

B1 (Official Form 1)(4/10)

United States Bankruptcy Court Southern District of Florida		Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): Radha Realty, Inc.		Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): DBA Comfort Inn & Suites		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) 65-1004352		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): 6752 W. Indiantown Road Jupiter, FL <div style="text-align: right; font-size: small;">ZIP Code 33458</div>		Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right; font-size: small;">ZIP Code</div>
County of Residence or of the Principal Place of Business: Palm Beach		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <div style="text-align: right; font-size: small;">ZIP Code</div>		Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right; font-size: small;">ZIP Code</div>
Location of Principal Assets of Business Debtor (if different from street address above):		
Type of Debtor (Form of Organization) (Check one box) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	Nature of Business (Check one box) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other <hr/> Tax-Exempt Entity (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding Nature of Debts (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.
Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		Chapter 11 Debtors Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
Statistical/Administrative Information <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000		
Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input checked="" type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		
Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		

Voluntary Petition <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): Radha Realty, Inc.	
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)			
Location Where Filed: - None -		Case Number:	Date Filed:
Location Where Filed:		Case Number:	Date Filed:
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)			
Name of Debtor: - None -		Case Number:	Date Filed:
District:		Relationship:	Judge:
Exhibit A		Exhibit B	
(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)		(To be completed if debtor is an individual whose debts are primarily consumer debts.)	
<input type="checkbox"/> Exhibit A is attached and made a part of this petition.		I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).	
		X _____ Signature of Attorney for Debtor(s) (Date)	
Exhibit C			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?			
<input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.			
<input checked="" type="checkbox"/> No.			
Exhibit D			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)			
<input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.			
If this is a joint petition:			
<input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
Information Regarding the Debtor - Venue			
(Check any applicable box)			
<input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.			
<input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.			
<input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.			
Certification by a Debtor Who Resides as a Tenant of Residential Property			
(Check all applicable boxes)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)			

(Name of landlord that obtained judgment)			

(Address of landlord)			
<input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and			
<input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.			
<input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).			

Voluntary Petition
 (This page must be completed and filed in every case)

Name of Debtor(s):
Radha Realty, Inc.

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.
 [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.
 [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).
 I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
 Signature of Debtor

X _____
 Signature of Joint Debtor

 Telephone Number (If not represented by attorney)

 Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____
 Signature of Foreign Representative

 Printed Name of Foreign Representative

 Date

Signature of Attorney*

X /s/ Bradley S. Shraiberg
 Signature of Attorney for Debtor(s)

Bradley S. Shraiberg 121622
 Printed Name of Attorney for Debtor(s)

Shraiberg, Ferrara, & Landau P.A.
 Firm Name

2385 NW Executive Center Dr
 Suite 300
 Boca Raton, FL 33431

 Address

Email: bshraiberg@sfl-pa.com

561 443 0800 Fax: 561 998 0047
 Telephone Number

October 21, 2010
 Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

 Printed Name and title, if any, of Bankruptcy Petition Preparer

 Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

 Address

X _____

 Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X /s/ Mahendra Patel
 Signature of Authorized Individual

Mahendra Patel
 Printed Name of Authorized Individual

President
 Title of Authorized Individual

October 21, 2010
 Date

 Date

CERTIFICATE OF CORPORATE RESOLUTIONS

We, the Board of Directors (the “Board”) of **Radha Realty, Inc.** (the “Company”), a corporation organized under the laws of the State of Florida, do hereby certify that a special meeting of the Board of Directors of the Company duly called and held at its offices on the **21st day of October, 2010**, at which a quorum was present and acting throughout, the following resolutions, none of which have been rescinded or amended or duly moved, were seconded and adopted, and all of which are in full force and effect.

