

Re: MBMC

Thursday, 23 Jun, 2022, 9:13 pm

To: sohammodi <sohammodi@modiproperties.com>, lateef M A  
<lateef@modiproperties.com>  
From: Shraddha Gupta <shraddha@thelawchambers.in>  
Cc: Pavan Kumar <pavan@thelawchambers.in>

Hi Soham and Lateef,

I refer to our discussion earlier today in connection with the issues pertaining to the Tenants in the Methodist Church Complex.

As discussed, considering the criticalities involved in the multiple leases and tenancy arrangement with each of the tenant, in order to address the issue of -

1. Enhanced rentals
2. Renewal of lease deed
3. Unauhtorized use/construction by some tenants

We are of the opinion that we should take legal opinion from a senior who is an expert in the field of rent control matters to understand the best possible next steps.

We therefore recommend that we consult Mr. Sunil Ganu in this regard.

Request you to kindly confirm if you are fine with the said approach, we can accordingly fix an appointment with Mr. Ganu and take this forward.

Further, until we take a call on our next steps, request you to kindly keep the issuances of legal notices on hold.

Regards,  
Shraddha

--- On Mon, 06 Jun 2022 14:24:27 +0530 lateef M A <[lateef@modiproperties.com](mailto:lateef@modiproperties.com)> wrote ---

Hi Shraddha

Regarding Notice to Modi Builders Methodist Complex long term tenants:

As per your sample draft (Copy attached) we are issuing notice to the tenants. Several shops in the premises were registered the lease. One of the tenant replied to our notice (Copy of reply notice is attached).

I have also attached the copy of registered lease deed of other tenant for your perusal. Approximately there are 70 tenants, till now we issued notices to 37 tenants Kindly check the attached files and suggest shall we still proceed to issue the notices to the other tenants.

Regards  
[M.A.Lateef](#)  
Advocate

## NOTICE

To,  
The Tenants / members,  
Methodist Complex Tenants Association,  
Chiragali lane, Hyderabad – 500051.

Elections were called for by way of notice dated 11.03.2023. 6 nominations were received. One nomination was withdrawn. The 5 nominations are found to be in order and are declared elected unopposed. Modi Builders Methodist Complex has nominated 2 members i.e, Mr. Soham Modi and Md. Abdul Raof.

The newly elected executive members have among themselves nominated / elected the office bearers of Methodist Complex Tenants Association as follows:

S. no.	Shop / office no.	Nominee name	Phone no.	Designation
1.	203	Mr. Soham Modi	040-66335556	President
2.	201 & 202	Mr. Mohammed Imran	9985551809	Secretary
3.	UGF-01	Mr. Kushpat D Jain	8008009010	Treasurer
4.	LGF-01	Mr. Md. Abdul Raof	8008009991	Executive member
5.	31/3	Mr. Nazim Anwar Ali Virani	9848020678	Executive member
6.	UGF-20	Mr. Ravi Kumar Totla	9391006382	Executive member
7.	UGF-03	Mr. Sanjay Jain	9885343989	Executive member

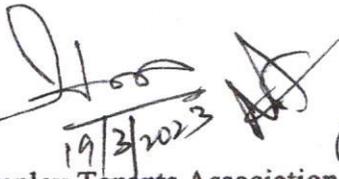
We like to extend our hearty congratulations to the newly elected members and wish them the best of luck in their new endeavour. We would also like to thank them for offering their valuable time for running the Association.

We request the members of the Association to extend their full co-operation to the newly elected body.

By Order:

Secretary,  
Methodist Complex Tenants Association.

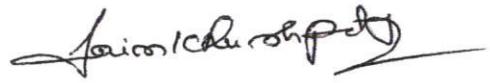
Date: 19.03.2023.

  
19/3/2023









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Methodist Complex Tenants Association,  
Chiragali lane, Hyderabad – 500051.

