

Tech Pacific

PRAMOD MODI

1-8-165. P.G. Road, Secunderabad - 500 003.
Ph: 7543658, 7544058

Own Ref: USK | OW/T3 | 22-07-05

O/c

Date : 21-07-2005

To,
The Branch Manager,
M/s Tech Pacific India Ltd,
Tadban, Secunderabad.

Dear Sir,

It has been noticed that you have vacated our premises by 31st of May - 05 and some of your office furniture is still left behind within our premises. In spite of oral requests you have not yet removed your furniture and other materials. You are requested to remove the same within a week otherwise we dispose off it without any further notice. We shall not be liable for the cost and consequences there off.

Thank You,

For Pramod Modi



SOHAMI MODI

June 14, 2005

Dear Mr.A.Shankar Reddy,

Ref: Your note dated 10.6.05.

I have made out a cheque bearing No.488297 dt. 14.6.05 for Rs.121143/- in favour of M/s.Tech Pacific India (P) Ltd.

We need to get the following from M/s.Tech Pacific before cheque can be handed over.

- a) A receipt for full and final settlement.
- b) No Due certificate from Electricity Board or in absence a receipt issued by Electricity Board confirming payment of electricity dues upto 30.5.05.

If desired I will send the cheque to you to forward it to M/s.Tech Pacific on receipt of necessary paper work or I will retain the cheque with me based on your advise.

Regards,

Yours sincerely,


PRAMOD MODI.

PS: Cheque made earlier based on your earlier note for Rs.253185/- has been cancelled.

To,

Mr.A.Shankar Reddy,
M/s.Modi Properties & Investments Pvt Ltd,
SECUNDERABAD.

Note on M/s. Tech Pacific India Limited ✓

10th June 2005

To,
Mr. Pramod Modi Sir,

Sir,

With reference to the earlier note of M/s. Tech Pacific India Ltd., I am herewith sending to you revised one as earlier one had contained some wrong entries as per Mr. Balakrishna, who was looking after all the rent particulars.

PARTICULARS:

At the time of agreement security deposit with
MPIPL

Rs. 1,32,300.00

On 03/03/04 MPIPL Returned

Rs. 97,260.00

Now Deposit with MPIPL

Rs. 35,040.00

Security Deposit with Mr. Pramod Modi
LESS 15 days rent

Rs. 1,32,774.00

Rs. 11,631.00

Now Deposit with Mr. Pramod Modi

Rs. 1,21,143.00 ✓

Kindly cancel the earlier cheques and arrange to issue a revised cheque accordingly.
Sorry for the inconvenience.

Regards,


A. Shanker Reddy.

Handwritten notes:
✓
cancel
488297
14/6/05
a

Ofc Tech Pacific

Note on M/s. Tech Pacific India Limited

10th June 2005

To,
Mr. Pramod Modi Sir,

Sir,

With reference to the earlier note of M/s. Tech Pacific India Ltd., I am herewith sending to you revised one as earlier one had contained some wrong entries as per Mr. Balakrishna, who was looking after all the rent particulars.

PARTICULARS:

At the time of agreement security deposit with MPIPL	Rs. 1,32,300.00	
On 03/03/04 MPIPL Returned	Rs. 97,260.00	

Now Deposit with MPIPL		Rs. 35,040.00
Security Deposit with Mr. Pramod Modi	Rs. 1,32,774.00	
LESS 15 days rent	Rs. 11,631.00	

Now Deposit with Mr. Pramod Modi		Rs. 1,21,143.00

Kindly cancel the earlier cheques and arrange to issue a revised cheque accordingly. Sorry for the inconvenience.

Regards,


A. Shanker Reddy.

NOTE ON M/S. TECH PACIFIC INDIA LIMITED

At the time of agreement ,the following are the security deposit particulars.

Security deposit with Mr. Pramod Modi		Rs.	1,32,774/-
Security deposit with Modi Properties	Rs.	1,32,300/-	
Modi Properties Returned amount to Tech Pacific (Vide Cheque No. 003323)	Rs.	97,260/-	
Now Security Deposit with MPIPL		Rs.	35,040/-
Total Security Deposit to be returned		Rs.	1,67,814/-
LESS: 15 days Rent		Rs.	11,885/-
Total		Rs.	1,55,929/-

[Signature]
09/06/05

[Signature]
9/6

[Signature]
9/6/05

NOTE ON M/S. TECH PACIFIC INDIA LIMITED

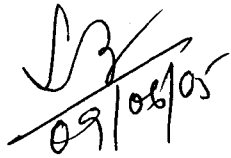
At the time of agreement ,the following are the security deposit particulars.

Security deposit with Mr. Pramod Modi		Rs.	1,32,774/-
Security deposit with Modi Properties	Rs.	1,32,300/-	
Modi Properties Returned amount to Tech Pacific (Vide Cheque No. 003323)	Rs.	97,260/-	

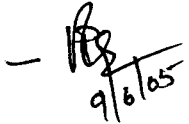
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LESS: 15 days Rent		Rs.	11,885/-

Total		Rs.	1,55,929/-


09/06/05


9/6


9/6/05

11A

NOTETech Pacific
file.

Sir,

The enclosed ^{letter} received from
Mr. Tech Pacific Index Ltd. saying
that - he had vacated on 15th itself.
This totally false information.

On 15th of May-05 (Sunday) he telephoned
me and said that - he had almost
vacated the premises except some small
items. Then I told him handover the
keys to Mr. Sheker. Then he asked
I told me that he would request you
(you were in Sri Lanka) for two to three
more days. Then I went to the premises
on 15th of May-05 by that - I could not ^{meet} him,
his watchman was there with keys. I
telephoned him and I came to know
that - one big A.C. was not shifted and
it would take 2 more days. Finally
he handed over the keys on 21st May-05 -
S

9TH June 2005

To,
Modi Properties and Investment Pvt Ltd,
SECUNDERABAD.

Ref : Your Letter dated 6 th June 2005.

Dear Mr.Soham Modi,

We have recd above letter yesterday.

I was in touch with Mr.Sankar Reddy in your absence.

As per letter, you have mentioned that Rs. 11889.99 will be deducted from Deposit being refunded.

You are requested to NOT TO DEDCUT the same because, we had vacated place as per Schedule given. Also we had informed Mr.Sankar Reddy immediately regarding same on 16th May 2005. Unfortunately, Mr.Shankar Reddy and I could not meet on 19th May, while He came for taking Keys.

Than, I personally came to your office on 21 st May and handed over all keys.


I feel it will not be justified to deduct 15 days rent from Despite because of above Delay in handing over keys, which has happened from Both Side.

Expecting positive response for the same.

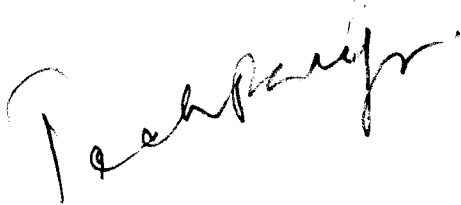
Also, we have received electricity bills, which we are clearing and copy of receipt of the same will be given to you.

TDS certificate for April 2004 to March 2005 will also be given along with above receipt..

Thanking you,


(B.H.NAGRECHA)
Branch Manager, TPIL, HYDERABAD

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

6TH June 2005

M/s. Tech Pacific (P) Ltd,
Ushakiran Complex
SECUNDERABAD.

Dear Sir,

I request you to send me up to date TDS certificates & receipt from APSEB/Distribution Corporation for payment of electricity consumption charges till 31.5.05 or in lieu that of a no due certificate from them.

On receipt, I will refund to you deposit of Rs.253185/- as worked out below:-

Deposit paid by you	- Rs.265074/-
Less: Half month rent from 16.5.05 to 31.5.05	- Rs. 11889/-

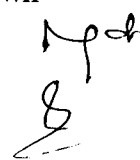
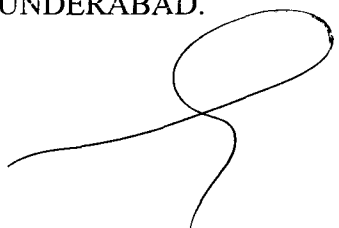
	Rs.253185/-

Xerox copy of cheque for Rs.253185/- drawn in your favour is enclosed which can be collected from me against the TDS certificates/ no due certificate..

Please acknowledge.

Encl: Copy of cheque No.488294 dt. 6.6.05 for Rs.253185/- drawn
in your favour payable at HDFC bank, Secunderabad.

CC: M/s.Modi Properties & Investments Pvt Ltd,
SECUNDERABAD.



received
MP
8/6/05

Uke - Tech part

~~Godrey~~
~~Tech part~~

AF CPDCL
ELECTRICITY BILL

GRC:18 SEC:03
DT:04-06-2005 TIME:12:00
MONTHLY BILL

SCNO:D 000724 ALC: 0

NAME: CHAMANAL DHUREP
ADDR: 127 1st ROAD
SECUNDERABAD

CAT:2 PH: MF:1.00
LOAD : 0.00

READING MONTH: STS

PFES: 1702 06/2005 03
PREV: 1702 06/2004 03
UNITS: 0 AUG: 0

ENERGY CHARGES: 65.64
FIXED CHARGES: 0.00
CUST CHARGES: 0.00
ED : 0.00
EDINT : 0.00
ADDL. CHARGES : 0.00
I.S.D : -95.00
CAPACITOR CHRG: 0.00

TOTAL AMOUNT : -9.00
ARRS 01/04/04: 0.00
CURR ARRS : 0.00
REBATE : 0.00

NET AMOUNT : -9.00

A.C.D DUE : 0000000
DUE DATE : 17-06-05
DISC DATE : 24-06-05

E&OE for 40/SRC NORTH

~~Godrey~~ 7964

AF CPDCL
ELECTRICITY BILL

GRC:18 SEC:63
DT:07-06-2005 TIME:12:00
MONTHLY BILL

SCNO:D 007424 ALC: 0

NAME: PRAMOD MODI,
ADDR: 1-8-179/2,
P.G. ROAD,
SECUNDERABAD.