1) **RESOLVED:** That, in the judgment of the Board, it is desirable and for the best interests of the Company, its creditors, shareholders and other interested parties, that the Company file for voluntary relief under Chapter 11 of the Bankruptcy Code (the “Bankruptcy”) and it is further

2) **RESOLVED:** That, the President of the Company, Mahendra Patel, is hereby designated as the responsible party to act on behalf of the Company, and he shall be authorized to execute and file all petitions, schedules, lists and other papers and to take any and all action which it deems necessary or proper in connection with the Bankruptcy; and it is further

3) **RESOLVED:** That, the Company is authorized to employ the law offices of **SHRAIBERG, FERRARA & LANDAU, P.A.** (“SFL”) as its attorneys in connection with the Bankruptcy under such terms and conditions as it, in its sole discretion, deems appropriate until further direction of the Board; *provided, however*, that the Company is authorized to pay SFL a fee retainer for payment of attorneys’ fees and reimbursement of expenses in connection with services to be rendered in the Bankruptcy, and it is further

4) **RESOLVED:** That, the Company, subject to authorization of the Court, is authorized to employ such other professional persons in the Bankruptcy, under such terms and conditions as Mahendra Patel, in his sole discretion, deem appropriate until further direction of the Board with payment being subject to award by the Court.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of OCTOBER, 2010.

Radha Realty, Inc.

By: 
Mahendra Patel, President

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court
Southern District of Florida**

In re Radha Realty, Inc.

Debtor(s)

Case No.

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
American Hotel Register Company 100 S. Milwaukee Avenue Vernon Hills, IL 60061	American Hotel Register Company 100 S. Milwaukee Avenue Vernon Hills, IL 60061	Hotel Supplies		1,433.93
Anil Patel 1851 S. Federal Hwy Fort Lauderdale, FL 33316	Anil Patel 1851 S. Federal Hwy Fort Lauderdale, FL 33316	Loan		28,824.66
Berenfeld, Spritzer, Shechter & Sheer 2525 Ponce De Leon Blvd. 5th Floor Coral Gables, FL 33134	Berenfeld, Spritzer, Shechter & Sheer 2525 Ponce De Leon Blvd. 5th Floor Coral Gables, FL 33134	Accountant		5,279.71
Cheney Brothers, Inc. One Cheney Way Riviera Beach, FL 33404-7000	Cheney Brothers, Inc. One Cheney Way Riviera Beach, FL 33404-7000	Supplies		1,701.24
Choice Hotels International 10750 Columbia Pike Silver Spring, MD 20901	Choice Hotels International 10750 Columbia Pike Silver Spring, MD 20901	Franchise Fees/Royalty (\$50,024.08) Travel Agent Commissions (\$10,955.96)		60,980.04
Choice Hotels International 10750 Columbia Pike Silver Spring, MD 20901	Choice Hotels International 10750 Columbia Pike Silver Spring, MD 20901	Amount owed on account (\$18025.00) Travel Agent Commission (\$5,831.63)	Contingent	23,856.63
Comcast Cable P.O. Box 105184 Atlanta, GA 30348-5184	Comcast Cable P.O. Box 105184 Atlanta, GA 30348-5184	Cable Service		7,973.35
Ecolab P.O. Box 905327 Charlotte, NC 28290	Ecolab P.O. Box 905327 Charlotte, NC 28290	Cleaning Products		3,114.41

B4 (Official Form 4) (12/07) - Cont.