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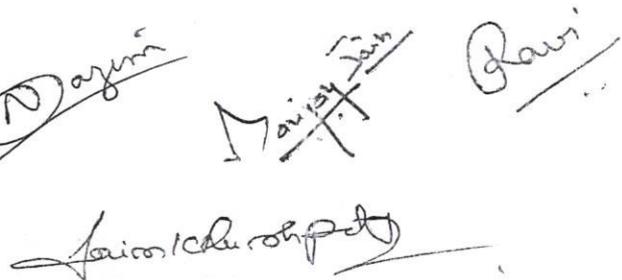
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By Order:

Secretary,  
Methodist Complex Tenants Association.  
Date: 19.03.2023.



METHODIST COMPLEX TENANTS ASSOCIATION  
5-1-189/190, Abids, Hyderabad - 500 001.

3

NOTICE

Date: 22.03.2016

To,  
Members,  
Methodist Complex Tenants Association,  
Abids,  
Hyderabad.

The newly elected executive members have amongst themselves elected the President, General Secretary and the Treasurer. Accordingly, the list of office bearers of the Association is as follows:

Sl. No.	Name	Designation
1.	Mr. Sanjay Jain	President
2.	Mr. Soham Modi	Secretary
3.	Kushpat D Jain	Treasurer
4.	Mr. Ravi Kumar Totla	Committee Members
5.	Mr. Suresh Bajaj	Committee Members
6.	Mr. Neeraj Verma	Committee Members
7.	Mr. Siraj Panjwani	Committee Members

CEUNO

098 85 34 3989

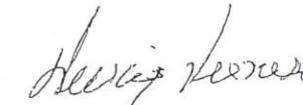
9391006382

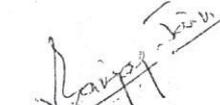
9391056655

~~098 85 34 3989~~~~098 85 34 3989~~

The newly elected body shall take charge of the affairs of the association from 1.4.16 to 31.03.2018.  
We request all members to extend all cooperation to the newly elected members.

  
Kushpath Jain  
President

  
Neeraj Verma  
Secretary

  
Sanjay Jain  
Treasurer

**METHODIST COMPLEX TENANTS ASSOCIATION**  
**(Regd No. 794/2002)**

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

**MINUTES OF THE MEETING OF THE EXECUTIVE COMMITTEE OF METHODIST COMPLEX TENANTS ASSOCIATION HELD ON THE 10<sup>TH</sup> DAY OF FEBRUARY 2009 AT THEIR REGISTERED OFFICE SITUATED AT 5-1-189/190, METHODIST COMPLEX, ABIDS, HYDERABAD - 500 001.**

RESOLVED that the existing office bearers of the Association Shri. Sourabh Modi (Treasurer) & Shri Satish Modi (Executive Member) have decided to resign from their present positions in the Association.

It is Further RESOLVED by all the members of the Association to nominate the following persons as Executive Members of the Association.

1. Shri. Khushpat Jain
2. Shri. Neeraj Verma
3. Shri. Sanjay Jain
4. Ravi Totla
5. Anil Verma

It is RESOLVED that amongst the Executive Committee Members 3 Members have been nominated as President, Secretary and Treasurer are given below:

1. Shri. Khushpat Jain - President
2. Shri. Neeraj Verma - Secretary
3. Shri. Sanjay Jain - Treasurer

Place: Hyderabad.

Date : 10<sup>th</sup> February 2009.

For Methodist Complex Tenants Association

**Old Officer Bearers**

1. Suresh Bajaj (President)
2. Soham Modi (Secretary)
3. Sourabh Modi (Treasurer)
4. Satish Modi (Members)

**New Officer Bearers**

1. Khushpat Jain

2. Neeraj Verma

3. Sanjay Jain.

*Adm*

**Fw: Regarding MBMC - Met with Nazim Virani LGF 30/1, 30/2,30/3 & 31**

soham modi <sohammodi@modiproperties.com>

Fri 23-Aug-24 09:25 AM

To: Ashaiya U Admin <ashaiya@modiproperties.com>

📎 1 attachments (170 KB)

