

**PRAMOD MODI**

**B.E.**

Office: 183-184, Rashtrapathi Road,  
Secunderabad- 500 003.  
Residence :1-8-165, Prenderghast Road,  
Secunderabad- 500 003.  
Telephone: Off : 27538811/12/13  
Res : 27845478  
Fax : 040-27538818  
E-mail : hyd2\_pec@sancharnet.in

15.04.2005

To,  
Linkwell Telesystems,  
Usha Kiran Complex,  
M.G.Road, Secunderabad.

Dear Sirs,

**SUB: TDS FOR 2004-2005**

Please send TDS certificates for the year 01.04.2004 to 31.3.2005 by 30.04.2005 and oblige.

Please also send a statement showing gross rent , rent paid net of TDS and TDS for this period.

Thanking you,

Yours faithfully,

PRAMOD MODI.

*CC TO: Shri. Pramod Modi*

*Recd  
S. S. S. S. S.  
25/4/05*

# PRAMOD MODI

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1-8-165, P.G. Road, Secunderabad - 500 003.  
Phone : 5533551 / 5533552

07<sup>th</sup> January, 2005.

To,  
M/s. Link Well,  
Ushakiran Complex, S. D. Road,  
Secunderabad.

**Sub: Arrears of common electricity and diesel charges for the premises occupied by you on the third floor of Usha Kiran Complex, S.D. Road, Secunderabad.**

As you are aware there are some arrears of common electricity & diesel charges for the premises occupied by you. We have brought you to this notice several times in the last few months. The details of the arrears of Common electricity & diesel charges are given below:

Common electricity & diesel charges for the months of Nov & Dec 04	Rs.1588.00
	=====
Total arrears receivable	Rs.1588.00
	=====

I request you to treat this matter as urgent and clear the arrears immediately.

Thank you.

For Pramod Modi



[SOHAM MODI]

07<sup>th</sup> January, 2005.

To,  
M/s. Link Well,  
Ushakiran Complex, S. D. Road,  
Secunderabad.

**Sub: Arrears of common electricity and diesel charges for the premises occupied by you on the third floor of Usha Kiran Complex, S.D. Road, Secunderabad.**

As you are aware there are some arrears of common electricity & diesel charges for the premises occupied by you. We have brought you to this notice several times in the last few months. The details of the arrears of Common electricity & diesel charges are given below:

Common electricity & diesel charges for the months of Nov & Dec 04	Rs.1588.00
	=====
Total arrears receivable	Rs.1588.00
	=====

I request you to treat this matter as urgent and clear the arrears immediately.

Thank you.

For Pramod Modi

  
[SOHAM MODI]

03<sup>rd</sup> December, 2004

To,  
The Manager,  
M/s. Linkwell Telesystems (P) Ltd.,  
Ground Floor,  
Usha Kiran Complex,  
Secunderabad – 500 003.

Sub: Increase in rent for the premises occupied by your company of about 1800 sft, on the ground floor in the building known as Usha Kiran Complex, bearing No. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad – 500 003.

Ref: Our Lease Agreement dt. 1<sup>st</sup> October 1999 & General Amenities Agreement dt. 1<sup>st</sup> October 1999.

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> October 2004. Please pay the enhanced rent and amenities charges of Rs. 29,386/- (Rupees Twenty Nine Thousand Three Hundred Eighty Six Only) an increase of Rs:2176/- from October 2004..

The net rent and amenities charges after deducting TDS of Rs. 4,555/- is Rs. 24,831/-.

Thank you.

Yours sincerely,  
for PRAMOD CHANDRA MODI.

  
SOHAM MODI.



01<sup>st</sup> November, 2004.

To,

M/s. Link Well,  
Ushakiran Complex, S. D. Road,  
Secunderabad.

**Sub: Arrears of common electricity and diesel charges for the premises occupied by you on the third floor of Usha Kiran Complex, S.D. Road, Secunderabad.**

As you are aware there are some arrears of common electricity & diesel charges for the premises occupied by you. We have brought you to this notice several times in the last few months. The details of the arrears of Common electricity & diesel charges are given below:

Common electricity & diesel charges for the months of May & June 04	Rs.1161.00
Common electricity & diesel charges for the months of July & Aug 04	Rs.1258.00

Total arrears receivable	Rs.2,419.00
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I request you to treat this matter as urgent and clear the arrears immediately.

Thank you.  
For Pramod Modi

  
[SOHAM MODI]



30<sup>th</sup> October 2002

To,  
The Manager,  
M/s. Linkwell Telesystems (P) Ltd.,  
Ground Floor,  
Usha Kiran Complex,  
**SECUNDERABAD - 500 003.**

**Sub:** Increase in rent for the premises occupied by your company of about 1800 sft, on the ground floor in the building known as Usha Kiran Complex, bearing No. 1-8-167 to 179/2/C, situated at S. D. Road, Secunderabad – 500 003.

**Ref:** Our Lease & General Amenities Agreement dated 1<sup>st</sup> October 1999.

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> October 2002. Please pay the enhanced rent and amenities charges of **Rs. 25,194/-**, an increase of **Rs. 1,866/-** from 1<sup>st</sup> October 2002.

The net rent and amenities charges after deducting TDS of **Rs. 3,968/-** is **Rs. 21,226/-**.

Thank you.

Yours sincerely,  
**For PRAMOD CHANDRA MODI.**

  
**[KANAKA RAO]**  
Manager



Date: 17.04.2002

To,  
The Manager,  
M/s. Linkwell Telesystems (P) Ltd.,  
IIIrd Floor,  
Usha Kiran Complex,  
Secunderabad - 500 003.

**Sub:** Issue of TDS certificates for premises occupied by your company of about 2770 sft, on the third floor in the building known as Usha Kiran Complex, bearing No. 1-8-167 to 179/2/C, situated at S. D. Road, Secunderabad - 500 003.

Dear Sir,

With reference to the above please issue us the TDS certificates as per your details given below:

Sl. No.	Rent	TDS	Net Rent	Certificate received	Certificate not received
1.	30,855	5091	25,764	-	Apr 01
2.	30,855	4721	26,134	-	May 01
3.	30,855	4721	26,134	-	Jun 01
4.	30,855	4721	26,134	-	Jul 01
5.	30,855	4721	26,134	-	Aug 01
6.	30,855	4721	26,134	-	Sept 01
7.					
8.					
9.					
10.					
11.					
12.					
<b>Total</b>	<b>1,85,130.00</b>	<b>28,696.00</b>	<b>1,56,434.00</b>		

In case of failure to issue TDS certificate within 30 days of this letter, we shall consider these amounts as arrears of rent.

Thank You.

Yours sincerely,

  
**Kanaka Rao**  
(Manager)



Date: 17.04.2002

To,  
The Manager,  
M/s. Linkwell Telesystems (P) Ltd.,  
Ground Floor,  
Usha Kiran Complex,  
Secunderabad – 500 003.

**Sub:** Issue of TDS certificates for premises occupied by your company of about 1800 sft, on the ground floor in the building known as Usha Kiran Complex, bearing No. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad – 500 003.

Dear Sir,

With reference to the above please issue us the TDS certificates as per your details given below:

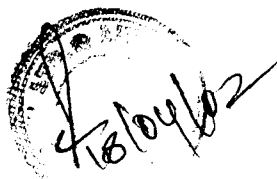
Sl. No.	Rent	TDS	Net Rent	Certificate received	Certificate not received
1	21,600	3564	18,036	-	Apr 01
2	21,600	3305	18,295	-	May 01
3	21,600	3305	18,295	-	Jun 01
4	21,600	3305	18,295	-	Jul 01
5	21,600	3305	18,295	-	Aug 01
6	21,600	3305	18,295	-	Sept 01
7	23,328	3569	19,759	-	Oct 01
8	23,328	3569	19,759	-	Nov 01
9	23,328	3569	19,759	-	Dec 01
10	23,328	3569	19,759	-	Jan 02
11	23,328	3569	19,759	-	Feb 02
12	23,328	3569	19,759	-	Mar 02
<b>Total</b>	<b>2,69,568</b>	<b>41,503</b>	<b>2,28,065</b>	-	

In case of failure to issue TDS certificate within 30 days of this letter, we shall consider these amounts as arrears of rent.