In re **Radha Realty, Inc.**

Case No. _____

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Florida Department of Revenue West Palm Beach Service Center 2468 Metrocentre Blvd. West Palm Beach, FL 33407-3105	Florida Department of Revenue West Palm Beach Service Center 2468 Metrocentre Blvd. West Palm Beach, FL 33407-3105	Sales Tax		5,000.00
HD Supply Facilities Maintenance, Ltd. P.O. Box 509058 San Diego, CA 92150-9058	HD Supply Facilities Maintenance, Ltd. P.O. Box 509058 San Diego, CA 92150-9058	Hotel Maintenance Supplies		9,048.17
Jupiter West Condominium Association 2221 U.S. Highway 1, Ste. 202 Tequesta, FL 33469	Jupiter West Condominium Association 2221 U.S. Highway 1, Ste. 202 Tequesta, FL 33469	2010 Condominium Association Fees		17,364.92
Krishna Realty, Inc. 7051 Seacrest Blvd. Lake Worth, FL 33462	Krishna Realty, Inc. 7051 Seacrest Blvd. Lake Worth, FL 33462	Loan		5,444.41
Loxahatchee River District P.O. Box 8800 Jupiter, FL 33468	Loxahatchee River District P.O. Box 8800 Jupiter, FL 33468	Sewer		10,155.21
Safemark Systems 2101 Park Center Drive, Suite 125 Orlando, FL 32835	Safemark Systems 2101 Park Center Drive, Suite 125 Orlando, FL 32835	Guest Security		2,859.00
Sangeeta Patel 9273 Delemar Court Wellington, FL 33414	Sangeeta Patel 9273 Delemar Court Wellington, FL 33414	private loan		85,000.00
Security Premium Finance P.O. Box 441733 Miami, FL 33144	Security Premium Finance P.O. Box 441733 Miami, FL 33144			6,282.75
Super8 Motel 333 S. Federal Hwy Dania, FL 33004	Super8 Motel 333 S. Federal Hwy Dania, FL 33004	Loan		3,680.00
Teco Peoples Gas P.O. Box 31017 Tampa, FL 33631-3017	Teco Peoples Gas P.O. Box 31017 Tampa, FL 33631-3017			2,291.78
Town of Jupiter P.O. Box 8900 Jupiter, FL 33468	Town of Jupiter P.O. Box 8900 Jupiter, FL 33468			2,166.42
Waste Management P.O. Box 105543 Atlanta, GA 30348	Waste Management P.O. Box 105543 Atlanta, GA 30348	Trash Removal		2,955.83

B4 (Official Form 4) (12/07) - Cont.

In re **Radha Realty, Inc.**

Case No. _____

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

**DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the President of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date **October 21, 2010**

Signature **/s/ Mahendra Patel**

**Mahendra Patel
President**

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.

B6F (Official Form 6F) (12/07)

In re Radha Realty, Inc., Case No. _____
 Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.				
Account No. 187067 American Hotel Register Company 100 S. Milwaukee Avenue Vernon Hills, IL 60061		-	April 30, 2010 Hotel Supplies				1,433.93
Account No. Anil Patel 1851 S. Federal Hwy Fort Lauderdale, FL 33316		-	Loan				28,824.66
Account No. 2001486374 Aspen Publishers 7201 McKinney Circle Frederick, MD 21704		-					452.63
Account No. 3962 Berenfeld, Spritzer, Shechter & Sheer 2525 Ponce De Leon Blvd. 5th Floor Coral Gables, FL 33134		-	Accountant				5,279.71
Subtotal (Total of this page)							35,990.93

6 continuation sheets attached

B6F (Official Form 6F) (12/07) - Cont.

In re Radha Realty, Inc.

Case No. _____

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
		H W J C						
Account No. 023578 Cheney Brothers, Inc. One Cheney Way Riviera Beach, FL 33404-7000	-		Supplies				1,701.24	
Account No. FL657 Choice Hotels International 10750 Columbia Pike Silver Spring, MD 20901	-		April 30, 2010 Franchise Fees/Royalty (\$50,024.08) Travel Agent Commissions (\$10,955.96)				60,980.04	
Account No. FL657-02 Choice Hotels International 10750 Columbia Pike Silver Spring, MD 20901	-		Amount owed on account (\$18025.00) Travel Agent Commission (\$5,831.63)	X			23,856.63	
Account No. 01624 157881-01-1 Comcast Cable P.O. Box 105184 Atlanta, GA 30348-5184	-		Cable Service				7,973.35	
Account No. 11926565 Deltacom P.O. Box 2252 Birmingham, AL 35246-1058	-		Telephone Service				1,181.30	
Sheet no. <u>1</u> of <u>6</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	95,692.56

B6F (Official Form 6F) (12/07) - Cont.

In re Radha Realty, Inc.