Full page photo.pdf;

print

Regards,

Soham Modi

---

**From:** sanjay <sanjay@modiproperties.com>

**Sent:** Thursday, August 22, 2024 1:38 PM

**To:** Sohammodi Modi <sohammodi@modiproperties.com>

**Cc:** gbrambabu@modiproperties.com <gbrambabu@modiproperties.com>; sanjay@modiproperties.com <sanjay@modiproperties.com>

**Subject:** Regarding MBMC - Met with Nazim Virani LGF 30/1, 30/2,30/3 & 31

Dear Soham Sir,

Along with Mr. GB Rambabu we have visited Mr. Nazim Virani at his office at Goshamahal and updated the issues security deposit, building renovation fund, sinking fund etc.,

They are ready to initiate the registration process but requesting us immediately take up the drainage issue adjoining to the DCB bank as well as drain water outlets temporarily fixed from the top floor.

Mr. Virani has provided the gist of correspondence from Zonal Administration head of DCB bank in order to confirm the fact of drainage problem.

Alternatively they intend to attend to the repair jobs on their own and the amount can be less collected from their BRF.

We have already conveyed them on completion of lease deed renewal the repair work shall be taken up but since they are facing the same problem from more than 4 to 5 months they are requesting us to address simultaneously.

Please advise.

Regards,

R. Sanjay Kumar

Liasioning Manager - | +91 95022 88244 | [sanjay@modiproperties.com](mailto:sanjay@modiproperties.com)

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5-4-187/ 3 & 4, M G Road, Sec'bad -03 | Ph: +91 80690 45551.

Dear Sir's,

Greetings from DCB Bank ...

It gives me immense pleasure to reintroduce myself as I have rejoined DCB Bank as Zonal Administration Head for South. I hope you are doing well and good.

The purpose of this mail is to highlight an ongoing issue faced by our branch in Abids. On my recent visit to the branch it was noticed that there was stagnant drainage water besides the premises and this has been affecting the branch interiors also. In addition to the water stagnation we are unable to service our AC's which are fixed in the passage. We would like to draw your immediate attention as this is a health and safety issue which is also affecting the building also. We have attached a few pictures for your reference.

We have approached the building maintenance team and met Mr. Ravi Kumar (Kamal Watch centre) and he has informed that the drainage line is blocked and needs to be cleared permanently. Because of the blockage in the pipeline the drainage water is coming back and overflowing thereby creating a stagnation. He has informed us that the approximate cost of the work is around INR 3.00 lakh and since the association does not have the required funds, the bank premises have to bear the cost and the cost will be from the active owners.

We therefore request you to speak to the maintenance agency and have this issue cleared at the earliest. We await your early response on this.

Thanks & Regards.

**Bala Vamsi**

Zonal Administration Head

Mobile - +91 8143013579

Landline - +91 40 69441997

Regarding MBMC Hand over of Maintenance.



sanjay <sanjay@modiproperties.com>

Fri 8/16/2024 11:29 AM

To:Sohammodi Modi <sohammodi@modiproperties.com>

Cc:sanjay@modiproperties.com <sanjay@modiproperties.com>

Soham sir,

Kushpath jain, Ravi, Sanjay jain, Raoof had signed the letter to hand over the maintenance but Imran is not signing the letter.

So please suggest.

Regards,

R. Sanjay Kumar

Liasioning Manager - | +91 95022 88244 | [sanjay@modiproperties.com](mailto:sanjay@modiproperties.com)

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5-4-187/ 3 & 4, M G Road, Sec'bad -03 | Ph: +91 80690 45551.

MEMO

Ad

DATE & FROM:	TO & REMARKS.
02/09/14	
Sanjay	
	Sohan sir,
	MBMC - LGT 31, 311, 312, 313
	Received letters from
	Nazim virani & others.
Regards	
Sanjay.	

Date: 02-09-2024

To

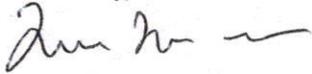
M/s Modi Builders  
(Modi Builders – Methodist Complex)  
5-4-187/3 & 4, Second Floor,  
Soham Mansion, M. G. Road,  
Secunderabad. – 500003.