Thank You.

Yours sincerely,

  
Kanaka Rao  
(Manager)





18<sup>th</sup> January 2002

To,  
The Director,  
Linkwell Tele Systems Pvt. Ltd.,  
Begumpet, Hyderabad.

Sub: Refund of balance security deposit

Ref: Premises occupied by you bearing No. 1-8-167 to 179/2/C, on the third floor of the building known as Usha Kiran Complex, situated at S D Road, Secunderabad - 500 003.

Dear Madam/Sir,

Please find enclosed a cheque of Rs. 47,000/- bearing No. 373408 dated 18/1/02, drawn on HDFC Bank, towards refund of your balance security deposit for the above referred premises.

Please note that you have not yet given us the TDS certificate from 1<sup>st</sup> April 2001 to 15<sup>th</sup> October 2001. Please send them to us at the earliest.

Thank You.

Yours sincerely,

  
SOHAM MODI.



Need letter by.  
Soham  
19/1/2

Linkwell Telesystems (P) Ltd.,

Dt. 19.11.01

Rent payment Status -- Pramod Chandra Modi -- 3rd Floor:

Particulars	Rs.
1) Rent paid from Feb.01 to Till date:	
Rent paid from Feb.01 to Mar.01 (Rs. 28,569 - 4714 TDS = 23,855 x2 M)	47,710
Rent paid from Apr.01 to Jul.01 (Rs. 28,569 - 4371 TDS = 24,198 x4 M)	96,792
	144,502
2) Rent Deposit:	
Rent deposit with Party for 3 rd floor	126,000
3) Rent to be adjusted in above rent deposit for Aug & Sep.01 ( Rs.28,569 - <u>4,371</u> TDS = 24,198 x 2M )	48,396
4) Rent deposit to be refunded by party (2 -3) as per our books	77,604
<b>Note:</b>	
<b>Party claim for Rent enhancement considered from Feb'01 to Sep'01:</b>	
a) Rent hike Feb.01 to Sep. 01 @ 8% (28569 x8% = 2,286 per month) ( Rs.2,286 - 350 TDS = 1,936 x 8M ) = 18,288	15,490
b) Rent Paid Oct'01 15 Day Rent. (15427 - 315)	15112
c) Net receivable from party (77,604 - 18,490) - 15112	<del>44002</del>
3) TDS certificate to be issued from Apr, 01 on wards.	47002

n / Pramod rent 3rdfloor.xls

Linkwell Telesystems (P) Ltd.

15/11/01

✓

April, 2001 to Oct. 2001

47,000 / 2

**Furnishing of Information Required U/s. 213 of HMC Act, 1955**

- 1] Premises No. : 1-8-167 to 179/2, Ground Floor,
- 2] No. & Name of the Locality : P. G. Road, Secunderabad
- 3] No. & Name of the Sub-Locality : Paradise Circle
- 4] Name of the Owner : Manoj Chandu Modi
- 5] Name of the Occupier : Linkwell Tele systems /
- 6] Nature of Usage : Commercial
- 7] Name of the firm / institution / etc., : Linkwell Tele systems
- 8] Date of Occupation : \_\_\_\_\_
- 9] Total Area of Land in Sq.Yds : -
- 10] Total Plinth Area in Sft : 1800 Sq. Yds.
- 11] Monthly Rental Value : R. 5,400/-
- 12] Enclosures (To be enclosed) : Copy of Title Deed / Lease Agreements

I declare to the best of my knowledge and belief that, the information furnished above is true and I am aware of the legal provisions contained in section 213 and other sections of the HMC Act and also other relevant Acts.

Date: 24.09.2001.

Place: Secunderabad.

Signature: \_\_\_\_\_

Name: S. RADHA RANI

Address: 1-8-167 to 179/2, Ground Floor, P.G. Road,

**Linkwell Telesystems Limited** Secunderabad

Seal : 1-8-179/2, Usha Kiran Complex,  
S. D. Road, SECUNDERABAD - 3.

Phone No.: 7810349

Furnishing of Information Required U/s. 213 of HMC Act, 1955

- 1] Premises No. : 1-8-167 to 179/2/C, Third Floor,
- 2] No. & Name of the Locality : Panduranghat Road
- 3] No. & Name of the Sub-Locality : Paradise Circle
- 4] Name of the Owner : Plamod Chandu Modi
- 5] Name of the Occupier : Linkwell Tele Systems
- 6] Nature of Usage : Commercial
- 7] Name of the firm / Institution / etc., : Linkwell Tele Systems
- 8] Date of Occupation : 1st Feb 1999.
- 9] Total Area of Land in Sq.Yds : -
- 10] Total Plinth Area in Sft. : 2770 Sq ft.
- 11] Monthly Rental Value : 8,077/-
- 12] Enclosures (To be enclosed) : Copy of Title Deed / Lease Agreements

I declare to the best of my knowledge and belief that, the information furnished above is true and I am aware of the legal provisions contained in section 213 and other sections of the HMC Act and also other relevant Acts.

Date: 19.9.2001

Signature: \_\_\_\_\_

Place: Secunderabad.

Name: Mrs. S. RADHA RANI



Address: 1-8-167 to 179/2/C

III Floor, Panduranghat Road, Paradise Circle, Sec'bad - 3.

Phone No.: 7810349

Furnishing of Information Required U/s. 213 of HMC Act, 1955

- 1] Premises No. : 1-8-167 to 179/2/C, Third Floor,  
2] No. & Name of the Locality : Pandurghat Road  
3] No. & Name of the Sub-Locality : Paradise Circle  
4] Name of the Owner : Plamod Chandra Modi  
5] Name of the Occupier : Linkwell Tele Systems  
6] Nature of Usage : Commercial  
7] Name of the firm / institution / etc., : Linkwell Tele Systems  
8] Date of Occupation : 1st February 1999.  
9] Total Area of Land in Sq.Yds : -  
10] Total Plinth Area in Sft. : 2770 Sq ft  
11] Monthly Rental Value : 8,077/-  
12] Enclosures (To be enclosed) : Copy of Title Deed / Lease Agreements

I declare to the best of my knowledge and belief that, the information furnished above is true and I am aware of the legal provisions contained in section 213 and other sections of the HMC Act and also other relevant Acts.

Date: 19.9.2001

Signature: \_\_\_\_\_

Place: Secunderabad.

Name: \_\_\_\_\_

Mrs. S. RADHA RANI



1-8-167 to 179/2/C

II Floor, Pandurghat Road,  
Paradise Circle, Sec'bad - 3.

No.: \_\_\_\_\_

7810349



# LINKWELL TELESYSTEMS (P) LTD.

1-11-252/1/A, GOWRA KLASSIC, BEHIND SHOPPER'S STOP, BEGUMPET, HYDERABAD - 500 016.  
Ph.: 040-7763333 (5 LINES), Fax: 040-7763838 Email: linkwell@hd1.vsnl.net.in; Web: www.visiontek.co.in

19<sup>th</sup> November 2001

**Mr.Soham Modi.**  
**Modi Builders,**  
**Secunderabad.**

Dear Mr.Modi,

**Sub :- Vacation of Premises – Reg.**

This is further to the letter issued from your office, find enclosed the Rental statement for III Floor, Usha Kiran Complex which we have vacated in September 2001. Kindly arrange cheque on Linkwell Telesystems (P) Ltd., for an amount of Rs.62,114/- (Rupees Sixty Two Thousand One Hundred Fourteen only) after adjusting the dues (details are enclosed ) from the rental deposit of Rs.1,26,000/-

Thanking you,  
for LINKWELL TELESYSTEMS (P) LTD.,

**A.RADHAKRISHNA SAI**  
**Manager – HR.**

Kind Attention: m/s. Jyothi

**Details of Rent & Amenties of Linkwell Telesystems**

Total net rent receivable from Feb 01 to Oct 01	
Rent for Feb & Mar 01 @ Rs. 25,764/- (after deducting TDS @ 16.5%)	51,528
Rent for Apr 01 to Oct 01 @ Rs. 26.134/- (after deducting TDS @ 15.3%)	<u>182,938</u>
	<u>234,466</u>
Less: Rent paid from Feb 01 to Oct 01	144,502
<b>Balance receivable as on 1st Nov 2001</b>	<b><u>89,964</u></b>
Total refundable-security deposit	126,000
Less: balance receivable as on 1st Nov 2001	89,964
<b>Balance refundable to Linkwell</b>	<b><u>36,036</u></b>

**\*Note:1.** Rent paid at the end of the month.

2. TDS received upto Mar 01
3. TDS to be receivable from Apr 01 to Oct 01 (7 months @ Rs. 4,721/- = Rs. 33,047/-)
4. Rent received upto Jul 01

Pay send to Linkwell on 15/11/2007.