Case No. _____

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. 019691380 Ecolab P.O. Box 905327 Charlotte, NC 28290		-	April 30, 2010 Cleaning Products			3,114.41
Account No. 010109515 Ecolab P.O. Box 905327 Charlotte, NC 28290		-	Cleaning Products			1,158.33
Account No. 312836327 Federal Express P.O. Box 332 Memphis, TN 38101		-				127.59
Account No. 4104282 HD Supply Facilities Maintenance, Ltd. P.O. Box 509058 San Diego, CA 92150-9058		-	April 30, 2010 Hotel Maintenance Supplies			9,048.17
Account No. 83467-28-53; 83375-53;84022-27 Jupiter Plumbing Services, Inc. 16 Yacht Club Drive Jupiter, FL 33477		-	Plumbing			993.67
Sheet no. <u>2</u> of <u>6</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims					Subtotal (Total of this page)	14,442.17

B6F (Official Form 6F) (12/07) - Cont.

In re Radha Realty, Inc. Case No. _____
 Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
 (Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.				
Account No. Comfort Inn & Suites Jupiter West Condominium Association 2221 U.S. Highway 1, Ste. 202 Tequesta, FL 33469	-		2010 2010 Condominium Association Fees				17,364.92
Account No. Krishna Realty, Inc. 7051 Seacrest Blvd. Lake Worth, FL 33462	-		Loan				5,444.41
Account No. 3202700 Loxahatchee River District P.O. Box 8800 Jupiter, FL 33468	-		April 30, 2009 Sewer				10,155.21
Account No. 101566 MR Ice Machines 2422 N. Military Trail West Palm Beach, FL 33407	-		April 30, 2010 Ice Service				330.15
Account No. 35789 Northern Palm Beach Co. Chamber of Comme 800 N US Highway One Jupiter, FL 33477	-						850.00
Sheet no. <u>3</u> of <u>6</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	34,144.69

B6F (Official Form 6F) (12/07) - Cont.

In re Radha Realty, Inc. Case No. _____
 Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
 (Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	C O N T I N G U E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. 5051 3563 Oracle Elevator Co. 2860 Highway 71 North, Ste. E Marianna, FL 32446	-					926.00
Account No. B2273 Quick Badge & Sign, Inc. P.O. Box 468 Gresham, OR 97030	-					105.00
Account No. 7933 Safemark Systems 2101 Park Center Drive, Suite 125 Orlando, FL 32835	-	Guest Security				2,859.00
Account No. Sameet Patel 333 S. Federal Hwy Dania, FL 33004	-	Loan				1,215.34
Account No. Sangeeta Patel 9273 Delemar Court Wellington, FL 33414	-	private loan				85,000.00
Sheet no. <u>4</u> of <u>6</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						90,105.34
Subtotal (Total of this page)						90,105.34

B6F (Official Form 6F) (12/07) - Cont.

In re Radha Realty, Inc. Case No. _____
 Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
 (Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
Account No. 9765983 Security Premium Finance P.O. Box 441733 Miami, FL 33144		-					6,282.75	
Account No. Super8 Motel 333 S. Federal Hwy Dania, FL 33004		-	Loan				3,680.00	
Account No. 18839746 Teco Peoples Gas P.O. Box 31017 Tampa, FL 33631-3017		-					2,291.78	
Account No. 85459-67992 Town of Jupiter P.O. Box 8900 Jupiter, FL 33468		-					2,166.42	
Account No. 29000857130290-3; 290010552702 Waste Management P.O. Box 105543 Atlanta, GA 30348		-	April 30, 2010 Trash Removal				2,955.83	
Sheet no. <u>5</u> of <u>6</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	17,376.78

B6F (Official Form 6F) (12/07) - Cont.

In re Radha Realty, Inc. Case No. _____
 Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
 (Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. S5239						
World Cinema 9801 Westheimer, Ste. 409 Houston, TX 77042		-				638.50
Account No.						
Account No.						
Account No.						
Account No.						

Sheet no. 6 of 6 sheets attached to Schedule of
 Creditors Holding Unsecured Nonpriority Claims

Subtotal
 (Total of this page)

638.50

Total
 (Report on Summary of Schedules)

288,390.97

B6 Declaration (Official Form 6 - Declaration). (12/07)

**United States Bankruptcy Court
Southern District of Florida**

In re Radha Realty, Inc.

