



# MODY MOTORS

183/184, Rashtrapathi Road, Secunderabad - 500 003.  
Telephone : 2753 7700, (7 lines)  Cable : MODICO  
 Fax : 040-27548021

**HERO**  
**HONDA**  
AUTHORISED DEALER

Date: 14.09.05

To  
Sri. Shoham Modi  
Modi Builders  
Secunderabad

Sub: Rent Deposit amount Reg...

Dear Sir,

With reference to the above mentioned subject we are herewith enclosing the following cheques for Rent Deposit against the ground floor of the building known as Shoham Mansion, bearing No. 5-4-187/3&A situated at M G Road, Secunderabad - 500 003.

	<u>Cheq.No.</u>	<u>Date</u>	<u>Amount</u>	
1. Mr. Mahesh Desai	633807	14.09.2005	42,000.00	---
2. Mr. Subodh K Desai	633808	14.09.2005	42,000.00	
3. Mr. Vinod K Desai	633809	14.09.2005	42,000.00	
4. Mr. Valmiki K Desai	633810	14.09.2005	42,000.00	
5. Miss. Bhopindas Kour	633811	14.09.2005	1,68,000.00	
6. M.C. Mody Educa. Inst.	633812	14.09.2005	<u>12,000.00</u>	
			<u>3,46,000.00</u>	

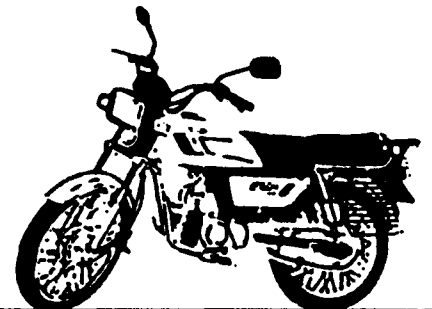
Please acknowledge the receipt of the same.

Thanking You

Yours faithfully

For MODY MOTORS

AUTHORISED SIGNATORY



*Ok*

22<sup>nd</sup> August 2005.

To,  
Mr. Nihar Mody,  
M/s. Mody Motors,  
R. P. Road,  
Secunderabad – 500 003.

Sub: Confirmation of terms of lease for proposed showroom at Soham Mansion, M. G. Road, Secunderabad.

Dear Mr. Nihar Mody,

I would like to confirm the terms of lease for your proposed showroom as follows:

Area : Ground floor 2,230 sft. (super built-up area)  
: Basement 500 sft.

Rent : Rs. 58,000/- per month, Rs. 28,000/- payable to Mr. Mahesh Desai & others, Rs. 28,000/- payable to Mrs. Bhupender Kaur and Rs. 2,000/- payable to M C Modi Educational Trust.

Deposit : 3.48 lacs.

Rent increase : 5% per year.

Maintenance charges : 0.40 ps. per sft.

Property tax : To be paid by Lessor

Lease period : 5 + 5 years commencing from 1<sup>st</sup> September 2005.

Other terms : Premises will be handed over on an as is where is basis, with basic power connection. Interior works, enhancement of electricity power and other improvements shall be done at tenant's cost.

Thank You,

Yours sincerely,

*[Signature]*

SOHAM MODI.

Copy to:

- 1) Mr. Mahesh Desai
- 2) Mr. Tejinder Singh
- 3) Mr. Pramod Modi

*[Handwritten notes and signatures]*  
Bhupinder Kaur  
22/8/05  
[Signature]



# MODI

PROPERTIES &  
INVESTMENTS PVT.LTD.

Off : 5-4-187/3&4, III floor,  
M G Road, Secunderabad - 500 003.  
Phone : 55335551 (4 lines)  
Fax : 040 - 27544058  
E-mail : info@modiproperties.com  
Visit us at : www.modiproperties.com

*MPL/act-2005/169/dt-22/8/05*

22<sup>nd</sup> August 2005.

To,  
Mr. Nihar Mody,  
M/s. Mody Motors,  
R. P. Road,  
Secunderabad - 500 003.

