GST	TDS	net after TDS with GST
Rent + maintenance+ parking charges for the period : 09.04.2021 to 31-03-2023							
1	I – parking	1030sft	17,407	3,133	20,540	1,741	18,800
2	II – office space	8455sft	1,98,165	35,670	2,33,835	19,817	2,14,018
3	Monthly maintenance charges@2.45 per sft	9485sft	24,092	4,337	28,429	2,409	26,019
4	Total:	9485sft	2,39,664	43,140	2,82,804	23,966	2,58,837
5	Amount receivable for the period Apr 21 to Sept 21.		17,61,530	3,17,075	20,78,605	1,76,153	19,02,452
6	Amount received for period Apr 21 to Sept 21.					1,18,902	13,34,457
7	Arrears for Apr 21 to Sept 21.					57,251	5,67,995
	Amount received on 1.11.21 for the period of Apr'21 to Sep'21					--	2,55,517
8	Ref: (A) - Bal due for the period Apr'21 to Sep'21					57,251	3,12,478

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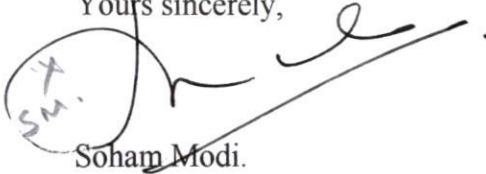
Rent + maintenance+ parking charges Increased from 09.04.2021							
Sl. No	Floor	Area	Monthly rent	+GST	Total with GST	TDS	net after TDS with GST
	I – parking	1030sft	21,759	3,917	25,675	2,176	23,499
	II – office space	8455sft	2,47,706	44,587	2,92,293	24,771	2,67,523
	Monthly maintenance charges@2.45 per sft	9485sft	30,115	5,421	35,536	3,012	32,524
	Total:	9485sft	2,99,580	53,924	3,53,504	29,958	3,23,546
	Amount receivable for the period Oct 2021 to March 2023.		53,92,440	9,70,639	63,63,079	5,39,244	58,23,835
	Amount received for period Oct 2021 to March-2023					2,62,707	45,92,641
	Ref: (B)- Bal due for the period Oct'2021 to Mar'2023					2,77,257	12,31,194
	A+B					3,34,508	15,43,672

Please note that the details of TDS mentioned above are as per what is reflected on the portal.

We request you please clear the arrears of rent and maintenance charges at the earliest.

Thank You.

Yours sincerely,


Soham Modi.

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	II – office space	8455sft	2,47,706	44,587	2,92,293	24,771	2,67,523
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	Total:	9485sft	2,99,580	53,924	3,53,504	29,958	3,23,546
	Amount receivable for the period Oct 2021 to March 2023.		53,92,440	9,70,639	63,63,079	5,39,244	58,23,835
	Amount received for period Oct 2021 to March-2023					2,62,707	45,92,641
	Ref: (B)- Bal due for the period Oct'2021 to Mar'2023					2,77,257	12,31,194
	A+B					3,34,508	15,43,672

Please note that the details of TDS mentioned above are as per what is reflected on the portal.

We request you please clear the arrears of rent and maintenance charges at the earliest.

Thank You.

Yours sincerely,

Soham Modi.

Sent by request
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Part 1

APPROVED BY
- 1 APR 2023
SOHAM MODI
MANAGING DIRECTOR

AKK
5/4/23

MBMC
SBI Arrears Statement from April 2021 to March 2023.

S.No.	Month	Rent+ Maintenance	GST -18%	Rent+GST (Invoice Value)	TDS-10%	Net Rent Receivable	Date	Amount received	Due	Invoice raised
1	Apr-21	2,63,630	47,453	3,11,083	26,363	2,84,720	31.05.21	2,31,425	53,295	2,84,720
2	May-21	2,99,580	53,924	3,53,504	29,958	3,23,546	11.06.21	2,79,609	43,937	3,23,546
3	Jun-21	2,99,580	53,924	3,53,504	29,958	3,23,546	08.07.21	2,55,517	68,029	3,23,546
4	Jul-21	2,99,580	53,924	3,53,504	29,958	3,23,546	16.08.21	3,12,389	11,157	3,23,546
5	Aug-21	2,99,580	53,924	3,53,504	29,958	3,23,546	08.09.21	2,55,517	68,029	3,23,546
6	Sep-21	2,99,580	53,924	3,53,504	29,958	3,23,546	01.11.21	2,55,517	68,029	3,23,546
From Oct-2021 to March 2023		17,61,530	3,17,075	20,78,605	1,76,153	19,02,452		15,89,974	3,12,478	
1	Oct-21	2,99,580	53,924	3,53,504	29,958	3,23,546	18.11.21	2,55,517	68,029	3,53,504
2	Nov-21	2,99,580	53,924	3,53,504	29,958	3,23,546	02.02.22	2,14,018	1,09,528	3,53,504
3	Dec-21	2,99,580	53,924	3,53,504	29,958	3,23,546	02.02.22	2,14,018	1,09,528	3,53,504
4	Jan-22	2,99,580	53,924	3,53,504	29,958	3,23,546	02.02.22	2,14,018	1,09,528	3,53,504
5	Feb-22	2,99,580	53,924	3,53,504	29,958	3,23,546	24.03.22	2,31,425	92,121	3,53,504
6	Mar-22	2,99,580	53,924	3,53,504	29,958	3,23,546	01.04.22	3,80,014	(56,468)	3,53,504
7	Apr-22	2,99,580	53,924	3,53,504	29,958	3,23,546		-	3,23,546	3,53,504
8	May-22	2,99,580	53,924	3,53,504	29,958	3,23,546		-	3,23,546	3,53,504
9	Jun-22	2,99,580	53,924	3,53,504	29,958	3,23,546		-	3,23,546	3,53,504
10	Jul-22	2,99,580	53,924	3,53,504	29,958	3,23,546		-	3,23,546	3,53,504
11	Aug-22	2,99,580	53,924	3,53,504	29,958	3,23,546		-	3,23,546	3,53,504
12	Sep-22	2,99,580	53,924	3,53,504	29,958	3,23,546		-	3,23,546	3,53,504
13	Oct-22	2,99,580	53,924	3,53,504	29,958	3,23,546		-	3,23,546	3,53,504
14	Nov-22	2,99,580	53,924	3,53,504	29,958	3,23,546		-	3,23,546	3,53,504
15	Dec-22	2,99,580	53,924	3,53,504	29,958	3,23,546		23,07,120	(19,83,574)	3,53,504
16	Jan-23	2,99,580	53,924	3,53,504	29,958	3,23,546	04.04.23	2,58,837	64,709	3,53,504
17	Feb-23	2,99,580	53,924	3,53,504	29,958	3,23,546	04.04.23	2,58,837	64,709	3,53,504
18	Mar-23	2,99,580	53,924	3,53,504	29,958	3,23,546	04.04.23	2,58,837	64,709	3,53,504
Total		53,92,440	9,70,639	63,63,079	5,39,244	58,23,835		45,92,641	12,31,194	63,63,072
Note										
1	From April to Sep-2021 with Tds									
2	From Oct-2021 to March -2023 with Tds									
3	Total As on date Balance									

3,69,729

15,08,451

18,78,180

Verified
A. Dhandarao
5/4/23

Check