Dear Sir,

It is hereby requested to kindly register our renewal lease deed within 30 days. Request to kindly complete the repair works prior to that.

Thanks and regards

Yours truly,



Anwarali Habib Bhai Virani  
Office No. 31, Lower Ground Floor,  
Methodist Complex, Abids,  
Hyderabad. – 500001.

Date: 02-09-2024

To

M/s Modi Builders  
(Modi Builders – Methodist Complex)  
5-4-187/3 & 4, Second Floor,  
Soham Mansion, M. G. Road,  
Secunderabad. – 500003.

Dear Sir,

It is hereby requested to kindly register our renewal lease deed within 30 days. Request to kindly complete the repair works prior to that.

Thanks and regards

Yours truly,

زُبَدا انوار علی ویرانی

Zubeda Anwar Ali Virani  
Office No. 31/1, Lower Ground Floor,  
Methodist Complex, Abids,  
Hyderabad. – 500001.

Date: 02-09-2024

To

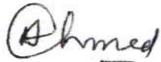
M/s Modi Builders  
(Modi Builders – Methodist Complex)  
5-4-187/3 & 4, Second Floor,  
Soham Mansion, M. G. Road,  
Secunderabad. – 500003.

Dear Sir,

It is hereby requested to kindly register our renewal lease deed within 30 days. Request to kindly complete the repair works prior to that.

Thanks and regards

Yours truly,



Ahmed Ali Virani  
Office No. 31/2, Lower Ground Floor,  
Methodist Complex, Abids,  
Hyderabad. – 500001.

Date: 02-09-2024

To

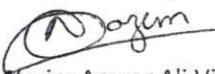
M/s Modi Builders  
(Modi Builders – Methodist Complex)  
5-4-187/3 & 4, Second Floor,  
Soham Mansion, M. G. Road,  
Secunderabad. – 500003.

Dear Sir,

It is hereby requested to kindly register our renewal lease deed within 30 days. Request to kindly complete the repair works prior to that.

Thanks and regards

Yours truly,



Nazim Anwar Ali Virani  
Office No. 31/3, Lower Ground Floor,  
Methodist Complex, Abids,  
Hyderabad. – 500001.

# METHODIST COMPLEX TENANTS ASSOCIATION

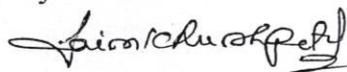
5-1-189/190, Abids, Hyderabad – 500 001

Adm

Minutes of the meeting held between Soham Modi, Kushpath Jain, Abdul Raof & Ravi Totla held on 30<sup>th</sup> of July, 2024. The following was discussed and agreed by the members present for the meeting.

1. Due to certain differences between M/s. Modi Builders Methodist Complex and the Association the collection of monthly maintenance charges has been very poor since April, 2023.
2. Under the circumstances the Association is unable to meet the day to day expenses of maintaining Methodist Complex.
3. Fresh elections for the period April, 2024 to March 2025 were not called for as members are not coming forward to hold fresh elections and no new members are willing to offer their services as executive committee members.
4. The complex is in a state of disrepair. There are several leakages all over the complex. Water supply is erratic. Housekeeping and security services are not in order as payments to these service providers is irregular. Lifts are not functional. Electric power supply requires a major overhaul.
5. Accordingly, it has been decided that in the larger interest of all occupants of the complex, the Secretary Mr. Md. Imran and the Treasurer Mr. Kushpath Jain have agreed to resign as office bearers of the Association. In their place Mr. Suresh Bajaj has been nominated as the Secretary and Mr. Gaurang Mody has been nominated as the Treasurer of the Association from 1<sup>st</sup> August, 2024.
6. Mr. Suresh Bajaj and Mr. Soham Modi are the partners of the developer of the complex i.e., Modi Builders Methodist Complex and are in a better position to manage the day of day affairs of the Association including providing better services to the complex.
7. It is further agreed that the monthly maintenance charges shall be increased from 1<sup>st</sup> January, 2024 to Rs. 3/- per sft of super builtup area for the upper and lower ground floors and Rs. 2/- per sft for upper 1<sup>st</sup> to 4 floors.
8. Mr. Mohammed Imran and Mr. Kushpath Jain's valuable services over the years have been acknowledged and they have agreed to continue as executive committee members of the Association.
9. Mr. Soham Modi shall continue as President of the Association.
10. The bank accounts of the Association shall be operated as under:
  - a. Jointly under the signature of the treasurer along with either the president or the secretary.
  - b. Appropriate instructions shall be sent to the bank for changing the records.
  - c. All application, forms, affidavits for the said purpose will be signed by the office bearers of the Association.
11. The office bearers of the Association shall endeavor to conduct the elections at the earliest.
12. Notice shall be sent to all the members about the change in office bearers.
13. Other members not present in the meeting have been contacted over phone and they have agreed to the above. They have also agreed to sign a letter confirming the above.