Kind Attention: Mrs. Jyoti

**PRAMOD CHANDRA MODI**

**1-8-179/2  
Usha Kiran Complex  
Secunderabad – 500 003.**

29<sup>th</sup> October, 2001

To,  
The Manager,  
M/s. Linkwell Telesystems (P) Ltd.,  
Ground Floor,  
Usha Kiran Complex,  
**Secunderabad – 500 003.**

**Sub:** Increase in rent for the premises occupied by your company of about 1800 sft, on the ground floor in the building known as Usha Kiran Complex, bearing No. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad – 500 003.

**Ref:** Our Lease Agreement dt. 1<sup>st</sup> October 1999 & General Amenities Agreement dt. 1<sup>st</sup> October 1999.

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> October 2001. Please pay the enhanced rent and amenities charges of **Rs. 23,328/-** (Rupees Twenty Three Thousand Three Hundred Twenty Eight Only).

The net rent and amenities charges after deducting TDS of **Rs. 3569/-** is **Rs. 19,759/-**.

Thank you.

Yours sincerely,  
**for PRAMOD CHANDRA MODI.**

  
**SOHAM MODI.**





Details of Rent & Amenties of Linkewell Telesystems

Total net rent receivable from Feb 01 to Oct 01	
Rent for Feb & Mar 01 @ Rs. 25,764/- (after deducting TDS @ 16.5%)	51,528
Rent for Apr 01 to Oct 01 @ Rs. 26,134/- (after deducting TDS @ 15.3%)	<u>182,938</u>
	<u>234,466</u>
Less: Rent paid from Feb 01 to Oct 01 ✓	<u>144,502</u>
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Total refundable-security deposit	126,000
Less: balance receivable as on 1st Nov 2001	<u>89,964</u>
<b>Balance refundable to Linkwell</b>	<u><b>36,036</b></u>

\*Note:1. Rent paid at the end of the month.

2. TDS received upto Mar 01

3. TDS to be receivable from Apr 01 to Oct 01 (7 months @ Rs. 4,721/- = Rs. 33,047/-)





# LINKWELL TELESYSTEMS (P) LTD.

1-11-251/2, GOWRA KLASSIC, BEHIND SHOPPER'S STOP, BEGUMPET, HYDERABAD - 500 016.  
Ph.: 040-7763333 (5 LINES), Fax: 040-7763838 Email: linkwell@hd1.vsnl.net.in; Web: www.visiontek.co.in

4<sup>th</sup> October, 2001

**Mr.Soham Modi.**  
**Modi Builders,**  
**Secunderabad.**

Dear Mr.Modi,

**Sub :- Vacation of Premises - Reg.**

We have vacated the 3rd floor premises of your building by the 30<sup>th</sup> of September 2001.  
Kindly depute someone to take care of the keys to the building.

We have paid a deposit of Rs.1,26,000/- (Rupees One Lakh Twenty Six Thousand only)  
towards interest free rental deposit at the time of occupation. Kindly arrange for the  
refund of the same on priority.

Thanking you,  
for LINKWELL TELESYSTEMS (P) LTD.,

**S.RADHA RANI**  
**DIRECTOR.**

*Received  
03/10/2001  
Key not handed over  
03/10/01*

# PRAMOD MODI

1-8-165,  
P G Road,  
Secunderabad.

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12<sup>th</sup> April 2001

To,  
The Director,  
M/s. Linkwell Telesystems Limited,  
1-8-179/2, Usha Kiran Complex,  
S D Raod,  
SECUNDERABAD – 500 003.

Dear Sir,

**Sub: Vacation of office premises in the III Floor.**  
**Ref: Your letter No. LWTS:P&A:LETT:00-01, dated 23.3.2001.**

As per our agreement a six months notice has to be given for vacating the premises.

So you will continue to have to pay rent upto end Sept.2001 ~~even if you vacate~~ the premises by 30.6.2001.

If I am able to lease out the premises ~~after 30.6.2001 but~~ before 30.9.2001, I will as a good will measure not charge rent from the date of occupation by the new lessee.

Please ensure you continue to pay the rent, ~~amenities charges~~, water & electricity charges etc. till the time you vacate the premises.

Thanking You.

Your faithfully

  
PRAMOD MODI.



# LINKWELL TELESYSTEMS LTD.

1-8-179/2, USHA KIRAN COMPLEX, S.D. ROAD, HYDERABAD - 500 003 A.P. INDIA  
Tel: +91-40-7810349, Fax: +91-40-7847023, e-mail: linkwell@hd1.vsnl.net.in

REF: LWTS:P&A:LETT:00-01  
DATE: March 23, 2001

Mr. Pramod Chandra Modi,  
# 1-8-165,  
Prenderghast Road,  
Secunderabad.

Dear Mr. Modi,

Sub :- Vacation of Office Premises in the III Floor of Usha Kiran Complex - Reg.

This is with ref. to the above subject, please be informed that we will be vacating the III Floor premises occupied by us in Usha Kiran Complex, S.D. Road, Secunderabad by the end of June 2001.


In the meanwhile, you may advise your concerned to go ahead in identifying another tenant for the premises and the same can be shown during our office hours on any working day with prior permission.

While thanking you for the association all these years, we remain,

Yours truly,  
for LINKWELL TELESYSTEMS LTD.,

  
S. RADHA RANI  
DIRECTOR (P&A).

We have 6 months  
notice period!

Received on  
23/3/01  


If we have six  
months  
notice  
period!



# LINKWELL TELESYSTEMS LTD.

1-8-179/2, USHA KIRAN COMPLEX, S.D. ROAD, HYDERABAD - 500 003. A.P. INDIA.  
Tel : +91-40-7810349, Fax : +91-40-7847023, e-mail : linkwell@hd1.vsnl.net.in

REF:LWIS:P&A:LETT:00-01  
DATE:March 23, 2001

Mr. Pramod Chandra Modi,  
# 1-8-165,  
Prenderghast Road,  
Secunderabad.

Dear Mr. Modi,

Sub :- Vacation of Office Premises in the III Floor of Usha Kiran  
Complex - Reg.

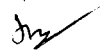
This is with ref. to the above subject, please be informed that  
we will be vacating the III Floor premises occupied by us in Usha  
Kiran Complex, S.D.Road, Secunderabad by the end of June 2001.

In the meanwhile, you may advise your concerned to go ahead in  
identifying another tenant for the premises and the same can be  
shown during our office hours on any working day with prior  
permission.

While thanking you for the association all these years, we  
remain,

Yours truly,  
for LINKWELL TELESYSTEMS LTD.,

  
S. RADHA RANI  
DIRECTOR (P&A).

Received on  
23/3/01  


**PRAMOD MODI INCREASED RENT CALCULATION FROM OCT'00 to Mar'01**

Ground floor

MONTH	Rent		
	Rest	TDS @16.5%	Net Payable to party
for Ground Floor			
Agreed rent as per letter 1.12.00			
Rent agreed 21600/- p.m.	129600	21384	108216
Rent paid: Oct.2000 to Mar2001 @18360+1468= 19829 x 6M	118974	19632	99342
Difference	10626	1752	8874 Cheque

*OK  
Rishi*

**PRAMOD MODI INCREASED RENT CALCULATION for Apr'01 (G.F)**

MONTH	Rent		
	Rest	TDS @15.3%	Net Payable to party
For Ground floor			
Rent agreed 21600/- p.m.	21800	3305	18295
Rent paid: April,01 @18360+1468= 19829 x 1M	19829	3034	16195
Difference	1771	271	1500 Cheque 1500

*OK  
Rishi*

**PRAMOD MODI INCREASED RENT CALCULATION for May'01 to Mar'02 (G.F)**

MONTH	Rent		
	Rest	TDS @15.3%	Net Payable to party
for Ground Floor			
Rent from May'01 onwards	2600	3305	18295
	471	271	1500 Cheque

*OK  
Rishi*

PRAMOD CHANDRA MODI

1-8-179/2  
Usha Kiran Complex  
Secunderabad - 500 003.