CAT:2 PH: MF:1.00
LOAD : 0.00

READING MONTH: STS

PREV: 16219: 06/2005 01
PREV: 161055 05/2005 01
UNITS: 1108 AUG: 1106

ENERGY CHARGES: 6984.88
FIXED CHARGES: 0.00
CUST CHARGES: 0.00
ED : 68.16
EDINT : 0.00
ADDL. CHARGES : 505.29
I.S.D : -3408.33
CAPACITOR CHRG: 0.00

TOTAL AMOUNT : 4776.00
ARRS 1/4/04: 0.00
CURR ARRS : 1781.00
REBATE : 0.00

NET AMOUNT : 2195.00

A.C.D DUE : 0000000
DUE DATE : 20-06-05
DISC DATE : 27-06-05

E&OE for 40/SRC NORTH

1781/-
Feb bill
Paid by cheque #
591217
18/2/05



GOVERNMENT OF ANDHRA PRADESH

eSeva

PARADISE, SECUNDERABAD



Seva

RECEIPT

S.No. : A- 0368346

Consumer ID : D007964 FRO: GR C, NORTH
 Consumer Name & Address : PRANOD MODI
 Name of Department/Agency :
 Dept/Agency Receipt No. : AP Central Power Distribution Company Ltd

Transaction No : 370009510
 Transaction Date : PRD001640627
 Bill for which Payment Made : 21-02-2005

Shift: 1
 Counter: 05

Pay Mode	CHQ/D.D. No.	Date	Bank Name	Particulars	Amount (Rs.)
CHEQUE	591217	18-02-2005	HEFC BANK LTD MUMBAI	BILL AMOUNT	17811.0

Amount in words (Rs.) : Total
 Seventeen thousand eight hundred eleven Only 17811.0

Operator Code : 05R499

Signature

D/19/04
Gobrez
 HF CPDCL

ELECTRICITY BILL

GRC:18 REC:63
 DT:05-02-2005 TIME:10:02

MONTHLY BILL

SONO: 007964 A.C. 0

NAME: PRANOD MODI
 ADDR: 1-8-179/2,
 P.S. FICCD,
 SECUNDERABAD.

CATEL PH: MF:1.00
 LOAD : 25.00

READING MONTH STS

PRE:140004 02/2005 01
 PRE:130217 01/2005 01
 UNITS: 2500 HV6: 2607

ENERGY CHARGES: 17428.34
 FIXED CHARGES: 0.00
 CUST CHARGE: 20.00
 ED: 168.42
 ED INT: 0.00
 ADDL CHARGES: 0.00
 F.S.A: 194.24
 CAPACITOR CHRG: 0.00

TOTAL AMOUNT: 17811.00
 ARRS 1/4%: 0.00
 CURR ARRS: 0.00
 REBATE: 0.00

NET AMOUNT: 17811.00

A.C.D DUE: 1000000
 DUE DATE: 18-02-05
 DIS: 00.00



GOVERNMENT OF ANDHRA PRADESH

eSeva



PARADES CONTEBRAN
RECEIPT

S.No. : A- 5208554

Consumer ID :
Consumer Name & Address : D 007964 / FRO: G.R.C., NORTH
Name of Department/Agency : PRAMOD MODI,
Dept/Agency Receipt No. : 18 1700 PG ROAD

Transaction No : AP Central Power Distribution Company Ltd
Transaction Date : 27032010
Bill for which Payment Made : PRY001149410
Shift :
Counter : 1

Pay Mode	Chq/IB/D No.	Chq/D.D Date	Bank/Branch Name	Particulars	Amount Paid (Rs.)
CHEQUE	502878	1-05-2005	INDOS BANK LTD MUMBAI	DEBIT ACCOUNT	4170.00

Amount in words (Rs.) : Total

Operator Code : Four Thousand One Hundred Seventy Only
Signature : 4170.00

OPR1542

MS SPCL... 2005-06-01-11:30:00

Date: 04th June 2005

To,
All Occupants / Tenants,
Usha Kiran Complex,
Paradise, Secunderabad-03.

Dear Sir,

All occupants / tenants of the Usha Kiran Complex are requested to co-operate with land lord as there will be a cable laying work is in progress, in the premises on Saturday & Sunday (Dates

Hence there will be some power disturbance on the above days. Please note that this work is being done for the benefit of the Tenants of the complex.

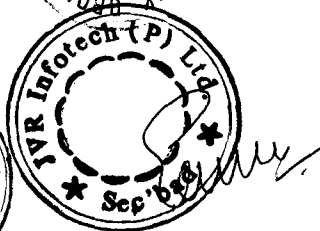
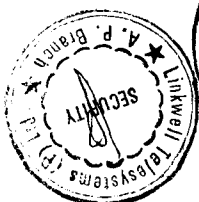
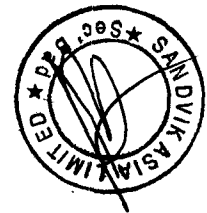
Regards
Yours Truly,

For Prasad Modi



RECEIVED

MIL CONSULTING LTD.
SECUNDERABAD,



27th May, 2005.

To,
The Branch Manager,
Tech Pacific (India) Ltd.,
1-8-165 to 170, Ushakiran Complex,
Sarojini Devi Road,
Secunderabad.

NOTE
They released only 15 days rent
despite this letter
JN/Myr

Kind Attn: Mr. Bhavesh H. Nagrecha.

Dear Sir,

Sub: Confirmation of taking over of vacant possession of your office situated in Usha Kiran Complex Reg.

Ref: 1. Your letter dated 15th April 2005.
2. Your telephone intimation for extension.

With reference to the above, we are herewith confirming you that, we have taken over vacant possession of the place (along with keys) previously occupied by you bearing door no. 1-8-165 to 170 179, of Ushakiran Complex, Sarojini Devi Road, Secunderabad. However you are requested to make arrangements to release whole May, 2005 month rent as you had not vacated the place as per your notice.

You are further advised to clear off the following:

1. Electricity bills
2. Maintenance charges (if any)
3. TDS Certificate
4. Any other pending bills, payment to telephone etc.

After confirming the above your deposit will be released shortly.

Thanking you Sir,

Yours truly,
for PRAMOD MODI,

Letter received
Bhavesh
30/05/05


A. SHANKER REDDY.

Dear sir,

AS you know we vacated place on 15th (i.e. SUNDAY) May 2005. We even called you and ask to check the promises and take keys etc from us. AS Mr. Soham was out of india, you also visited office Ushakiran building after 3-4 days, finally keys were handed over ~~at~~ on 21st to you at your office. considering above, you are requested not to ask for whole MAY 2005 rent. Regards

15TH April 2005,

TO,
Modi Properties And Investments Pvt Ltd,
Secunderabad.

Sub : Notice for vacating the leased Premises at Usha Kiran Complex.

Kind Attn : Mr.Shoham Modi.

Dear Sir,

Dated 14th feb 2004

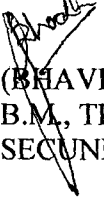
Please refer to our lease Agreement for the premises that we have taken on lease from you at Ground floor, Usha Kiran Building, Paradise Circle, Secunderabad.

As per lease Agreement term of Notice, we are informing you that we will be vacating the said premises on 15th may 2005.

You are requested to refund the security Diposite Rs.167814.00 at the earliest, in favour of Tech Pacific India Ltd.

We enjoyed the relations with you during our lease agreement period for peaceful usage of the premises,

Thanking you,


(BHAVESH H NAGRECHA)
B.M., TPIL,
SECUNDERABAD

15TH April 2005,

TO,
Modi Properties And Investments Pvt Ltd,
Secunderabad.

Sub : Notice for vacating the leased Premises at Usha Kiran Complex.

Kind Attn : Mr.Shoham Modi.

Dear Sir,

Dated 14th Feb 2004


Please refer to our lease Agreement for the premises that we have taken on lease from you at Ground floor, Usha Kiran Building, Paradise Circle, Secunderabad.

As per lease Agreement term of Notice, we are informing you that we will be vacating the said premises on 15th may 2005.

You are requested to refund the security Diposite Rs.167814.00 at the earliest, in favour of Tech Pacific India Ltd.

We enjoyed the relations with you during our lease agreement period for peaceful usage of the premises,

Thanking you,


(BHAVESH H NAGRECHA)
B.M., TPIL,
SECUNDERABAD

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

13.04.2005

To,
Tech Pacific India Limited,
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.

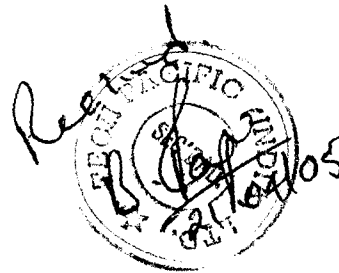
Please also send a statement showing gross rent , rent paid net of TDS and TDS for this period.