Minutes signed by



Soham Modi



Kushpath Jain



Abdul Raof



Ravi Totla

# METHODIST COMPLEX TENANTS ASSOCIATION

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

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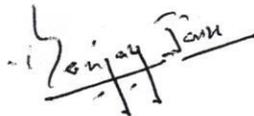
Soham Modi

Kushpath Jain

Abdul Raof

Ravi Totla

The above minutes are confirmed by: Mr. Sanjay Jain



# METHODIST COMPLEX TENANTS ASSOCIATION

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

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Minutes signed by

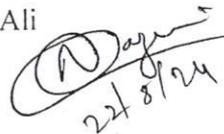
Soham Modi  
Totla

Kushpath Jain

Abdul Raof

Ravi

The above minutes are confirmed by: Mr. Nazim Anwar Ali

  
22/8/24

Letter of confirmation

From,  
Mohammed Imran  
5-1-189/190, Abids,  
Shop No UGF 34/1  
Hyderabad – 500 001

To,  
M/s. Methodist Complex Tenants Association,  
5-1-189/190, Abids,  
Hyderabad – 500 001.

Dear Sir,

I am aware of the meeting of Methodist Complex Tenants Association Executive body held between Soham Modi, Kushpath Jain, Abdul Raof & Ravi Totla on 30<sup>th</sup> of July, 2024.

I am aware that the Secretary Mr. Md. Imran and the Treasurer Mr. Kushpath Jain have agreed to resign as office bearers of the Association. In their place Mr. Suresh Bajaj has been nominated as the Secretary and Mr. Gaurang Mody has been nominated as the Treasurer of the Association from 1<sup>st</sup> August, 2024. Mr. Soham Modi shall continue as President of the Association.

I am also aware that:

1. The monthly maintenance charges shall be increased from 1<sup>st</sup> January, 2024 to Rs. 3/- per sft of super builtup area for the upper and lower ground floors and Rs. 2/- per sft for upper 1<sup>st</sup> to 4 floors and the bank accounts shall be operated jointly under the signature of the treasurer along with either the president or the secretary.
2. All application, forms, affidavits for the said purpose will be signed by the office bearers of the Association.
3. The office bearers of the Association shall endeavor to conduct the elections at the earliest.

I hereby acknowledge and confirm the all the above decision taken by the members present in the meeting.

Thank you.

Yours sincerely,

Mohammed Imran



# METHODIST COMPLEX TENANTS ASSOCIATION

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

## NOTICE

To,  
The Tenants/Occupants,  
Methodist Complex, Abids,  
Hyderabad.