01 February 2001

To,  
The Manager,  
M/s. Linkwell Telesystems (P) Ltd.,  
IIIrd Floor,  
Usha Kiran Complex,  
Secunderabad - 500 003.

**Sub:** Increase in rent for the premises occupied by your company of about 2770 sft, on the third floor in the building known as Usha Kiran Complex, bearing No. 1-8-167 to 179/2/C, situated at S. D. Road, Secunderabad - 500 003.

**Ref:** Our Lease Agreement dt. 30<sup>th</sup> January 1996 & General Amenities Agreement dt. 30<sup>th</sup> January 1996.

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> February 2001. Please pay the enhanced rent and amenities charges of Rs. 30,855/-, an increase of Rs. 2,286/- from 1<sup>st</sup> February 2001.

The net rent and amenities charges after deducting TDS of Rs. 5,091/- is Rs. 25,764/-.

Thank you.

Yours sincerely,  
for PRAMOD CHANDRA MODI.

  
SOHAM MODI.

Recd. on 3/1/01  
1-8-179/2-C  
Usha Kiran Complex  
Secunderabad - 500 003  
LINKWELL TELESYSTEMS  
PVT. LTD.

**PRAMOD CHANDRA MODI**

**1-8-179/2  
Usha Kiran Complex  
Secunderabad – 500 003.**

December 01, 2000

To,  
The Manager,  
M/s. Linkwell Telesystems (P) Ltd.,  
Ground Floor,  
Usha Kiran Complex,  
**Secunderabad – 500 003.**

**Sub:** Increase in rent for the premises occupied by your company of about 1800 sft, on the ground floor in the building known as Usha Kiran Complex, bearing No. 1-8-165 to 179/2, situated at S. D. Road, Secunderabad – 500 003.

**Ref:** Our Lease Agreement dt. 1<sup>st</sup> October 1999 & General Amenities Agreement dt. 1<sup>st</sup> October 1999.

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> October 2000. Please pay the enhanced rent and amenities charges of **Rs. 21,600/-** (Rupees Twenty One Thousand Six Hundred Only).

The net rent and amenities charges after deducting TDS of **Rs. 3564/-** is **Rs. 18,036/-**.

Thank you.

Yours sincerely,  
**for PRAMOD CHANDRA MODI**

  
**SOHAM MODI**

*Recd. copy.*  
*Sham*  
**LINKWELL TELESYSTEMS LTD.**  
1-8-179/2 Usha Kiran Complex  
S.D. Road, Secunderabad-500 003



# LINKWELL TELESYSTEMS LTD

---

1-8-179/2, USHA KIRAN COMPLEX, S.D. ROAD, HYDERABAD - 500 003. A.P. INDIA.  
Tel : + 91-40-7810349 Fax : + 91 40 7847023 email : linkwell@hd1.vsnl.net.in

---

## TO WHOM SO EVER IT MAY CONCERN

This is to certify that we are paying a sum of Rs.6,925/- (Rupees Six Thousand Nine Hundred Twenty Five only) per month to Shri. Pramod Chandra Modi towards lease rent for the premises bearing no.1-8-167 to 179/2/C, Third Floor, Usha Kiran Complex, S.D.Road, Secunderabad as per the lease agreement dated 31st January 2000.

Place : Secunderabad

for LINKWELL TELESYSTEMS LTD.,

Dated : 13.08.2000

  
AUTHORISED SIGNATORY

**PRAMOD CHANDRA MODI**

**1-8-179/2  
Usha Kiran Complex  
Secunderabad - 500 003.**

**February 01, 2000**

To,  
The Manager,  
M/s. Linkwell Telesystems (P) Ltd.,  
IIIrd Floor,  
Usha Kiran Complex,  
**Secunderabad - 500 003.**

**Sub:** Increase in rent for the premises occupied by your company of about 2770 sft, on the third floor in the building known as Usha Kiran Complex, bearing No. 1-8-167 to 179/2/C, situated at S. D. Road, Secunderabad - 500 003.

**Ref:** Our Lease Agreement dt. 30<sup>th</sup> January 1996 & General Amenities Agreement dt. 30<sup>th</sup> January 1996.

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> February 2000. Please pay the enhanced rent and amenities charges of **Rs. 28,569/-**, an increase of **Rs. 2,116/-** from 1<sup>st</sup> February 2000.

The net rent and amenities charges after deducting TDS of **Rs. 4,714/-** is **Rs. 23,855/-**.

Thank you.

Yours sincerely,  
for **PRAMOD CHANDRA MODI**.

  
**SOHAM MODI**



# LINKWELL TELESYSTEMS LTD.



1-8-179/2, USHA KIRAN COMPLEX, S.D. ROAD, HYDERABAD - 500 003. INDIA.  
TEL : + 91 40 7810349 FAX : + 91 40 7847023 email : linkwell@hd1.vsnl.net.in

TEL: RENT: 99-2000

November 11, 1999

To,  
Sri Pramodchandra Modi  
Usha Kiran Complex,  
S.D.Road, Secunderabad.

Dear Sir,  
Sub: Tax Deduction at Source-Reg.

We have earlier deducted TDS @ 15% only on the rents paid by us during the current financial year. We have miss to recover the surcharge on this TDS which is @ 1.5%. Thus, in all we have to actually recover @ 16.5% from tge rents paid by us.

We have recovered from your October'99 rent TDS @ 16.5%. We have also recovered 1.5% surcharge on the rents paid by us from April'99 to September'99.details as below.

TOTAL RENT FOR GROUND FLOOR		
RENT TO BE PAID FOR OCT'99		18,360.00
Rs. 16375 X 6 MONTHS	101250 * 16.5%	=16,706.00
(-- ) ACTUALLY DED.@15%		15,186.00
	NOW DEDUCTING	1,520.00
OCTOBER RENT & TDS	18360 X 16.5%	3,029.00
		4,549.00
	CHEQUE AMOUNT =	13,811.00

RENT FOR IIIrd FLOOR		
RENT TO BE PAID FOR OCT'99		26,453.00
Rs.26453 X 6 MONTHS	158718 * 16.5%	26,188.00
(-- ) ACTUALLY DED.@15%		23,808.00
	NOW DEDUCTING	2,380.00
OCTOBER RENT & TDS	26453 X 16.5%	4,365.00
		6,745.00
	CHEQUE AMOUNT =	19,708.00

This is for your Kind information.

Thanking You,

Yours faithfully,  
For LINKWELL TELESYSTEMS LTD

  
DIRECTOR (FINANCE)



Modi Properties &  
Investments Pvt. Ltd.

27 August, 1999

To,  
Mr. V A Rao,  
Director (Finance),  
Linkwell Telesystems (P) Ltd,  
Ground Floor, Usha Kiran Complex,  
Secunderabad - 500 003.

**Sub: Renewal Of Lease.**

Dear Sir,

I have considered your offer to increase the rent by 25% (i.e., Rs. 11.75/sft) with an increase of 8% every year & a 6 months rent deposit. Your offer is far short of the prevailing market rate.

However, keeping in mind our long relationship and not to prolong the negotiation, I would like to make a non-negotiation offer, at a large discount from the market rate, as follows.

Rent	: Rs. 12.50/sft.
Rent Increase	: 8% every year.
Rent Deposit	: 6 months rent.
Lease Period	: 5 years.
Common Water & Electricity Charges	: Extra as per actuals.
Maintenance Charges	: 0.40/sft. ✓

I hope you find my above offer reasonable and accept the same without any further negotiation.