Thanking you,

Yours faithfully,

PRAMOD MODI.

CC TO: Shri.Pramod Modi.



02nd December, 2004.

To,
Tech-Pacific Limited,
Ushakiran Complex,
S. D. Road,
SECUNDERABAD - 500 003.

Dear Sir,

Sub: Arrears of common electricity and diesel charges for the premises occupied by you on the first 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:

Mar & April 04 Common electricity & diesel charges	Rs.2,130.00
May & June 04 Common electricity & diesel charges	Rs.2,371.00
Jul & Aug 04 Common electricity & diesel charges	Rs.2,569.00
Sep & Oct 04 Common electricity & diesel charges	Rs 2,913.00

Net Receivable from Tech Pacific.

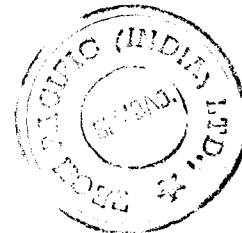
Rs.9,983.00

We have always enjoyed an excellent relationship with your company. I request you to treat this matter as urgent and do the needful.

Thank you.
For Pramod Modi


[SOHAM MODI]

received
Pramod
06/12/04



01st November, 2004.

To,
M/s. Modi Builders,
Bank of Baroda,
5-4-187/3 & 4,
Soham Mansion,
M.G.Road,
SECUNDERABAD

Dear Sir,

Sub: Arrears of maintenance for the Bank of Baroda Premises

With reference to the above please note that there are some arrears of maintenance charges for above said premises as per details given below:

Maintenance charges for July 03 – Sep 04
3 Months @ Rs. 2000/- * 3 Months

Rs. 6,000.00

Total Receivable

Rs. 6,000.00

Please pay the same at the earliest.

Thank You,

Yours Sincerely,


(SOHAM MODI)





Underwriting Rent Details of Mr. Premod Modi

Rent payable to
Mr. Premod Modi
from April 03 to
March '04
@ Rs. 43,200/- p.m.
as per agreement.

Rs. 5,18,400

Less: Paid Details

Paid by Teek Pacific
from April '03 to July '03
@ 30,926 x 4 months

1,23,704

from August 03 to Feb '04

@ 33,090 p.m x 7 months

2,31,630

from March '04 @ 3,151

3,151

Rs. 3,58,485

Less: TDS @ 15% on Rs. 1,59,915 →

Rs. 1,59,915

Rs. 23,987

Net payable to Mr. Premod Modi

Rs. 1,35,928

9/3/04.



DEMAND DRAFT
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

DATE 03/03/2004

042130023182

NO PAYEE ONLY
NOT NEGOTIABLE

ON DEMAND PAY TECH PACIFIC INDIA LTD OR ORDER

RUPEES Ninety Seven Thousand Two Hundred Sixty only

Rs. 97260.00

FOR VALUE RECEIVED

For HDFC BANK LTD.

HDFC BANK LTD
MUMBAI (FORT)
DRAWEE BRANCH

SECUNDERAB
ISSUING BRANCH

AUTHORISED SIGNATORIES

⑈003323⑈ 000240000⑈ 999992⑈ 16

Handwritten mark

For Tech Pacific (India) Ltd.
3/3/04
Branch Manager.

UTILITY FORMS © 6106700 FAX 6196873 * 34536

UTILITY FORMS PVT. LTD. NEW DELHI

22nd Sept. '04.

To,
Mr. Rajiv Dhupar,
Managing Director,
Regal Sports
127, M.G. Road,
Secunderabad - 3.

Sub: Request for dismantling platform at Usha Kiran Complex.

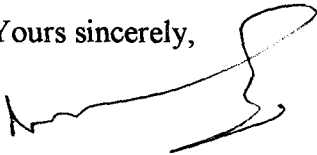
Dear Mr. *RAJIV DHUPAR*

There is a platform constructed in front of your shop / office on the ground floor of Usha Kiran Complex which has been leased to Tech Pacific Ltd. We have requested your permission to dismantle the platform in order to create more space for parking. You have been kind enough to agree to the same.

I hereby confirm that on a future if the platform is required to make more effective use of your space, I shall not object to the reconstruction of the platform.

Thank You.

Yours sincerely,



PRAMOD MODI.

Date: 02.02.2004

To,
Mr. Gautham Bose,
Tech-Pacific,
Ushakiran Complex,
M. G. Road,
SECUNDERABAD.

- Ref: 1. Your letter dated 01.12.2003 for termination of our lease agreement dated 01.05.2000.
2. Our telephonic discussion over the last couple of months regarding handing over a portion of the leased premises.

Dear Sir,

With reference to the above I hereby confirm the following:-

1. You have taken 2 portions on lease on the ground floor of Ushakiran Complex admeasuring 2,100 sft. and 1,575 sft. respectively, a total of 3,675 sft., as per the terms of lease agreement and general amenities agreement, dated 01.05.2000.
2. Your total rent and amenity charges for the period 01.08.2003 to 31.07.2004 is Rs.45,865/- + Rs.12,044 = Rs.57,909/- that works out to Rs. 15.76 per sft. per month of gross rent + amenity charges. You wish to vacate 1900 sft. out of a portion admeasuring 2,100 sft, retaining a portion of about 200 sft. (16'9" x 12'2" – builtup area). We have agreed for the same.
3. The Pro-rata for rent & amenity charges for the balance portion i.e. 3675 sft. - 1900 sft. = 1775 sft. @ Rs. 15.76 per sft. = Rs. 27,974/- per month. The total deposit for the balance portion as per the terms of earlier agreement work out to Rs. 1,67,844/-. The total security deposit lying with us is Rs.2,65,074/-. Therefore the amount of Rs.97,230/- has to be refunded to you. We can enter into a fresh agreement commencing from 01.03.2004 for a period of 5 years i.e. upto 31.05.2009 as per the terms and conditions of our previous agreement.
4. Some renovation is required in the 200 sft. space which you are retaining. We shall undertake the renovation works like making a partition wall, provision of door etc. at our own cost.

If these terms and conditions are accepted by your company, we can immediately enter into a new agreement commencing from 01.03.2004.

We have always enjoyed an excellent relationship with your company and are willing to accommodate your needs.


I hope you find the above in order.

Thank You.

Yours Sincerely,



[SOHAM MODI]



Date: 1.12.2003

M/s Modi Properties & Investment
M G Rd
Secunderabad 500003

Dear Mr. SohamModi

Sub: Termination of lease agreement entered into dated 1/5/2000

In regard to the above mentioned subject, the Licensee – Tech Pacific (India) Limited, hereby give 'Notice of Termination' to you ('the Licensor') to terminate the said Leave and Licence agreement dated _1/5/2000 entered into to occupy and use the premises for the purpose of business.

The notice served is in accordance with the terms laid under clause 14 of the agreement titled – 'Termination', for a period of __One months effective from _1/12/2003. Also, as per clause 10 of the said agreement, the Security Deposit amounting to Rs.265064(Rs Two ILacs Sixty five thousand & sixty four only)-, as accepted needs to be refunded by you.

This agreement stand terminated on expiry of one month from the effective date as mentioned herein above.

