

16<sup>th</sup> March, 2004.

To,  
Mr. Sunil Dalal,  
Modi House,  
Begumpet,  
**HYDERABAD.**

**Sub:** Increase in rent for the premises occupied by your company of about 500 sft, on the ground floor in the building known as Modi House, bearing No. 1-10-72/2/3, situated at Begumpet, Hyderabad.

**Ref:** Our Lease Agreement dt. 1<sup>st</sup> March 1998 & General Amenities Agreement dt. 1<sup>st</sup> March 1998.

Dear Sir,

With reference to the above please note that as per the terms of our agreement, the rent & amenities charges for the premises occupied by your company are to be increased by 8% at the end of every year.

The next increase is due on 1<sup>st</sup> March 2004. Please pay the enhanced rent and amenities charges of **Rs. 31,738/-**, an increase of **Rs. 2350/-** from 1<sup>st</sup> March 2004.

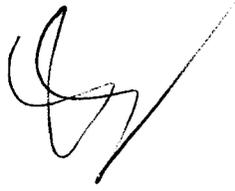
Thank You.

Yours sincerely,



**SOHAM MODL**

**L. K. Agencies**  
2-28/29, Siddamsetty Complex  
PARKLANE,  
BEGUNDERABAD - 500 000.



26<sup>th</sup> March, 2002

To,  
Mr. Sunil Dalal,  
Modi House,  
Begumpet,  
HYDERABAD.

**Sub:** Increase in rent for the premises occupied by your company of about 500 sft, on the ground floor in the building known as Modi House, bearing No. 1-10-72/2/3, situated at Begumpet, Hyderabad.

**Ref:** Our Lease Agreement dt. 1<sup>st</sup> March 1998 & General Amenities Agreement dt. 1<sup>st</sup> March 1998.

Dear Sir,

With reference to the above please note that as per the terms of our agreement, the rent & amenities charges for the premises occupied by your company are to be increased by 8% at the end of every year.

The next increase is due on 1<sup>st</sup> March 2002. Please pay the enhanced rent and amenities charges of Rs. 27,210/-, an increase of Rs. 2,016/- from 1<sup>st</sup> March 2002.

Thank You.

Yours sincerely,



SOHAM MODI.

5 February, 2001

To,  
Mr. Sunil Dalal,  
Modi House,  
Begumpet,  
HYDERABAD.

**Sub:** Increase in rent for the premises occupied by your company of about 500 sft, on the ground floor in the building known as Modi House, bearing No. 1-10-72/2/3, situated at Begumpet, Hyderabad.

**Ref:** Our Lease Agreement dt. 1<sup>st</sup> March 1998 & General Amenities Agreement dt. 1<sup>st</sup> March 1998.

Dear Sir,

With reference to the above please note that as per the terms of our agreement, the rent & amenities charges for the premises occupied by your company are to be increased by 8% at the end of every year.

The next increase is due on 1<sup>st</sup> March 2001. Please pay the enhanced rent and amenities charges of Rs. 25,194/-, an increase of Rs. 1,866/- from 1<sup>st</sup> March 2001.

Thank You.

Yours sincerely,



SOHAM MODI.



**SOHAM MODI**

**Off : 5-4-187/3 & 4, III floor,  
M.G. Road, Secunderabad – 500 003.  
Ph : 7543658, 7544058.**

February 14, 2000

To,  
Mr. Sunil Dalal,  
Modi House,  
Begumpet,  
**Hyderabad.**

**Sub:** Increase in rent for the premises occupied by your company of about 500 sft, on the ground floor in the building known as Modi House, bearing No. 1-10-72/2/3, situated at Begumpet, Hyderabad.

**Ref:** Our Lease Agreement dt. 1<sup>st</sup> March 1998 & General Amenities Agreement dt. 1<sup>st</sup> March 1998.

Dear Sir/Madam,

With reference to the above please note that as per the terms of our agreement, the rent & amenities charges for the premises occupied by your company are to be increased by 8% at the end of every year.

The next increase is due on 1<sup>st</sup> March 2000. Please pay the enhanced rent and amenities charges of **Rs. 23,328/-**, an increase of **Rs. 1,728/-** from 1<sup>st</sup> March 2000.

Thank you.

Yours sincerely,

  
**SOHAM MODI.**



July 23, 1999

To,  
Mr. R B Dalal,  
Modi House,  
Begumpet,  
Hyderabad.

**Sub: Payment of Additional Consumption Deposit.**

Dear Sir,

Please note that APSEB revises the requirement for security deposit, from time to time, depending on the consumption of each electrical connection.

In case you have received such a request, please pay the additional consumption deposit as requested.

Send us a copy of the receipt of payment, so that we can refund the same at the time of your vacating & satisfactory handing over the premises.

Thank you,

Yours sincerely,

  
**SOHAM MODI.**

*Rent on  
Jeevan  
estorly*

February 3, 1999

To,  
Mr. Sunil Dalal,  
Modi House,  
Begumpet,  
Hyderabad.

**Sub: Increase of Rent.**  
**Ref: Our Lease Agreement dated 1<sup>st</sup> March 1998.**

Sir,

You had occupied our premises at Modi House on 1<sup>st</sup> March 1998. As per our agreement rent increases 8% every year. Hence the increase is due on 1<sup>st</sup> March 1999.

The increased rent is Rs. 21,600/-

Please pay the increased rent of Rs.21,600/- (Rupees Twenty One Thousand Six Hundred Only) from 1<sup>st</sup> March 1999.

Thank You.

Yours faithfully.

  
**SOHAM MODI.**



SOHAM MODI

Phone : (Off) : 833658

834058

(Res) 811185

Fax : + 91 - 040 - 833658

5 -4 - 187/3 &4, 2 nd Floor,

M.G.Road,

Secunderabad - 500 003

15 January, 1998

Dear Rajendra Bhai Dalal,

As you may be aware, or have read the public notice in the newspaper, Mehta & family had filed a case in the Land Grabbing Case (LGC) against us and obtained an order asking us to hand over any land occupied by Modi House in Survey No. 40 (T.S. No. 10), belonging to the Mehta's.

This order is very vague in nature, as the land occupied by us is not mentioned clearly. Also, the official Court witness, after conducting a survey, has said that Modi House occupies only 20 sq meters of their land. The Court has ignored this witness. The High Court has suspended the order of the Land Grabbing Court (order enclosed).

We are certain that the High Court will do full justice and we will win the case.

**Even if for whatever reason we lose the case, at best we will have to pay compensation to the Mehta's for the extent land occupied by us. The tenants/purchasers will not be at a loss.**

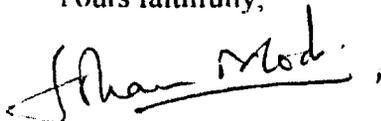
I would like to assure you that at the time of discussing the terms of the lease we were very confident that we will win the case. Every witness in the court had given a finding in our favour.

I would like to further assure you that we will compensate you for the costs of furnishing the leased premises in case we lose the case. If you desire, a separate agreement to this effect can be made.

I hope you have confidence in us and continue the lease. In case you decide to discontinue the lease we will refund the security deposit.

Thank You.

Yours faithfully,



SOHAM MODI.