Thank You.

Yours sincerely,

**SOHAM MODI.**

12.50  
11.60  
= 0.90  
2/9 per

Mr. 7810349

# LINKWELL TELESYSTEMS LTD.



1-8-179/2, USHA KIRAN COMPLEX, S.D. ROAD, HYDERABAD - 500 003. INDIA.  
 TEL : + 91 40 7810349 FAX : + 91 40 7847023 email : linkwell@hd1.vsnl.net.in

LTL:MODI:991

August 6, 1997

E A X

To  
 Sri Soham Modi,  
 Modi Properties & Investments,  
 5-4-187/3&4, Soham Mansion,  
 M.G.Road,  
 SECUNDERABAD.  
 FAX NO: 7830701  
 Dear Sir,

Sub: Renewal of Lease

We acknowledge receipt of your FAX dated 29-7-99 on the above subject and noted the contents there on.

We are the first people who occupied your new building in the Ground Floor of Usha Kiran Complex in 1994 and we are continuing with the same place. We also propose to continue in this place for the next 5 years.

While we agree there are increases in the rental in the twin cities, the increase is not on the level mentioned by you. Moreover, these increases are meant for new buildings and to the new tenants. They do not have any relation or relevance to the existing old tenants.

Being your old tenants we are very positive in negotiating further lease of the ground floor presently occupied by us. We are agreeable for :

- 1) Rent deposit of 6 months
- 2) Lease period 5 years
- 3) Water and Electricity charges - Extra as per actuals.

However, the rent increase is to be 25% at the end of every 3 years as was done earlier. Since we are already taking care of extra expenditure as per actuals there are no further maintenance charges involved for the premises.

As per the lease rent is concerned, we are one of your first and old tenant and hence we deserve a fair deal in deciding the same. You may propose your expectation realistically so that we could negotiate and finalise the same at an early date.

Thanking You,

Yours faithfully,  
 for LINKWELL TELESYSTEMS LTD.,

  
 V. APPARAO  
 DIRECTOR (FINANCE)

# LINKWELL TELESYSTEMS LTD.



1-6-178/2, USHA KIRAN COMPLEX, S.D. ROAD, HYDERABAD - 500 003. INDIA.  
 TEL : + 91 40 7810349 FAX : + 91 40 7847023 email : linkwell@hd1.vsnl.net.in

LTL:MODI:991

August 6, 1999

E A X

To  
 Sri Soham Modi,  
 Modi Properties & Investments,  
 5-4-187/3&4, Soham Mansion,  
 M.G.Road,  
 SECUNDERABAD.  
 FAX NO: 7830701  
 Dear Sir,

Sub: Renewal of Lease

We acknowledge receipt of your FAX dated 29-7-99 on the above subject and noted the contents there on.

We are the first people who occupied your new building in the Ground Floor of Usha Kiran Complex in 1994 and we are continuing with the same place. We also propose to continue in this place for the next 5 years.

While we agree there are increases in the rental in the twin cities, the increase is not on the level mentioned by you. Moreover, these increases are meant for new buildings and to the new tenants. They do not have any relation or relevance to the existing old tenants.

Being your old tenants we are very positive in negotiating further lease of the ground floor presently occupied by us. We are agreeable for :

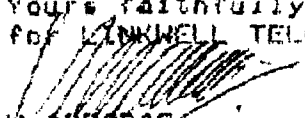
- 1) Rent deposit of 6 months
- 2) Lease period 5 years
- 3) Water and Electricity charges - Extra as per actuals.

However, the rent increase is to be 25% at the end of every 3 years as was done earlier. Since we are already taking care of extra expenditure as per actuals there are no further maintenance charges involved for the premises.

As per the lease rent is concerned, we are one of your first and old tenant and hence we deserve a fair deal in deciding the same. You may propose your expectation realistically so that we could negotiate and finalise the same at an early date.

Thanking You,

Yours faithfully,  
 for LINKWELL TELESYSTEMS LTD.,

  
 V. ANAND  
 DIRECTOR (FINANCE)

July 29, 1999

To,  
Mr. Krishna Prasad, V A Rao, Director (Finance)  
Linkwell Telesystems Ltd,  
Ground Floor,  
Usha Kiran Complex,  
Secunderabad – 500 003.

**Subject: Renewal of lease.**

Dear Sir,

As you may be aware your present lease expires on 30/9/99. The terms and conditions of the present lease are as follows:

Area: : Ground Floor: 1800 sft  
Rent: Rs. 16,875/- i.e. Rs. 9.38/sft.  
Deposit: 90,000/- (6 months rent).  
Rent Increase: 25% every 3 years.  
Lease Period: 5 years.  
Maintenance Charges: Nil.  
Water & Common Electricity Charges: Extra as per actuals.

The lease rents in the twin cities have more than doubled in the last five years. The current market rate for the premises occupied by your company is about Rs. 18/sft on the Ground Floor.

This is reflected in the new leases for the tenants on the Ground & Third Floors. The terms are:

	<b>Third Floor</b>	<b>Ground Floor</b>
Rent:	9.5 to 10/sft	12 to 18/sft
Deposit:	6 months	6 to 12 months
Rent Increase:	8% every year	8% every year
Lease Period:	5 to 6 years	5 to 9 years
Maintenance Charges:	0.40/sft	0.40/sft
Water & Common Electricity Charges:	Extra as per actuals	Extra as per actuals

As in the case of other renewals we would like to standardize the terms of lease as per the current market trends as follows:

11/12

**PRAMOD CHANDRA MODI**

**1-8-179/2  
Usha Kiran Complex  
Secunderabad - 500 003.**

February 18, 1999

To,  
M/s. Linkwell Telesystems (P) Ltd,  
IIIrd Floor,  
Usha Kiran Complex,  
**Secunderabad - 500 003.**

**Sub: Increase in Rent.**

**Ref: Our Lease Agreement dated 30<sup>th</sup> January 1996.**

Sir,


You had occupied our premises at Usha Kiran on 1<sup>st</sup> February 1996. As per our agreement rent is to be increased by 8% every year. Hence increase is due on 1<sup>st</sup> February 1999.

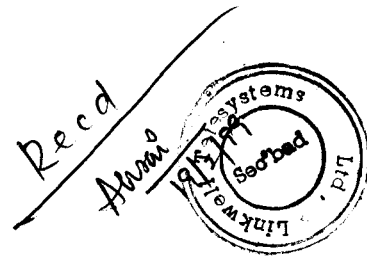
The increased rent is **Rs. 26,453/-**.

Please pay Rs. 22,485/- towards rent after deducting TDS of Rs. 3,968/- from 1<sup>st</sup> February 1999.

Thank You.

Yours faithfully  
**for PRAMOD CHANDRA MODI.**

  
**SOHAM MODI.**





# LINKWELL TELESYSTEMS (P) LTD.



1-8-179/2, USHA KIRAN COMPLEX, S.D. ROAD, HYDERABAD - 500 003. INDIA.  
TEL : + 91 40 810349 FAX : + 91 40 847023 Email : linkwell@hd1.vsnl.net.in

LWTS:MODJ:98-99:  
September 18, 1998

To

Mr. Pramod Chandra Modi,  
1-8-179/2, Usha Kiran Complex,  
S.D. Road, Secunderabad -3.

Dear Sir,

Sub: Payment of Common Electricity and water charges.

We have received your letter dt: 11-9-98 for electricity and water charges for July'98 & Aug'98 for Usha Kiran Complex tenants. Our share of expenses is worked out to Rs.1885/-.

Last week we have repaired the main shutter of ground floor and incurred an expenditure of Rs.5542/- on this. We have suffered lot of inconvenience to repair the shutter. The bill for the repairing charges is enclosed herewith for your records.

We request you to reimburse the amount spent for repair of shutter. Alternatively, we will deduct the amount from the monthly rental charges/maintenance charges bill due amount.

This is for your information.