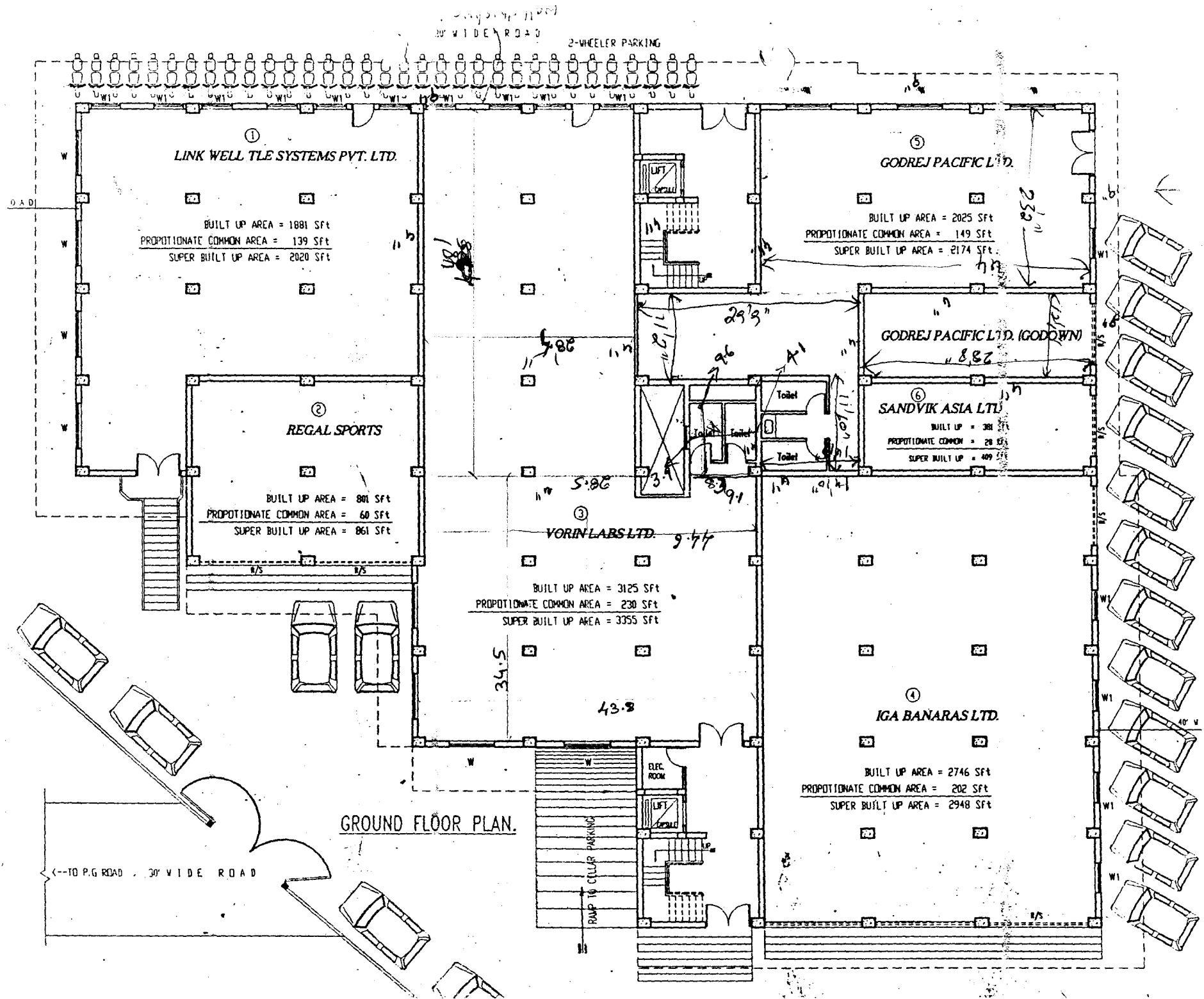
Thanking you,

Yours faithfully
For Tech Pacific (India) Limited


For Tech Pacific (India) Ltd.,

Authorised Signatory

Branch Manager,



MEASUREMENTS

DETAILED MEASUREMENTS OF TECH-PACIFIC AREA:

1) Godrej pacific (godown):-

Carpet Area:- $28'8'' \times 12'1'' = 346.38 \text{ sqft}$

plinth Area:- $29'9'' \times 12'9'' = 379.31 \text{ sqft} \checkmark \text{ (A)}$

=

2) Godrej pacific limited:-

Carpet Area:- (i) $44' \times 23'2'' = 1019.3 \text{ sqft}$

(ii) $29'3'' \times 11'2'' = 332.20 \text{ sqft}$

(iii) $11'10'' \times 14'10'' = 175.52 \text{ sqft}$

1527.02 sqft

plinth Area:- (i) $45'1'' \times 24'3'' = 1093.19 \text{ sqft}$

(ii) $30'5'' \times 11'10'' = 359.92 \text{ sqft}$

(iii) $12'6'' \times 14'6'' = 181.25 \text{ sqft}$

1634.36 sqft $\checkmark \text{ (B)}$

$\text{(A)} + \text{(B)}$

3) Tech-pacific office:-

Carpet Area:- $48' \times 28'5'' = 1363.99 \text{ sqft}$

plinth Area:- $49'1'' \times 29'1'' = 1427.50 \text{ sqft}$

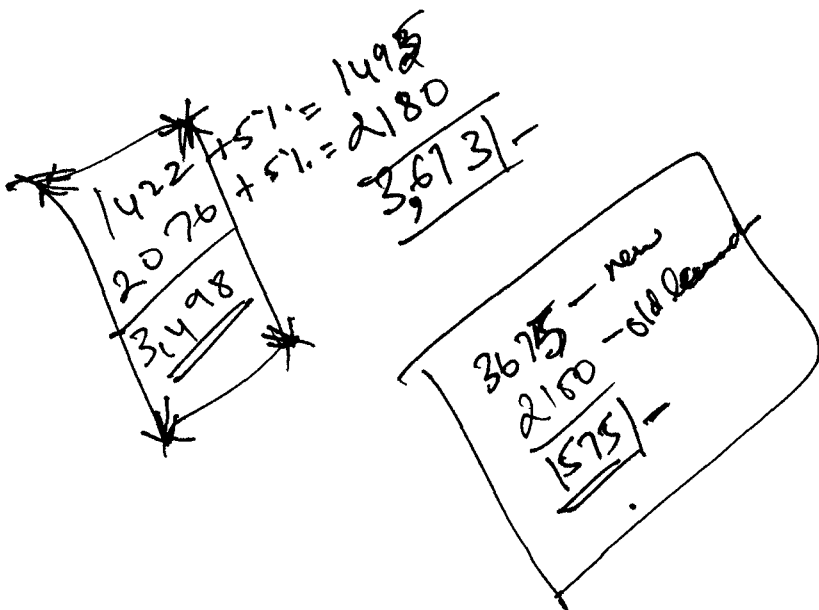
=

MEASUREMENTS @ UKC premises:-

i) Portion (A):- Carpet Area = $28'4" \times 47'10" = 1355.27 \text{ sqft}$
 Built up Area = $29'1" \times 48'11" = 1422.65 \text{ sqft}$

ii) Portion (B):- Carpet Area = $44'2" \times 23'3" = 1026.87 \text{ sqft}$
 " (B₁):- " = $29'9" \times 12'6" = 371.8 \text{ sqft}$
 " (B₂):- " = $29' \times 12'3" = 355.25 \text{ sqft}$
 " (B₃):- " = $14'11" \times 11'8" = 174.01 \text{ sqft}$
 Total Carpet Area = 1927.93 sqft ✓

iii) Portion (B):- Built up Area = $45'8" \times 24'4" = 1111.19 \text{ sqft}$
 " (B₁):- " = $30'6" \times 13'3" = 404.12 \text{ sqft}$
 " (B₂):- " = $29'9" \times 12'9" = 374.35 \text{ sqft}$
 " (B₃):- " = $15'1" \times 12'5" = 187.28 \text{ sqft}$
 Total Built-up Area = 2076.94 sqft



Deposit
 M.P.I.P.L. - 1,32,800/-
 Bal - P.M. Masi.

$11 \times 190 = 2090$
 $8 \times 190 = 1520$
3610

PRAMOD MODI

1-8-165. P.G. Road . Secunderabad - 500 003.
Ph: 7543658, 7544058

Dated 23rd September 2003.

To,
The Managing Director,
M/s. Tech Pacific India Limited,
Eden Rock, Flat E,
yellapa Chetty Layout,
37 Ulsoor Road,
Banglore – 500 042.

Sub: Increase in rent & amenities for the premises occupied by your company of 3,675 SFT, in the ground floor in the building known as Usha Kiran Complex.
Ref: Our Lease Agreement dated 1st May 2000 and General Amenities Agreement dated 1st May 2000.

Dear Sir,


With reference to the above please note that as per the terms of our agreement the rent & amenity charges for the premises occupied by your company are to be increased by 7% every year. The next increase was due on 1st August 2003.



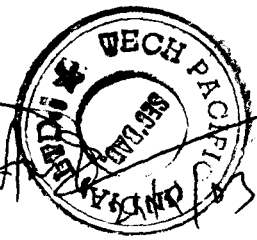
The increased rent & amenity charges from August 2003 onwards are as follows:

Rent	Amenity	TDS	Net Rent & Amenities
12,044	45,865	8,686	49,222

Please pay the enhanced rent & amenity charges.
Thank You.

Yours sincerely,
For Pramod Modi


Soham Modi.

Date: 24th June 2003

To,
Mr. Gautam Bose,
Branch Manager,
Tech-Pacific,
Ushakiran Complex,
SECUNDERABAD.

Dear Mr. Bose,

Sub: Premises available for lease adjoining your existing premises

You have earlier indicated that you have a requirement for additional godown space for your existing operations. Please note that about 800 to 1000 sft. has fallen vacant on the southern side (plan enclosed) of your existing premises. This premises belongs to Mr. Rajeev Dhupar of Regal Sports, M. G. Road, Secunderabad, contact No. 27840692. He is interested in giving the premises on lease to your company. You may contact him directly.

Thank You.

Yours Sincerely,



[SOHAM MODI]
Managing Director

Copy to Mr. Rajeev, Regal Sports.