Debtor(s)

Case No. _____

Chapter 11

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the President of the corporation named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of 20 sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date October 21, 2010

Signature /s/ Mahendra Patel

Mahendra Patel

President

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.

**United States Bankruptcy Court
Southern District of Florida**

In re **Radha Realty, Inc.**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the President of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **October 21, 2010**

/s/ Mahendra Patel

Mahendra Patel/President

Signer/Title

American Hotel Register Company
100 S. Milwaukee Avenue
Vernon Hills, IL 60061

Anil Patel
1851 S. Federal Hwy
Fort Lauderdale, FL 33316

Aspen Publishers
7201 McKinney Circle
Frederick, MD 21704

Berenfeld, Spritzer, Shechter & Sheer
2525 Ponce De Leon Blvd.
5th Floor
Coral Gables, FL 33134

Cheney Brothers, Inc.
One Cheney Way
Riviera Beach, FL 33404-7000

Choice Hotels International
10750 Columbia Pike
Silver Spring, MD 20901

Comcast Cable
P.O. Box 105184
Atlanta, GA 30348-5184

Deltacom
P.O. Box 2252
Birmingham, AL 35246-1058

Ecolab
P.O. Box 905327
Charlotte, NC 28290

Federal Express
P.O. Box 332
Memphis, TN 38101

First Citizens Bank
2710 Jefferson Avenue
Suite 100A
Temecula, CA 92593

Florida Department of Revenue
Florida Dept. of Revenue
5050 W. Tennessee St.
Tallahassee, FL 32399-0135

Florida Department of Revenue
West Palm Beach Service Center
2468 Metrocentre Blvd.
West Palm Beach, FL 33407-3105

FTP Jupiter Hotel, LLC
1940 Fillmore Street
San Francisco, CA 94115

HD Supply Facilities Maintenance, Ltd.
P.O. Box 509058
San Diego, CA 92150-9058

Internal Revenue Service
Attn: Special Procedures
P.O. Box 34045
Stop 572
Jacksonville, FL 32202

Internal Revenue Service
Ogden, UT 84201-0039

Internal Revenue Service
P.O. Box 105017
Atlanta, GA 30348-5017

Internal Revenue Service
P.O. Box 21126
Philadelphia, PA 19114

Jupiter Plumbing Services, Inc.
16 Yacht Club Drive
Jupiter, FL 33477

Jupiter West Condominium Association
2221 U.S. Highway 1, Ste. 202
Tequesta, FL 33469

Krishna Realty, Inc.
7051 Seacrest Blvd.
Lake Worth, FL 33462

Loxahatchee River District
P.O. Box 8800
Jupiter, FL 33468

MR Ice Machines
2422 N. Military Trail
West Palm Beach, FL 33407

Northern Palm Beach Co. Chamber of Comme
800 N US Highway One
Jupiter, FL 33477

Oracle Elevator Co.
2860 Highway 71 North, Ste. E
Marianna, FL 32446

Palm Beach County Tax Collector
301 North Olive Ave
West Palm Beach, FL 33401

Quick Badge & Sign, Inc.
P.O. Box 468
Gresham, OR 97030

Roni Gabay
2260 NE 197th Street
Miami, FL 33180

Safemark Systems
2101 Park Center Drive, Suite 125
Orlando, FL 32835

Sameet Patel
333 S. Federal Hwy
Dania, FL 33004

Sangeeta Patel
9273 Delemar Court
Wellington, FL 33414

Security Premium Finance
P.O. Box 441733
Miami, FL 33144

Super8 Motel
333 S. Federal Hwy
Dania, FL 33004

Teco Peoples Gas
P.O. Box 31017
Tampa, FL 33631-3017

Town of Jupiter
P.O. Box 8900
Jupiter, FL 33468

Waste Management
P.O. Box 105543
Atlanta, GA 30348

World Cinema
9801 Westheimer, Ste. 409
Houston, TX 77042

Zion Bank - FTP Jupiter Hotels, LLC
1 South Main Street
Salt Lake City, UT 84133