Date: \_\_.08.2024

In the meeting dated 30<sup>th</sup> July, 2024 the Executive Committee Members have decided to enhance the monthly maintenance charges and a resolution to that effect has been passed. The details of the resolution and increase in maintenance charges are:

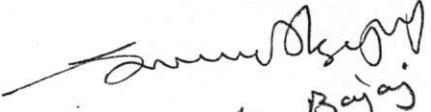
Sl. No.	Floor	Maintenance charges per sft on super builtup area
1	LGF/UGF	Rs. 3.00
2	Office floors (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> & 4 <sup>th</sup> floor)	Rs. 2.00

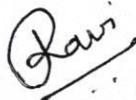
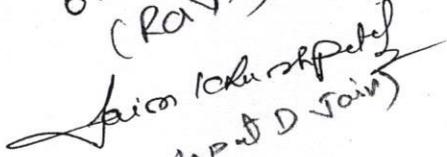
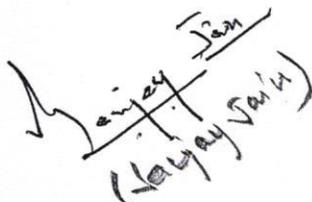
The new rates shall be applicable from 1<sup>st</sup> Jan 2024.

By order

Soham Modi  
President  
Methodist Complex Tenants Association

SB

  
Suresh Bajaj

  
02/08/2024  
(Ravi)  
  
(Kushpal D Jain)  
  
(Jayjay Jain)

  
(Gaurang moty)

  
(Nazim Virani)

# METHODIST COMPLEX TENANTS ASSOCIATION

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

## NOTICE

To,  
The Tenants/Occupants,  
Methodist Complex, Abids,  
Hyderabad.

Date: \_\_.08.2024

In the meeting dated 30<sup>th</sup> July, 2024 the Executive Committee Members have decided to nominate the following members as office bearers of Methodist Complex Tenants Association. The new Executive Members are as follows:

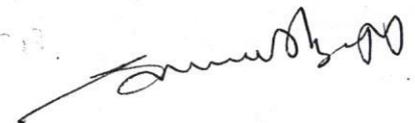
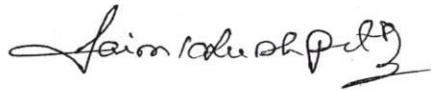
Sl. No.	Name of Executive Member	Designation
1.	Mr. Soham Modi	President
2.	Mr. Suresh Bajaj	Secretary
3.	Mr. Gaurang Mody	Treasurer
4.	Mr. Sanjay Jain	Executive Member
5.	Mr. Abdul Raouf	Executive Member
6.	Ravi Totla	Executive Member
7.	Mr. Nazim Anwar Ali	Executive Member
8.	Mr. Kushpath Jain	Executive Member
9.	Mr. Md. Imran	Executive Member

We like to extend our hearty congratulations to the newly nominated members and wish them the best of luck in their new endeavor. We would also like to thank them for offering their valuable time for running the Association.

We request the members of the Association to extend their full cooperation to the newly nominated body.

By order

Soham Modi  
President  
Methodist Complex Tenants Association



# METHODIST COMPLEX TENANTS ASSOCIATION

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

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To,  
The Bank Manager,  
Development Credit Bank,  
Abids Branch,  
Hyderabad.

Date:

Subject: Change of office bearers for account operation.

Reference: Current account no. 027201000013592 in the name of Methodist Complex Tenants Association.

Dear Sir/Madam,

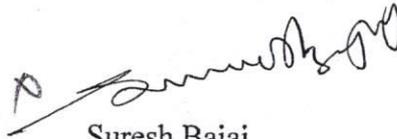
We, Methodist Complex Tenants Association having current account with you vide account no. 027201000013592. We would like to change the operating instruction for the said account as resolved by the Association dated 30<sup>th</sup> July, 2024.

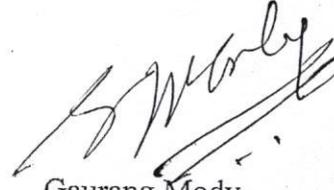
Hence we request you to change the operating instructions. The account will be operated jointly by the Treasurer along with either the President or the Secretary. We are enclosing the minutes held on 30<sup>th</sup> July, 2024 for your perusal.

Thanking You.

Yours Sincerely,

Soham Modi  
(President)

  
Suresh Bajaj  
(Secretary)

  
Gaurang Mody  
(Treasurer)