Month	Rent Payable to PM Modi	Tech Pacific Rent MPIPL Share	Difference payable to P M Modi	Yearly Difference
1	1-Apr-95	25000		
2	1-May-95	25000		
3	1-Jun-95	25000		
4	1-Jul-95	25000		
5	1-Aug-95	25000		
6	1-Sep-95	25000		
7	1-Oct-95	25000		
8	1-Nov-95	25000		
9	1-Dec-95	25000		
10	1-Jan-96	25000		
11	1-Feb-96	25000		
12	1-Mar-96	25000		
13	1-Apr-96	25000		
14	1-May-96	25000		
15	1-Jun-96	25000		
16	1-Jul-96	25000		
17	1-Aug-96	25000		
18	1-Sep-96	25000		
19	1-Oct-96	25000		
20	1-Nov-96	25000		
21	1-Dec-96	25000		
22	1-Jan-97	30000		
23	1-Feb-97	30000		
24	1-Mar-97	30000		
25	1-Apr-97	30000		
26	1-May-97	30000		
27	1-Jun-97	30000		
28	1-Jul-97	30000		
29	1-Aug-97	30000		
30	1-Sep-97	30000		
31	1-Oct-97	30000		
32	1-Nov-97	30000		
33	1-Dec-97	30000		
34	1-Jan-98	30000		
35	1-Feb-98	30000		
36	1-Mar-98	30000		
37	1-Apr-98	30000		
38	1-May-98	30000		
39	1-Jun-98	30000		
40	1-Jul-98	30000		
41	1-Aug-98	30000		
42	1-Sep-98	30000		
43	1-Oct-98	30000		
44	1-Nov-98	30000		
45	1-Dec-98	30000		
46	1-Jan-99	30000		

47	1-Feb-99	30000			
48	1-Mar-99	30000			
49	1-Apr-99	30000			
50	1-May-99	30000			
51	1-Jun-99	30000			
52	1-Jul-99	30000			
53	1-Aug-99	30000			
54	1-Sep-99	30000			
55	1-Oct-99	30000			
56	1-Nov-99	30000			
57	1-Dec-99	30000			
58	1-Jan-00	30000			
59	1-Feb-00	30000			
60	1-Mar-00	30000			
61	1-Apr-00	30000			
62	1-May-00	30000			
63	1-Jun-00	30000	25,245	10,755	
64	1-Jul-00	30000	25,245	10,755	
65	1-Aug-00	30000	27,012	8,988	
66	1-Sep-00	30000	27,012	8,988	
67	1-Oct-00	30000	27,012	8,988	
68	1-Nov-00	30000	27,012	8,988	
69	1-Dec-00	30000	27,012	8,988	
70	1-Jan-01	30000	27,012	8,988	
71	1-Feb-01	30000	27,012	8,988	
72	1-Mar-01	30000	27,012	8,988	
73	1-Apr-01	30000	27,012	8,988	
74	1-May-01	30000	27,012	8,988	
75	1-Jun-01	30000	27,012	8,988	
76	1-Jul-01	30000	28,903	7,097	
77	1-Aug-01	30000	28,903	7,097	
78	1-Sep-01	30000	28,903	7,097	
79	1-Oct-01	30000	28,903	7,097	
80	1-Nov-01	30000	28,903	7,097	
81	1-Dec-01	30000	28,903	7,097	
82	1-Jan-02	30000	28,903	7,097	
83	1-Feb-02	30000	28,903	7,097	
84	1-Mar-02	30000	28,903	7,097	
85	1-Apr-02	30000	28,903	7,097	
86	1-May-02	30000	28,903	7,097	
87	1-Jun-02	30000	28,903	7,097	
88	1-Jul-02	30000	30,926	5,074	
89	1-Aug-02	30000	30,926	5,074	
90	1-Sep-02	30000	30,926	5,074	
91	1-Oct-02	30000	30,926	5,074	
92	1-Nov-02	30000	30,926	5,074	
93	1-Dec-02	30000	30,926	5,074	
94	1-Jan-03	43200	30,926	12,274	
95	1-Feb-03	43200	30,926	12,274	
96	1-Mar-03	43200	30,926	12,274	90,584
97	1-Apr-03	43200	30,926	12,274	

98	1-May-03	43200	30,926	12,274	
99	1-Jun-03	43200	30,926	12,274	
100	1-Jul-03	43200	30,926	12,274	
101	1-Aug-03	43200	33,090	10,110	
102	1-Sep-03	43200	33,090	10,110	
103	1-Oct-03	43200	33,090	10,110	
104	1-Nov-03	43200	33,090	10,110	
105	1-Dec-03	43200	33,090	10,110	
106	1-Jan-04	43200	33,090	10,110	
107	1-Feb-04	43200	33,090	10,110	
108	1-Mar-04	43200	33,090	10,110	129,973
109	1-Apr-04	43200	33,090	10,110	
110	1-May-04	43200	33,090	10,110	
111	1-Jun-04	43200	33,090	10,110	
112	1-Jul-04	43200	33,090	10,110	
113	1-Aug-04	43200	35,407	7,793	
114	1-Sep-04	43200	35,407	7,793	
115	1-Oct-04	43200	35,407	7,793	
116	1-Nov-04	43200	35,407	7,793	
117	1-Dec-04	43200	35,407	7,793	
118	1-Jan-05	43200	35,407	7,793	
119	1-Feb-05	43200	35,407	7,793	
120	1-Mar-05	43200	35,407	7,793	102,784
121	1-Apr-05	43200	35,407	7,793	
122	1-May-05	43200	35,407	7,793	
123	1-Jun-05	43200	35,407	7,793	
124	1-Jul-05	43200	35,407	7,793	
125	1-Aug-05	43200	37,885	5,315	
126	1-Sep-05	43200	37,885	5,315	
127	1-Oct-05	43200	37,885	5,315	
128	1-Nov-05	43200	37,885	5,315	
129	1-Dec-05	43200	37,885	5,315	
130	1-Jan-06	51840	37,885	13,955	
131	1-Feb-06	51840	37,885	13,955	
132	1-Mar-06	51840	37,885	13,955	99,610
133	1-Apr-06	51840	37,885	13,955	
134	1-May-06	51840	37,885	13,955	
135	1-Jun-06	51840	37,885	13,955	
136	1-Jul-06	51840	37,885	13,955	
137	1-Aug-06	51840	40,537	11,303	
138	1-Sep-06	51840	40,537	11,303	
139	1-Oct-06	51840	40,537	11,303	
140	1-Nov-06	51840	40,537	11,303	
141	1-Dec-06	51840	40,537	11,303	
142	1-Jan-07	51840	40,537	11,303	
143	1-Feb-07	51840	40,537	11,303	
144	1-Mar-07	51840	40,537	11,303	146,241
145	1-Apr-07	51840	40,537	11,303	
146	1-May-07	51840	40,537	11,303	
147	1-Jun-07	51840	40,537	11,303	
148	1-Jul-07	51840	40,537	11,303	

149	1-Aug-07	51840	43,375	8,465	
150	1-Sep-07	51840	43,375	8,465	
151	1-Oct-07	51840	43,375	8,465	
152	1-Nov-07	51840	43,375	8,465	
153	1-Dec-07	51840	43,375	8,465	
154	1-Jan-08	51840	43,375	8,465	
155	1-Feb-08	51840	43,375	8,465	
156	1-Mar-08	51840	43,375	8,465	
157	1-Apr-08	51840	43,375	8,465	112,932
158	1-May-08	51840	43,375	8,465	
159	1-Jun-08	51840	43,375	8,465	
160	1-Jul-08	51840	43,375	8,465	
161	1-Aug-08	51840	46,411	5,429	
162	1-Sep-08	51840	46,411	5,429	
163	1-Oct-08	51840	46,411	5,429	
164	1-Nov-08	51840	46,411	5,429	
165	1-Dec-08	51840	46,411	5,429	
166	1-Jan-09	62208	46,411	15,797	
167	1-Feb-09	62208	46,411	15,797	
168	1-Mar-09	62208	46,411	15,797	
169	1-Apr-09	62208	46,411	15,797	108,396
170	1-May-09	62208	46,411	15,797	
171	1-Jun-09	62208	46,411	15,797	
172	1-Jul-09	62208	46,411	15,797	
173	1-Aug-09	62208	49,660	12,548	
174	1-Sep-09	62208	49,660	12,548	
175	1-Oct-09	62208	49,660	12,548	
176	1-Nov-09	62208	49,660	12,548	
177	1-Dec-09	62208	49,660	12,548	
178	1-Jan-10	62208	49,660	12,548	
179	1-Feb-10	62208	49,660	12,548	
180	1-Mar-10	62208	49,660	12,548	163,572

9/4/03

Tech Pacific Rent Receipts Details

Total Area - 3675 Sq. Ft.
 2100 Sq. Ft. - M.P.I.P.L.
 1575 Sq. Ft. - P.M. Mod.

~~Total~~
I Rent Receipt P.M. - Rs. 50,579.
up to July '02

Proportionate Rent
of Mr. Mowood Mod. } - Rs. 21,677
Proportionate Rent
of M.P.I.P.L. } - Rs. 28,902. } Rs. 50,579.

II Rent Receipt per
month from Aug '02
to March '03 } - Rs. 54,120

Proportionate Rent
of Mr. Mowood Mod. } - Rs. 23,194
Proportionate Rent of
M.P.I.P.L. } - Rs. 30,926. } Rs. 54,120.

(P.T.O)

Rent Details of
Mr. Pramod Modi.

1. Rent payable to Mr Pramod
Modi from April '02
to Dec' 02 @ 36,000/
P.M for 9 months

Rs. 3,24,000

2. Rent payable to Mr. Pramod
Modi from January '03 to
March '03 @ 43,200/
for 3 months

Rs. 1,29,600

Rs. 4,53,600 → ①

15th January, 2003.

To,
The Managing Director,
M/s. Tech Pacific India Limited,
Eden Rock, Flat E,
yellapa Chetty Layout,
37 Ulsoor Road,
Bangalore - 500 042.

Sub: Increase in rent & amenities for the premises occupied by your company of 3,675 sft, in the ground floor in the building known as Usha Kiran Complex.
Ref: Our Lease Agreement dated 1st May 2000 and General Amenities Agreement dated 1st May 2000.

Dear Sir,

With reference to the above please note that as per the terms of our agreement the rent & amenity charges for the premises occupied by your company are to be increased by 7% every year.

The increased rent & amenity charges from August 2002 onwards are as follows:

Rent	Amenity	TDS	Net Rent
11255	42865	8524	45596

Please pay the enhanced rent & amenity charges from August 2002 .

