

Date: 13.01.2004

Dear Prarnod Kaka,

Ajay Mehta is paying M. C. Modi Educational Trust a rent of Rs. 3,500/- for the premises occupied by him in Soham Mansion. There is a yearly increment in rent as per our agreement.

For his tax purpose he wants to pay a lumpsum rent for a period of seven years discounted @ 12% or 15% per year. Accordingly, the full value of rent for 7 years is 3.76 lakhs and the discounted value of the rent is between 2.24 and 2.45 lakhs.

I think we should accept his offer. Please advise as to what should be done.

Regards,


SOHAM MODI



Phone: 834058
833658

Shri Manilal Chhaganlal Modi Educational Trust

5-4-187 / 3&4.
2nd Floor . M.G. Road ,
Secunderabad - 500 003.

Date.....

16th April,2003

To,
Mr. Ajay Mehta,
II Floor,
Soham Mansion,
Secunderabad – 500 003.

Sub: Increase in rent for the premises occupied by you of about 400 sft on the second floor in the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M G Road, Secunderabad – 500 003.

Ref: Our lease agreement dated 05/04/1999.

Dear Sir ,

With reference to the above please note that as per the terms of our agreement, the rent for the premises occupied by you is to be increased by 8% at the end of every year.

The next increase is due on 01/04/2003. Please pay the enhanced rent charges of **Rs. 3,265/-** an increase of **Rs. 242/-** from 1/04/2003.

Thank You.

Yours sincerely,
for M C Modi Educational Trust.


SOHAM MODI.

16th April,2003

To,
Mr. Ajay Mehta,
II Floor,
Soham Mansion,
Secunderabad – 500 003.

Sub: Increase in rent for the premises occupied by you of about 400 sft on the second floor in the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M G Road, Secunderabad – 500 003.

Ref: Our lease agreement dated 05/04/1999.

Dear Sir,

With reference to the above please note that as per the terms of our agreement, the rent for the premises occupied by you is to be increased by 8% at the end of every year.

The next increase is due on 01/04/2003. Please pay the enhanced rent charges of **Rs. 3,265/-** an increase of **Rs. 242/-** from 1/04/2003.

Thank You.

Yours sincerely,
for M C Modi Educational Trust.


SOHAM MODI.

26th March 2002

To,
Mr. Ajay Mehta,
II Floor,
Soham Mansion,
Secunderabad – 500 003.

Sub: Increase in rent for the premises occupied by you of about 400 sft on the second floor in the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M G Road, Secunderabad – 500 003.

Ref: Our lease agreement dated 05/04/1999.

Dear Madam,

With reference to the above please note that as per the terms of our agreement, the rent for the premises occupied by you is to be increased by 8% at the end of every year.

The next increase is due on 01/04/2002. Please pay the enhanced rent charges of Rs. 3,023/- an increase of Rs. 224/- from 1/04/2002.

Thank You.

Yours sincerely,
for M C Modi Educational Trust.



SOHAM MODI.

For Mehta
01/04/02

M C MODI EDUCATIONAL TRUST

5-4-187/3 & 4,
Soham Mansion,
M.G. Road,
Secunderabad – 500 003.

21 March, 2001

To,
Mr. Ajay Mehta,
II Floor,
Soham Mansion,
Secunderabad - 500 003.

Sub: Increase in rent for the premises occupied by you of about 400 sft, on the second floor in the building known as Soham Mansion, bearing No. 5-4-187/3 & 4, situated at M G Road, Secunderabad – 500 003.

Ref: Our lease agreement dated 05/04/1999.

Dear Sir,

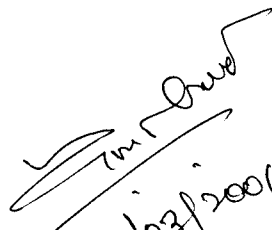
With reference to the above please note that as per the terms of our agreement, the rent for the premises occupied by you is to be increased by 8% at the end of every year.

The next increase is due on 01/04/2001. Please pay the enhanced rent charges of Rs. 2,799/- and increase of Rs. 207/- from 01/04/2001.

Thank You.

Yours sincerely,
for M C MODI EDUCATIONAL TRUST.


SOHAM MODI.


23/03/2001

M C MODI EDUCATIONAL TRUST

**5-4-187/3 & 4
Soham Mansion
M. G. Road,
Secunderabad - 3.**

March 06, 2000

To,
Mr. Ajay Mehta,
IInd Floor,
Soham Mansion,
Secunderabad - 500 003.

Sub: Increase in rent for the premises occupied by you of about 400 sft, on the second floor in the building known as **Soham Mansion**, bearing No. 5-4-187/3 & 4, situated at M. G. Road, Secunderabad - 3.

Ref: Our Lease Agreement dt. 05th April 1999.

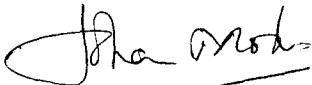
Dear Sir,

With reference to the above please note that as per the terms of our agreement, the rent for the premises occupied by you is to be increased by 8% at the end of every year.

The next increase is due on 1st April 2000. Please pay the enhanced rent charges of **Rs. 2,592/-**, an increase of **Rs. 192/-** from 1st April 2000.

Thank you.

Yours sincerely,
for M C MODI EDUCATIONAL TRUST.



SOHAM MODI.

Handwritten:
07/03/2000

834517

☎ : 833375
~~832635~~

Ajay Mehta

B.Com, F.C.A.

5-4-187/3&4, Soham Mansion,
3rd Floor, Above Bank of Baroda,
M.G. Road, Secunderabad.-500 003.

Date 05-08-1997

To
Dear Soham,

This is to bring to your kind notice that certain portion of asbestos sheet of my office is leaking. Earlier this problem of leakage was only at the time of rains but now it has become very often due to overflowing of overhead water tank.

I request you to look into the matter.

Thanking You,
With Regards


Ajay Mehta

833375
832635

Ajay Mehta

B.Com, F.C.A.

5-4-187/3&4, Soham Mansion,
2nd Floor, Above Bank of Baroda,
M.G. Road, Secunderabad.-500 003.

Date 01.03.97.....

To
Modi Builders,
5-4-187/3&4,
2nd Floor,
M.G.Road,
Secunderabad.

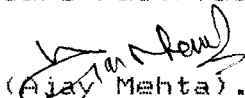
Sub: Complaints & Sugesstions in respect of Soham
Mansion.

I am happy to note that you have taken an initiative in addressing to all tenants and inviting complaints and suggestions in order to achieve proper up keep of various properties under your management. I take this opportunity to bring to your kind notice, the problem I have been facing for last 15 to 20 days.

I am in occupation of a office on 3rd floor in Soham Mansion. You have provided a Toilet facility on 3rd floor (Terrace) which is in a shabby and unhygenic conditions. There is no flow of water and drainage water is spilling on the terrace roof.

I hope you will look into this inconvinence.

Thanking You,
Yours Faithfully,


(Ajay Mehta).