Sub: Confirmation of terms of lease for proposed showroom at Soham Mansion, M. G. Road, Secunderabad.

Dear Mr. Nihar Mody,

I would like to confirm the terms of lease for your proposed showroom as follows:

Area : Ground floor 2,230 sft. (super built-up area)  
: Basement 500 sft.

Rent : Rs. 58,000/- per month, Rs. 28,000/- payable to Mr. Mahesh Desai & others, Rs. 28,000/- payable to Mrs. Bhupender Kaur and Rs. 2,000/- payable to M C Modi Educational Trust.

Deposit : 3.48 lacs.

Rent increase : 5% per year.

Maintenance charges : 0.40 ps. per sft.

Property tax : To be paid by Lessor

Lease period : 5 + 5 years commencing from 1<sup>st</sup> September 2005.

Other terms : Premises will be handed over on an as is where is basis, with basic power connection. Interior works, enhancement of electricity power and other improvements shall be done at tenant's cost.

Thank You,

Yours sincerely,

**SOHAM MODI.**

Copy to:

- 1) Mr. Mahesh Desai
- 2) Mr. Tejinder Singh
- 3) Mr. Pramod Modi

*Nihar Mody*  
*24/8/05*  
*16:20 PM*

// Draft //

16<sup>th</sup> August 2005.

Dear Nihar,

I am sending you a draft for your approval. I have limited understanding of your business, but I feel that low initial overheads are required to sustain your business in the long term.

Yamaha showroom was paying Rs. 59,000/- per month rent + 7% increase + 12 months deposit + property tax. I have made a concession for you, on behalf of Tejender Singh and Mahesh Desai, as you are financially strong and their property value will be enhanced with your presence.

I hope the terms of lease are fair and reasonable to all the parties involved.

Regards,



SOHAM MODI.

16<sup>th</sup> August 2005.

To,  
Mr. Balasubrahmanyam,  
Area Manager,  
M/s. Hero Honda Motors Limited,  
3-6-475/3/B/1, 1<sup>st</sup> Floor,  
Kalpavruksha Estates,  
Himayathnagar,  
Hyderabad – 500 029.

Dear Sir,

Sub: Confirmation of lease of about 2,230 sft. showroom space on the ground floor + 500 sft. of work shop space in the basement of our building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad.

This is to confirm that Mr. Nihar Mody, owner of M/s. Mody Motors has approached us to give on lease the above referred showroom for their two wheeler showroom and workshop. We have agreed to lease out the said premises to Mr. Nihar Mody as per the terms and conditions mutually agreed by both of us.

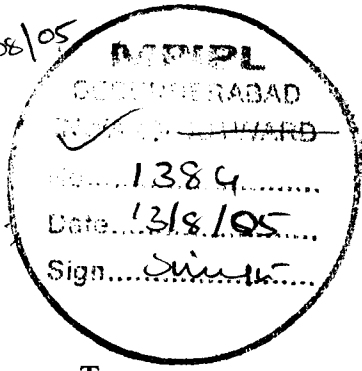
Thank You.

Yours faithfully,



SOHAM MODI.

dt:- 13/08/05



Date: 13.08.05

To

Mr. Balasubrahmanyam,  
Area Manager,  
M/s. Hero Honda Motors Limited,  
3-6-475/3/B/1, 1<sup>st</sup> Floor,  
Kalpavruksha Estates, Himayatnagar,  
Hyderabad-500029.

Dear Sir,

**SUB: NEW TWO WHEELER SHOWROOM – REG.**

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Mr. Nihar Mody, owner of M/s. Mody Motors has approached us to establish a Two Wheeler Showroom <sup>and Workshop</sup> at our premises located at D.No. 5-4-187/3 & 4, Soham Modi Complex, M.G.Road, Secunderabad – 500 003.

We are willing to rent out the above mentioned place to Mr. Nihar Mody as per the lease agreement mutually agreed by both us.

Thanking you,

Yours faithfully,  
For **MODI PROPERTIES & INV. PVT. LTD.,**

**AUTHORISED SIGNATORY**