Please pay arrears of **Rs.11936/-** (Eleven Thousand Nine Hundred and Thirty Six Only) for the month's of August 2002 to November 2002 .

Thank You.

Yours sincerely,


Soham Modi.

Recd





16/1/03

Pramod Modi

B.E.

Office : 183-184, Rashtrapathi Road,
Secunderabad - 500 003.
Residence : 1-8-165, Prenderghast Road,
Secunderabad - 500 003.
Telephone : Off : 7538811/12/13
Res : 7845478
Fax : 040-7538818
E-mail : pec@hd2.vsnl.net.in

To
The Branch Manager,
M/S. Tech Pacific India Limited,
Usha Kiran Complex,
SECUNDERABAD.

03.01.2003

Sir,

Sub: Non-receipt of TDS Certificate – reg.

With reference to the above subject, I have not received TDS certificate for the month of March, 2002 on rent for premises occupied by you at above mentioned address.

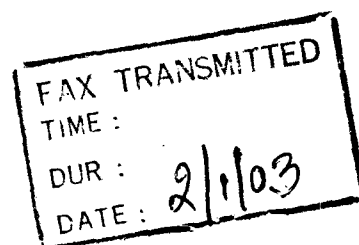
The above matter was already brought to your office notice by our persons but it seems that you have not taken the matter seriously. Since the assessment for the year has already been taken up by the Income tax department and finalising the demand with out considering my claim. Hence I request you to arrange issue TDS certificate immediately with out further delay.

Kindly acknowledge,

Thanking you,

Yours truly,


PRAMOD MODI



30th October 2002

To,
The Managing Director,
M/s Tech Pacific India Limited,
Eden Rock, Flat E,
Yellapa Chetty Layout,
37 Ulsoor Road,
BANGLORE – 500 042.

Sub: Increase in rent & amenities for the premises occupied by your company of about 3,675 sft, in 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 1st May 2000.

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 7% at the end of every year.

The next increase is due on 1st August 2002. Please pay the enhanced rent and amenities charges of **Rs. 54,120/-**, an increase of **Rs. 3,541/-** from 1st August 2002.


The net rent and amenities charges after deducting TDS of **Rs. 8,524/-** is **Rs. 45,596/-**.

Thank you.

Yours sincerely,
For PRAMOD CHANDRA MODI.


[KANAKA RAO]
Manager




07/11/02

Date:17.04.2002

To,
The Managing Director,
M/s. Tech Pacific India Limited,
Eden Rock, Flat E,
yellapa Chetty Layout,
37 Ulsoor Road,
Banglore – 500 042.

Sub: Issue of TDS certificates for premises occupied by your company of 3,675 sft, in the ground floor in the building known as Usha Kiran Complex

Dear Sir,

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

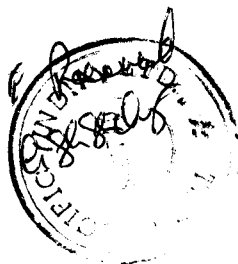
Sl. No.	Rent	TDS	Net Rent	Certificate received	Certificate not received
1.	47,270	7942	39,328	-	Apr 01
2.	47,270	7942	39,328	-	May 01
3.	47,270	7232	40,038	-	Jun 01
4.	47,270	7232	40,038	-	Jul 01
5.	50,579	7738	42,841	-	Aug 01
6.	50,579	7738	42,841	-	Sept 01
7.	50,579	7738	42,841	-	Oct 01
8.	50,579	7738	42,841	-	Nov 01
9.	50,579	7738	42,841	-	Dec 01
10.	50,579	7738	42,841	-	Jan 02
11.	50,579	7738	42,841	-	Feb 02
12.	50,579	7738	42,841	-	Mar 02
Total	5,93,712	92,252.00	5,01,460.00		

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)



10th October 01

- REMINDER

To,
The Managing Director,
M/s. Tech Pacific India Limited,
Eden Rock, Flat E,
Yellapa Chetty layout,
37 Ulsoor Road,
BANGALORE - 500 042.

Dear Sir,

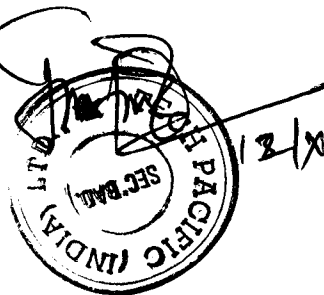
Sub: Request for issue of TDS certificate for the months of April 00 to May 00.

We have not received the above mentioned TDS certificates. Please send them on or before 20th October 2001.

Thank You.

Yours sincerely,


(Manager).



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

- 1] Premises No. : 1-8-165 to 179/2, 62nd Floor.
2] No. & Name of the Locality : Prenderghast, Road, Secunderabad.
3] No. & Name of the Sub-Locality : Paradise Circle.
4] Name of the Owner : Pranod Chandra Modi.
5] Name of the Occupier : Teek Pacific (India) Ltd
6] Nature of Usage : Commercial
7] Name of the firm / institution / etc., : Teek Pacific (India) Ltd.
8] Date of Occupation : 1st. July 2000
9] Total Area of Land in Sq.Yds : -
10] Total Plinth Area in Sft. : 3675 Sq. ft
11] Monthly Rental Value : 10,519/-
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: 19.09.2001

Signature: _____

Place: Secunderabad.

Name: G. Rouse

Address: 1-8-165, 62nd Floor, Ushakiran Complex

Seal : _____

Phone No.: 6317501



Date : 3rd August 2001

Mr. Promod Chandra Modi
1-8-179/2
Usha Kiran Complex
Secunderabad 500 003.

Sub : LEASE AGREEMENT of our Hyderabad Office premises.

Ref : Your letter dated 20th July 2001

We are in receipt of your letter referred above. Further to the same, we hereby confirm that the terms of our rental payment with respect to our occupation of the premises at Ground Floor, Usha Kiran Complex, 1080167 to 179/2, S.D. Road, Secunderabad 500 003, will be as follows.

Rent : 10,519 per month
Amenities : 40,060 per month

The applicable TDS will be deducted from the above. The above payment terms shall be with effect from 1st August 2001.

Thanking you,

Yours truly,
for **Tech Pacific (India) Limited,**


Ashok Someshwar
Company Secretary



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Off : 5-4-187/3 & 4, III floor,
M.G. Road, Secunderabad - 500 003.
Phone : 040-754 3658/4058
Fax : 040-754 1450

22nd June 2001

To,
M/s. Tech Pacific India Ltd.,
Usha Kiran Complex,
Secunderabad - 500 003.

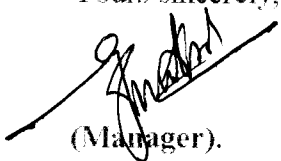
Dear Sir,

Sub: Request for issue of TDS certificate for the months of April 00 to May 00.

We have not received the above mentioned TDS certificates. Please send them as soon as possible.

Thank You.

Yours sincerely,


(Manager).

PRAMOD CHANDRA MODI

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

20th July 2001

To,
The Managing Director,
M/s. Tech Pacific India Limited,
Eden Rock, Flat E,
yellapa Chetty Layout,
37 Ulsoor Road,
Banglore – 500 042.

Sub: Increase in rent & amenities for the premises occupied by your company of
3,675 sft, in the ground floor in the building known as Usha Kiran Complex.
Ref: Our Lease Agreement dated 1st May 2000 and General Amenities Agreement
dated 1st May 2000.

Dear Sir,

With reference to the above please note that as per the terms of our agreement the rent
& amenity charges for the premises occupied by your company are to be increased by
7% every year. The next increase is due on 1st August 2001.

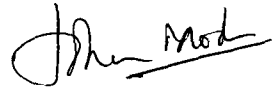
The increased rent & amenity charges from August 2001 onwards are as follows:

Rent	Amenity	TDS	Net Rent
10,519	40,060	7,738	42,841

Please pay the enhanced rent & amenity charges.

Thank You.

Yours sincerely,



Soham Modi.



GODREJ PACIFIC TECHNOLOGY LTD.
PIROJSHANAGAR, VIKHROLI, MUMBAI-400079
FORM No. 16A [SEE RULE 31 (1)(b)]

Certificate of Deduction of Tax at Source Issued under
section 203 of the Income-Tax Act, 1961

Tax deduction A/c No. : G-03803-C(R)/BBY TDS Certificate No. : 2131-447
Permanent A/c No./GIR No. : APPLIED FOR Status : Company
8-G/DC/SP.RG-30
Name and Address of the : GODREJ PACIFIC TECHNOLOGY LTD.
person deducting tax Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.5191.00(Rs. five thousand one hundred ninety one only) being
income tax at the rate of 22 percent has been deducted at source from the payment
made/credited into the account of the payee for the period 01/04/99 to 30/04/99 and has
been paid to the credit of Central Government as per the details given below :

1. (a) Name & Address of the person : MODI PROPERTIES & INVESTMENTS P LTD
to whom payment made or in 5-4-187/3&4, IIND FLOOR
whose account it is credited SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003

(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Account:

Amount Paid/ Credited Rs.	Date of Payment/ Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Bank Code	Bill Number
23594.00	09.04.99	5191.00	06 MAY 99 NIL	B001	RENTAPR99

4. TDS Circle where Annual Return : ITO TDS City VI,
under Section 206 is to be delivered Mumbai

For GODREJ PACIFIC TECHNOLOGY LTD.