Thanking You,

Yours faithfully,  
for LINKWELL TELESYSTEMS PVT.LTD.,

MANAGER (ACCOUNTS)

CP/9/121  
9.9.98

Offi. : 844878  
Phone : Resi. : 7730503  
W-shop : 7751610

# Satyanarayan Fabricators

Manufacturers : Rolling Shutters, Collapsible Gates, Windows etc.,

2-3-465/1, Cheekoti Veeranna Compound, Near Saibaba Temple,  
Minister Road, Secunderabad-500 003.

Ref: TB.  
LINKWELL TELESYSTEM  
PVT LTD.  
Secunderabad.

Date: 9/9/98

15 Nos Shutter patty 12'-5" @ 23/ft.	Rs:	4,312-00
2 Nos Springs @ 250/each	Rs:	500-00
2 Nos Ball Bearings @ 190/each	Rs:	380-00
Removing & Re-fixing complete Bottom, shaft & shutter etc labor	Rs:	300-00
Transportation up-down	Rs:	50-00

Total: Rs: 5,542-00

(Rupees, Five thousand five hundred  
and forty Two only.)

OK  
R/S

Satyanarayan

PRAMOD CHANDRA MODI

1-8-179/2  
Usha Kiran Complex,  
Secunderabad. 500 003.

15/01/98

To,  
M/s Linkwell Telesystems (P)Ltd,  
Third Floor ,  
Usha Kiran Complex,  
Secunderabad.-500 003.

**Sub: Increase of Rent.**  
**Ref: Our lease Agreement Dated 30<sup>th</sup>**  
**January 1996.**

Sir,

You had occupied our premises at Usha Kiran on 1<sup>st</sup> February 1996. As per our agreement rent is to be increased by 8% every year. Hence increase is due on 1<sup>st</sup> February 1998.

The increased rent is Rs.24,494/.

Please pay 20,820/.towards rent, after deducting T.D.S of Rs.3,674 /.from 1<sup>st</sup> February1998.

Thank You.


Yours faithfully.

~~Pr~~ mod Chandra Modi

*Sourabh Modi*

Sourabh Modi

*Recd letter for  
found by 6/2/98*



PRAMOD CHANDRA MODI

1-8-179/2  
Usha Kiran Complex  
SECUNDERABAD -500 003.

14-10-1997

To,  
M/s Linkwell Tele systems Ltd,  
Ground Floor,  
Usha Kiran Complex,  
Secunderabad. -500 003.

Sub: Increase Rent.  
Ref: Our lease Agreement Dated 1st October 1994

Sir,

You had occupied our premises at Usha Kiran Complex on 1st October 1994. As per our agreement the rent is to be increased by 25% every three years. Hence the rent increase is due on 1st October 1997.

The increased rent is Rs.16,875/-.

Please pay Rs.14344/- towards rent, after deducting T.D.S of Rs.2531/- from 1st October 1997.

Thank You.

Yours faithfully,  
for Pramod Chandra Modi

Sourabh Modi

Recd.  
Amey  
15/10/97



Modi Properties &  
Investments Pvt. Ltd.

October 10, 1997

To,  
The Director Finance  
Linkwell Telesystems (P) Ltd,  
Regd Off: 1-8-179/2,  
Usha Kiran Complex,  
S.D. Road,  
SECUNDERABAD - 500 003.

Sub: Payment of arrears of Rent.  
Ref: Your letter dated 29/09/1997.

Sir/Madam,

We regret the damage caused to your equipment due to the leakage in your premises. Please note that the problem of leakage has been fixed. As mentioned earlier the leakage occurred because of the damage caused to the structure by the careless hammering by your electrician.

In any case, keeping our cordial relations in mind please send us the arrears in rent after deducting the expenses referred to above. Also, send us the copy of the bills of the expenditure incurred.

Thank You.

Yours Sincerely,

SOHAM MODI.

Recd.  
Dwg  
14/10/97.

Office : 5-4-187/3&4, 2nd Floor, M.G. Road, Secunderabad - 500 003.  
Ph.Nos. 833658, 834058, Fax - 040-833658

# LINKWELL TELESYSTEMS (P) LTD.



Regd. Office : 1-8-179/2, USHA KIRAN COMPLEX, S.D.ROAD, SECUNDERABAD, HYDERABAD - 500 003.  
PHONES : 810349 (5 LINES) FAX : +91-040-847023.

LWTS:P&A:97-98: 310  
September 29, 1997

To

M/s Modi Builders,  
5-4-187/3&4, 2nd Floor,  
M.G.Road,  
SECUNDERABAD - 500 003.

Kind Attn: Mr.Soham Modi

Sir,

Sub: Flooding of 3rd floor of Usha Kiran Complex by rain water and damage of our property.

We invite your kind attention to our letters dt: 9-7-97, 14-7-97, 16-7-97, 18-8-97 and 28-8-97, wherein we have made repeated requests to see that the leakage of the 3rd Floor of Usha Kiran Complex is set right, so that there will not be any further damage to our property like files, computers etc., In spite of several requests you are yet to take action to prevent the leakage of 3rd floor ceiling. We have already incurred huge expenditure to repair our computers, reconstruction of our files etc., on account of the flooding of the 3rd floor ~~ceiling~~ during rainy days.

We once again request you to see that proper repairs are carried out immediately to prevent any further leakage of rain water through the 3rd floor ceiling and damage to our property.

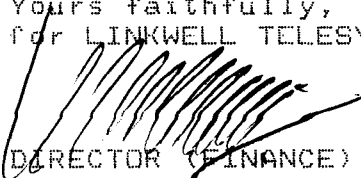
Regarding your letter dt: 27.9.97 on payment of arrears, you may please collect the cheque for the amount of Rs.7,140/- the moment the above repairs are carried out to our satisfaction. Moreover, we have already informed you through our letter dt: 14-7-97 regarding the expenditure of Rs.2,437/- incurred by us for replacement of the Pannel Boards and wiring. We shall pay the above arrears after deducting the above expenditure from your account.

You are once again requested to bestow your personal attention and see that necessary repairs are carried out without further loss of time to avoid any further damage in future.

We look forward for your cooperation in the above regards.

Thanking You,

Yours faithfully,  
for LINKWELL TELESYSTEMS PVT.LTD.,

  
DIRECTOR (FINANCE)

27/9/97

To;  
The Administrative Manager,  
Linkwell Tele Systems Pvt Ltd,  
Usha Kiran Complex  
Secunderabad.

Sub: Payment of arrears of rent.

Sir/Madam,

In spite of repeated remainder we have not received the arrears in rent. The details of which are as follows.

Month	Rent	Amount paid	Balance.
Feb97.	19,278.00	17,850.00	1,428.00
Mar97	19,278.00	17,850.00	1,428.00
Apr97	19,278.00	17,850.00	1,428.00
May97	19,278.00	17,850.00	1,428.00
Jun97	19,278.00	17,850.00	1,428.00
Jul97	19,278.00	17,850.00	1,428.00
		Sub-Total.	8,568.00
		Less-Paid.	1,428.00
		Total Balance Amount.	7,140.00

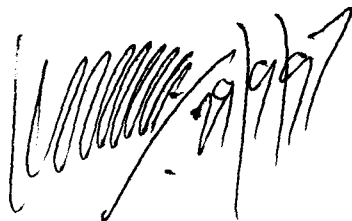
Please pay these arrears at earliest.

Thank You.

Yours Sincerely,



Soham Modi.







Linkwell



Modi Properties &  
Investments Pvt. Ltd.

19/08/97

To,  
Tenant/occupant.,  
Usha Kiran Complex,,  
S.D. Road  
**Secunderabad**

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

Dear Tenant/Occupant,

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**



Office : 5-4-187/3&4, 2nd Floor, M.G. Road, Secunderabad - 500 003.  
Ph.Nos. 833658, 834058, Fax - 040-833658

# LINKWELL TELESYSTEMS (P) LTD.



Regd. Office : 1-8-179/2, USHA KIRAN COMPLEX, S.D.ROAD, SECUNDERABAD, HYDERABAD - 500 003.  
PHONES : 810349 (6 LINES) FAX : +91-040-847023.

August 18, 1997

Sri.Pramod Modi.  
MODI BUILDERS  
SECUNDERABAD.

Sir,

Sub : Addl. consumption Deposit. - Req.