Mk Pakka.

Place : Mumbai
DATE : 28 MAY 99

MARZI KHURSHED PAKKA
MANAGER (ACCOUNTS)

B001 - CENTRAL BANK OF INDIA , GHATKOPAR (WEST) BRANCH, MUMBAI 400 086

TECH PACIFIC TECHNOLOGY(I) LTD.
PIROJSHANAGAR, VIKHROLI, MUMBAI-400079
FORM No. 16A [SEE RULE 31 (1)(b)]

Certificate of Deduction of Tax at Source Issued under
section 203 of the Income-Tax Act, 1961

Tax deduction A/c No. : G-03803-C(R)/BBY TDS Certificate No. : 2131-716
Permanent A/c No./GIR No. : APPLIED FDR Status : Company
8-G/DC/SP.RG-30
Name and Address of the person deducting tax : TECH PACIFIC TECHNOLOGY(I) LTD.
Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.5554.00(Rs. five thousand five hundred fifty four only) being income tax at the rate of 22 percent has been deducted at source from the payment made/credited into the account of the payee for the period 01/03/00 to 31/03/00 and has been paid to the credit of Central Government as per the details given below :

1. (a) Name & Address of the person to whom payment made or in whose account it is credited : MODI PROPERTIES & INVESTMENTS P LTD
5-4-187/3&4, IIND FLOOR
SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003

(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Accounts

Amount Paid/Credited Rs.	Date of Payment/Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Bank Code	Bill Number
25245.00	06.03.00	5554.00	07 APR 00 NIL	B001	RENTMAR00

4. TDS Circle where Annual Return under Section 206 is to be delivered : ITO TDS City VI,
Mumbai

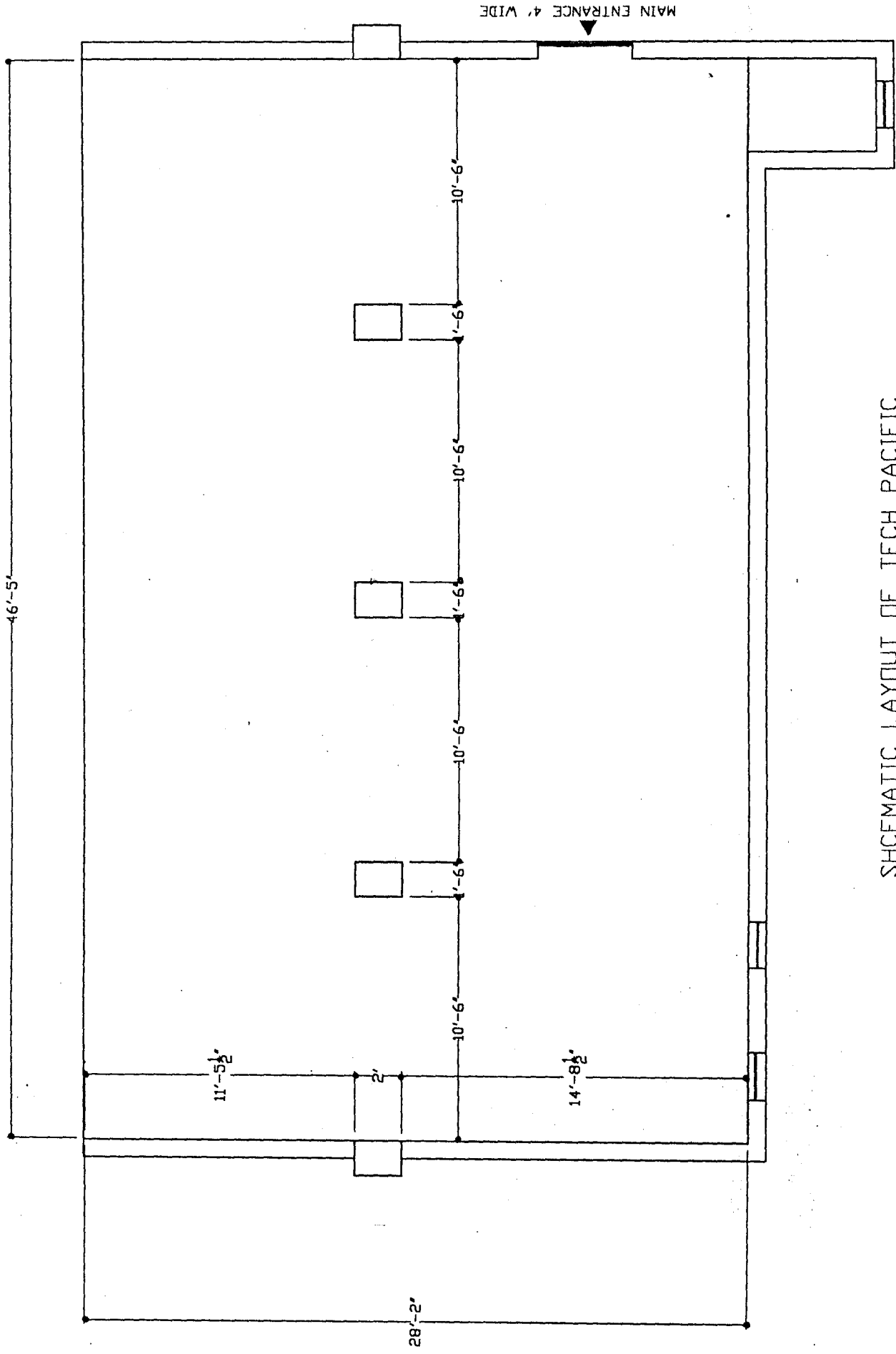
For TECH PACIFIC TECHNOLOGY(I) LTD.

Mk Pakka.

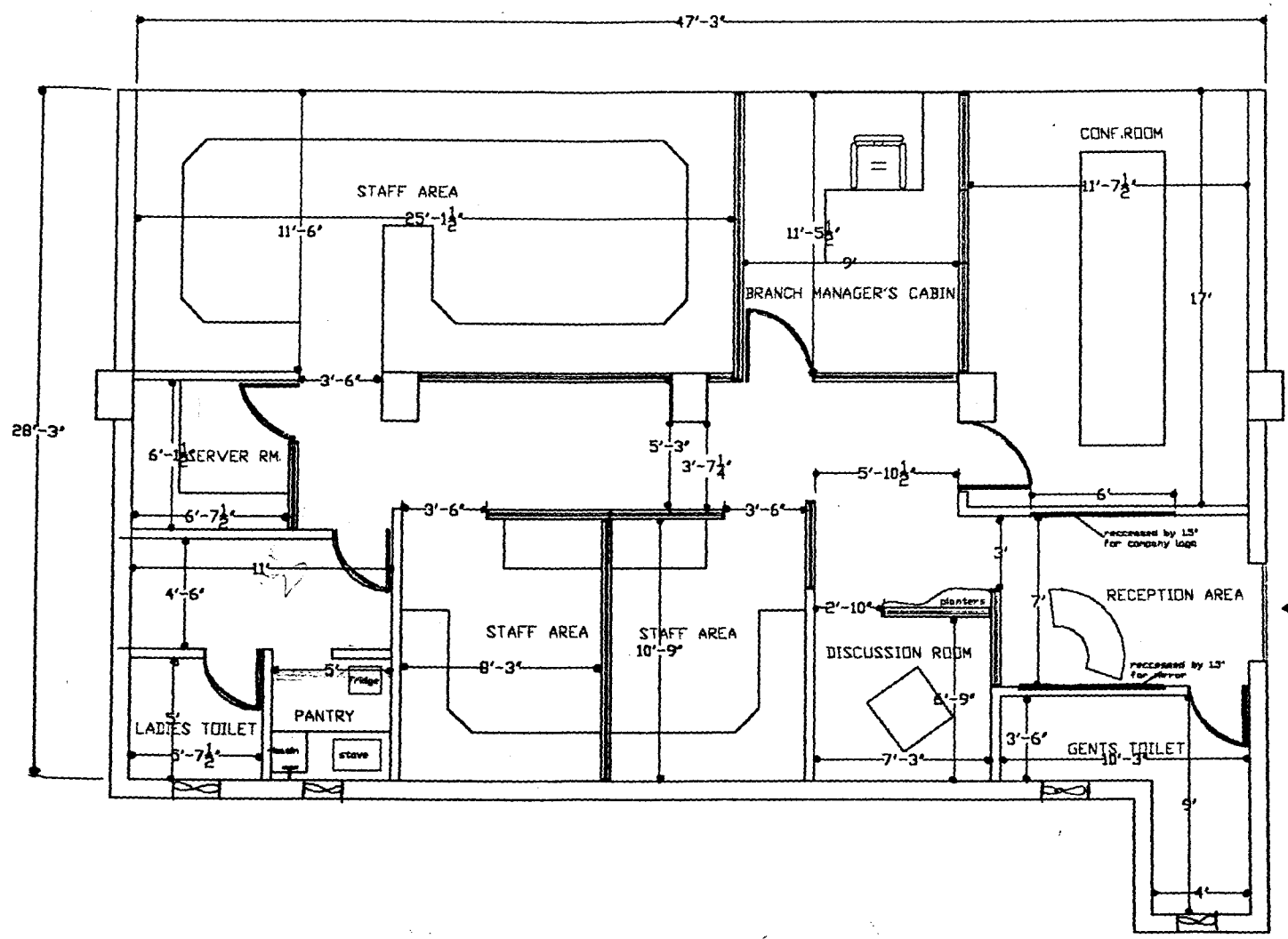
Place : Mumbai
DATE : 30.04.00

MARZI KHURSHED PAKKA
MANAGER (ACCOUNTS)