This is with reference to the above. please find enclosed ~~the~~ copy of the Letter issued by the A.P.State Electricity Board with regard to payment of additional consumption deposit for the premises 'USHA KIRAN COMPLEX'.

This is for information and necessary action at your end.

Thanking you.

for LINKWELL TELESYSTEMS (P) LTD..

S.RADHA RANI  
DIRECTOR (P&A).

*Jeena*  
*19/8/97*

ANDHRA PRADESH STATE ELECTRICITY BOARD

From:  
Accounts Officer,  
Electricity Revenue Office,  
G.R.C., HYDERABAD,

To:  
SRI PRAMOD MOOI,  
1-3-179/2,  
P.G. ROAD,

*Secbad 03*  
Dated: 21-07-97

Lr.No.40/ G.R.C., HYDERABAD/SEC:63/ACC/O.No:409

Dated: 21-07-97

Sir/Madam,

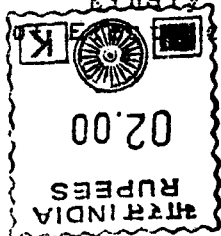
Sub:- Additional Consumption Deposit - SC No: D @07984 - Requested.

Under the provisions of the Electricity Supply Act and the terms and conditions of supply notified by the Board and the Indian Electricity Act 1910, consumers of Electricity are required to furnish sufficient security equivalent to three(3) months C.C. Charges which is to be deposited with us.

The three months C.C. Bill on average units for the period from 01-04-96 to 31-03-97 works out to Rs.22359.00. The existing consumption deposit available with us is only 1800.00. An additional consumption deposit has become necessary

I, therefore request you to pay the sum of Rs.20559.00  
( Rupees Twenty Thousand Five Hundred Fifty Nine only )  
towards additional consumption deposit within Thirty(30) days from the date of this notice by Cash/DD drawn on any Scheduled Bank situated at Hyderabad/ Secunderabad.

Kindly note that non-compliance with this demand will entail disconnection of supply to the premises without further notice.



Yours faithfully,  
*[Signature]*  
ACCOUNTS OFFICER  
G.R.C., HYDERABAD

# LINKWELL TELESYSTEMS (P) LTD.



Regd. Office : 1-8-179/2, USHA KIRAN COMPLEX, S.D.ROAD, SECUNDERABAD, HYDERABAD - 500 003.  
PHONES : 810349 (5 LINES) FAX : +91-040-847023.

Ref : P&A:97-98.  
Date: July 16, 1997.

To  
M/s.MODI BUILDERS,  
5-4-187/3&4, 2nd FLOOR,  
M.G.ROAD,  
SECUNDERABAD - 500 003.

KIND ATTN: Mr.Soham Modi


**Sub: Rentals & Other issues at Usha Kiran Complex - Reg.**  
**Ref: Your letter dated 21.05.97.**

We would like to bring the few points for your information and necessary action:

1. With reference to your letter cited above please be informed that as per the Lease Deed we have entered into, rent at an enhanced rate of 8% P.A. effective Feb 1997 is agreed up on mutually, subject to provision of Lift facility for the said complex. As you are aware that since the said facility is provided from April '97 onwards, the rent arrears will be cleared w.e.f. April '97 to June '97. Rent from July '97 onwards will be paid at an enhanced rate of 8% P.A. over and above the previous rent.
2. On 10th July '97 (Thursday) due to over load of power usage in our complex the pannel boards got burnt due to faulty building controll pannels. Since there is no power for our office premises due to the above, we had to replace the pannel board and wiring which have costed us including labour charges Rs.2,437/-. The same will be adjusted in the rent payable for July '97.
3. Further to the above it is brought to your notice several times that the ceiling in our IIIrd floor office is leaking, no proper action has been taken till date. Hence we here by once again remind you that the roof be plastered with good material to avoid any further inconvenience due to rains.

Kindly make a note of the above and oblige.

for LINKWELL TELESYSTEMS (P) LTD.

  
S. RADHA RANI  
DIRECTOR (P&A)

**Pramod Modi**

1-8-165,  
P. G. Road,  
Secunderabad -3.

Dt. 21/05/1997

To,  
M/s. Linkwell Telesystems Ltd  
2nd Floor,  
Usha Kiran Complex,  
**SECUNDERBAD - 500 003.**

Dear Sir,

**Sub: Increase of Rent.**

**Ref: Our Lease Agreement Dated 30<sup>th</sup> January 1996**

As per our Lease Agreement dated 30<sup>th</sup> January 1996, the rent and amenities increases by 8% from 1<sup>st</sup> February 1997. You have to pay the increase in rent and amenities for the month of February, March & April 97. The total amount comes to Rs. 4,284/- (after deducting TDS). Please pay the following amounts towards rent and amenities:

Towards increase rent for the month of  
Feb, March and April 97

(Rs.1,040/- X 3

Rs. 3,120

Towards increase amenities for the month of  
Feb, March and April 97.

(Rs 640/- X3)

Rs. 1,920

**Rs. 5,040**

**Less: T.D.S @ 15%**

Rs. 756

**Total**

**Rs. 4,284**

COPIE

Please pay the above amount as early as possible and hence forth the monthly rent is Rs.19,278/- (excluding TDS of Rs. 3,402/-) (11,934 rent + 7,344 amenities).

Thank You

Yours faithfully

  
**SOURABH MODI.**



27 March, 1997

To,  
Mr. Krishna Prasad  
Managing Director  
Linkwell Tele Systems Pvt. Ltd.  
Usha Kiran Complex,  
Sec'bad.

Subject: Payment of rent.

Dear Sir,

Please note that the generator for the lift & common lighting has been delivered at the complex. The installation work is under way and shall be completed in a weeks time.

Rents for the last few months have been adjusted against the deposit. To make sure that the accounts are settled before the financial year end and to avoid problems of payment of TDS, we request you to pay the balance the rent after deducting TDS before the year end.

I will be obliged if you can accept the above request.

Thank You.

Yours faithfully,  
For Modi Builders,



Soham Modi.

12 March, 1997

To,  
Mr. Krishna Prasad  
Managing Director  
Linkwell Tele Systems Pvt. Ltd.  
Usha Kiran Complex.  
Sec'bad

Subject: Payment of rent.

Dear Sir,

We are glad to learn that you would like to continue the lease on the premises on the Third Floor,  
Usha Kiran Complex, Secunderabad.

Rents for the last few months has been adjusted against the deposit. The rents so adjusted can be paid-back as and when the generator is installed.

Thank You.

Yours faithfully,  
For Modi Builders,

  
Soham Modi.

# LINKWELL TELESYSTEMS (P) LTD.



Regd. Office : 1-8-179/2, USHA KIRAN COMPLEX, S.D.ROAD, SECUNDERABAD, HYDERABAD - 500 003.  
PHONES : 810349 (5 LINES) FAX : + 91-040 847023.

LWTS:MODI:96-97:  
March 10, 1997

To

Mr.Soham Modi,  
5-4-187/3&4, 2nd Floor,  
M.G.Road,  
SECUNDERABAD - 500 003.

Dear Mr.Soham Modi,

This has a reference to our telecon on 7.3.97 and subsequent to your letter, we wish to inform you that, we would like to continue the lease of III Floor of Usha Kiran Complex based on your promise to provide a generator at the earliest i.e. by 15th April '97.

Thanking you,

for LINKWELL TELESYSTEMS PVT.LTD.,

S.RADHA RANI  
DIRECTOR (P&A)



10/03/1997 17:11 01-048-0917011

10/03/1997 17:11

PAGE 01

copy to Pramod Modi

7 March, 1997

To,  
Mr. Krishna Prasad  
Managing Director  
Linkwell Tele Systems Pvt. Ltd.  
Usha Kiran Complex,  
Sec'bad.

Subject: Installation of generator for the lift.

Dear Sir,

We have been given to understand, by your Director Mr. Radha, that you would like to continue the lease for our premises on the third floor, Usha Kiran Complex, if a generator is installed for the lift.

I would like to inform you that an order for the generator has already been placed and the same shall be functional by the second week of next month, at the latest.

We had promised our tenants that a generator will be installed. But due to some technical difficulties with the control system of the lift we could not do the same last year. To solve this problem the control system of the rear lift was swapped with that of the front lift. We apologize for the delay and the inconvenience it has caused.

In case you wish to continue the lease for the third floor premises you can indicate the same to us in writing and we will treat the earlier notice of termination of lease null and void.

Thank You.

Yours faithfully,  
For Modi Builders,

  
Soham Modi.

OK  


# LINKWELL TELESYSTEMS (P) LTD



Regd. Office : USHA KIRAN COMPLEX, 1-8-179/2, S.D. ROAD, SECUNDERABAD, HYDERABAD - 500 003.  
PHONES : 810349 (5 LINES) FAX : +91-040-847023.

LWTS:96-97  
December 1, 1996

To

Mr. Promodchandra Modi,  
1-8-165, Prenderghast Road,  
Secunderabad.

Dear Sir,

Sub: Vacation and handing over of your premises ( 3rd Floor  
at Usha Kiran Complex) - Reg

...

This has reference to the telephonic/personal talk we had with you regarding vacation of your premises (3rd Floor at Usha Kiran Complex) by 31st January, 1997. Please take notice for the above.

Thanking You,

Yours faithfully,  
for LINKWELL TELESYSTEMS PVT.LTD.,

*K.P. Anand*

MANAGING DIRECTOR

*Recd  
31/12/96*

*on vacant possession*

*deduct 6 months rent & refund the  
balance from MKC account.*

*Somali*

1st October 1996.

Mr.  
Linkwell TeleSystems (P) Ltd.  
C-1, Kirti Complex, I B 170/2  
Newmarket, Lower Ground  
SEA 1, NEW DELHI 110003.

Dear Sir,

**Subject - Stutter jamming in Linkwell TeleSystems (P) Ltd. - Reg.**

With reference to your letter of 27th September 1996, we would like to inform you that our person Mr. Anand Mohan had come to repair the stutter but you had sent him back saying that somebody else was going to do the work. In spite of that I will get the stutter repaired at our cost if you do not debit Rs. 1500/- to our account, as the person who you appointed was not fit to do the job. You can choose to debit the Rs. 1500/- to my account and get the stutter repaired by your representative at the Mr. Anand Mohan's cost in case of your money.

It is not for us to say whether you will get it done at your cost with your people or you want us to do the work at our cost, in which case you have to bear the cost. We will not pay on the behalf of the person who repaired the stutter for you.

Yours faithfully,

Usha Kiran,  
for MODI PUBLISHERS.

*Usha Kiran*  
General Mgr.

LINKWELL TELESYSTEMS (P) LTD.,  
USHA KIRAN C/O MODI PUBLISHERS,  
S. D. ROAD, SECUNDERABAD-500 003,  
PH: 810349, (5 LINES)

# LINKWELL TELESYSTEMS (P) LTD



Regd. Office : USHA KIRAN COMPLEX, 1-8-179/2, S.D. ROAD, SECUNDERABAD, HYDERABAD - 500 003.  
PHONES : 810349 (5 LINES) FAX : +91-040-847023.

Ref : LWTS:P&A:072:96-97  
Date: October 1, 1996.

To

Mr. SOURABH MODI,  
MODI BUILDERS,  
SECUNDERABAD.

Dear Sir,

Sub: Shutter jamming at LINKWELL TELESYSTEMS (P) LTD. - Regd.

This is to inform you that the shutters provided to us is of inferior quality and they get jammed in the grooves very frequently. In spite of repeated reminders orally by our staff no action has taken place excepting that our staff are snubbed from your end. This is very insulting as we are not asking for charity, but informing you, as the maintainance of building is from side.

On 24.08.96 we have got the shutter repaired for an amount of Rs.1,600/- and on 28.09.96 again for amount of Rs.200/-. An amount of Rs.1,800/- is being debited to your account. Please find enclosed the xerox copies of the above said bills.

On 28.09.96 we could not open the shutter & had to enter the office from back door. Because of this we lost three customers. you are required to look into the shutter problem immediately or if some problem arises we will get it repaired & debit the same to your account.

Thanking You,

for LINKWELL TELESYSTEMS (P) LTD.,

*Radha*

(S. RADHA RANI)  
DIRECTOR (P&A).

Encl: as above.

*Handwritten notes:*  
dated Oct 1, 1996  
Mr. Justice Modi  
of inferior quality. You can check in...  
shutter repaired by...  
at Rs. 1800/-  
Please find enclosed...  
If you don't acknowledge your debt, you will...  
get it done at your cost with your...  
account & will be doing the work at our...  
cost. We will not be responsible for...  
the shutter for you.

Date: 13/01/1995.

To

Mr. A. Krishna Prasad,  
Managing Partner,  
Link Well Telesystems Pvt. Ltd.,  
1-8-179/2, Usha Kiran,  
S.D. Road,  
SECUNDERABAD - 500 003.

Dear Sir,

Sub:- Payment of Rent and Security Deposit.

\* \* \*

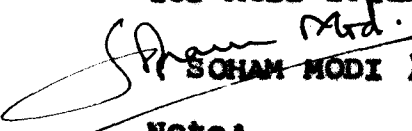
As per our personal discussion held on 11/01/1995, we request you to send us the balance Security Deposit of Rs. 35,000/- (Rupees Thirty five thousand only) as soon as possible. We also accept your request for a wavier in rent upto 15th January, 1995, as we have not been able to hand over the premises complete in all respects, on time. We would request you to start paying rent from 15th January, 1995 before the 5th of each succeeding month.

As confirmation of your agreement with these terms please sign and return the enclosed copy.

Thank You.

Yours faithfully,  
for MODI BUILDERS.

SIGNATURE.

*35247*  
  
(SOHAM MODI)

(A. KRISHNA PRASAD)

Note:

Our New Address:

5-4-187/3 & 4, Soham Mansion, 2nd Floor, M.G. Road, Sec'bad-3.

*Recd. Com  
NKM  
13.01.95*

# LINKWELL TELESYSTEMS (P) LTD.



Regd. Office : 1-8-179/2, USHA KIRAN COMPLEX, S.D.ROAD, SECUNDERABAD, HYDERABAD - 500 003.  
PHONES : 810349 (5 LINES) FAX : +91-040-847023.

October 20, 1997

Sri. PRAMOD MODI  
M/s. MODI BUILDERS  
SECUNDERABAD.

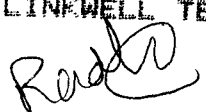
Sir,

Sub. : Additional Consumption Deposit - Reg.

As per the telecon we have had with your Mr. Kanaka Rao, Manager, with regard to the above subject, please be informed that we have paid an amount of Rs. 20559.00 (Rupees Twenty Thousand Five Hundred Fifty Nine only) vide Cheque no. 403401, dtd. 20.10.97 drawn on State Bank of Hyderabad, Commercial Branch, Secunderabad.

Kindly update your records by including an amount of Rs. 20554.00 only, towards Additional Consumption Deposit paid by us on behalf of you for the premises bearing no. 1-8-179/2, P.G. Road, Secbad, for meter no. 253498.

Thanking you,  
for LINKWELL TELESYSTEMS (P) LTD.,

  
S. RADHA RANI  
DIRECTOR (P & A).

Received on 21/10/97  
for

TV to P  
K & Linkwell  
Dr & DATES DEPT.

Date: 13/01/1995.

To

Mr. Ravindranath,  
Administrative Officer,  
Vorin Laboratories Limited,  
1-8-179/2, Usha Kiran,  
S.D. Road,  
SECUNDERABAD - 500 003.

Dear Sir,

Sub:- Payment of Rent.

Ref:- Your letter dated 11/01/1995.

\* \* \*

With reference to our personal discussion and you above mentioned letter, we accept your request for the wavier of rent for the month of January, 1995. We request you to pay the rent from the month of February, 1995.

Thank You.

Yours faithfully,  
for MODIBUILDERS.

( SOHAM MODI )

*Soham Modi*  
OUR NEW ADDRESS:

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

*Received*  
*13/1/95*

*14.1.95/-*