B001 - CENTRAL BANK OF INDIA , GHATKOPAR (WEST) BRANCH, MUMBAI 400 086



SHCEMATIC LAYOUT OF TECH PACIFIC



PROJECT

PROPOSED INTERIORS FOR
TECH PACIFIC AT USHA KRIAN COMPLEX

TITLE:

LAYOUT OF BRICK PARTITIONS
AND GLASS PARTITIONS,
WITH FURNITURE

NOTES:

- ALL WALLS ARE 4 1/2" THK. IN BRICK & PLASTER
- FULL HT WALLS UP TO 8'1" FROM FFL.
- HALF HT WALL UP TO 2'10" FROM FFL
- IN THE RECEPTION AREA WALL IS RECESSED IN BY 1.5"
- TOILET WALLS TO BE CLADDED UP TO THE CEILING .
- TWO TOILETS AND PANTRY
- ALL ROOM HT IS 8'1" AND PASSAGE IS 7'2"

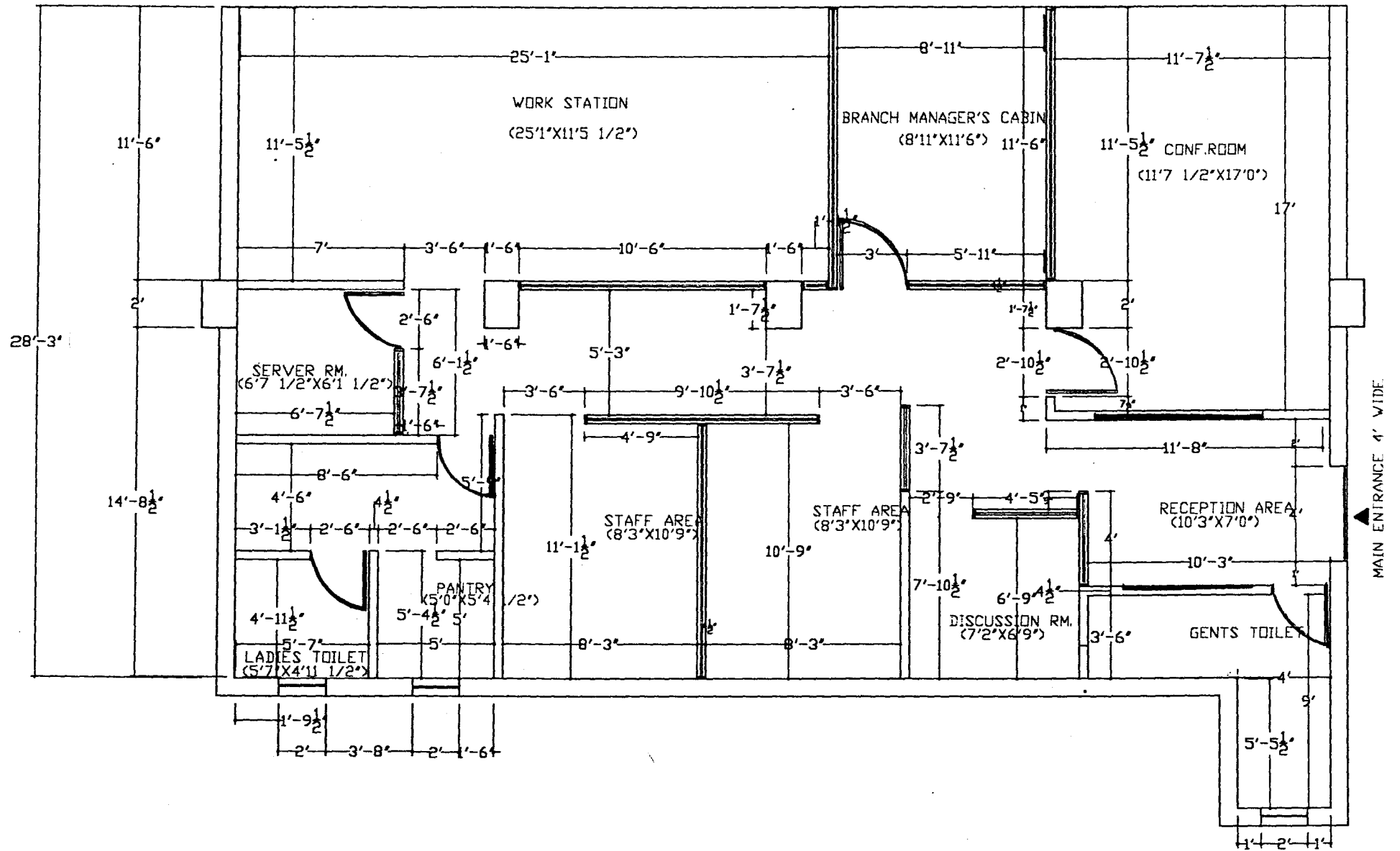
MAIN ENTRANCE 4' WIDE

DATE

SCALE

RECEPTION AREA
1"=4'

KRUTI KADAKIA.
INTERIOR DESIGNER.





MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Off : 5-4-187/3 & 4, 111 floor,
M.G. Road, Secunderabad - 500 003.
Phone : 040-754 3658/4058
Fax : 040-754 1450

PROPERTY LEASE DEPOSIT/ADVANCE CONFIRMATION

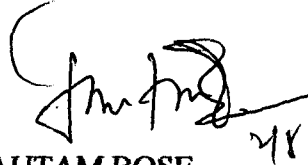
We MODI PROPERTIES & INVESTMENTS PVT. LTD., SECUNDERABAD confirm holding the Property Lease Deposit/Advance as on 30th June, 2000 of Rs. 1,32,300/- (Rupees One Lakh Thirty Two Thousand Three Hundred Only) pertaining to lease of my premises situated at No. 1-8-165 to 179, USHA KIRAN COMPLEX, SAROJINI DEVI Road, SECUNDERABAD - 3, Pin Code - 500 003 to TECH PACIFICA (INDIA) LTD., Hyderabad.

For MODI PROPERTIES & INVESTMENTS PVT LTD.

SOHAM MODI
(Managing Director)

Place: Secunderabad
Date : 01/08/2000

In Witness:

Branch Manager's Signature : 
Branch Manager's Name : GAUTAM BOSE
Place : SECUNDERABAD
Date : 01/08/2000.

15 June 2000

To,
Mr Gautam Bose,
Branch Manager,
Tech Pacific India Ltd,
Usha Kiran Complex,
S D Road,
Secunderabad - 3.

Dear Sir,

Please find enclosed two copies of the lease and general amenities agreement as per the ~~copy~~ draft given by your company. Please sign the same and return the copies for our signature.

With regard to the clause pertaining to the payment of stamp duty, please note that as per the AP Stamp Act the stamp duty for a lease agreement is to be paid by the lessee. The stamp duty for a lease agreement for a period of less than 5 years is 3% of the average annual rent and 5% for a lease agreement between 5 to 10 years. The stamp duty on the deposit is 5%.

Please let us know the additions and alterations that may be required in the new premises at the earliest.

We hope you find the above in order.

Thank You.

Yours sincerely,


SRINIVAS MODU

TECH PACIFIC TECHNOLOGY(I) LTD.
PIROJSHANAGAR, VIKHROLI, MUMBAI-400079
FORM No. 16A [SEE RULE 31 (1)(b)]

Certificate of Deduction of Tax at Source Issued under
section 203 of the Income-Tax Act, 1961

Tax deduction A/c No. : G-03B03-C(R)/BBY TDS Certificate No. : 2131-691
Permanent A/c No./GIR No. : APPLIED FOR Status : Company
8-G/DC/SP.RG-30
Name and Address of the : TECH PACIFIC TECHNOLOGY(I) LTD.
person deducting tax Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.5554.00(Rs. five thousand five hundred fifty four only) being
income tax at the rate of 22 percent has been deducted at source from the payment
made/credited into the account of the payee for the period 01/02/00 to 28/02/00 and has
been paid to the credit of Central Government as per the details given below :

1. (a) Name & Address of the person : MODI PROPERTIES & INVESTMENTS P LTD
to whom payment made or in 5-4-187/3&4, IIND FLOOR
whose account it is credited SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003
(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Account:

Amount Paid/ Credited Rs.	Date of Payment/ Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Bank Code	Bill Number
25245.00	02.02.00	5554.00	06 MAR 00 NIL	- 8001	RENTFEB2000

4. TDS Circle where Annual Return : ITO TDS City VI,
under Section 206 is to be delivered Mumbai

For TECH PACIFIC TECHNOLOGY(I) LTD.

Mk Pakke.

Place : Mumbai
DATE : 30 MAR 00

MARZI KHURSHED PAKKA
MANAGER (ACCOUNTS)

8001 - CENTRAL BANK OF INDIA, GHATKOPAR (WEST) BRANCH, MUMBAI 400 086

TECH PACIFIC TECHNOLOGY(I) LTD.
PIROJSHANAGAR, VIKHROLI, MUMBAI-400079
FORM No. 16A [SEE RULE 31 (1)(b)]

Certificate of Deduction of Tax at Source Issued under
section 203 of the Income-Tax Act, 1961

Tax deduction A/c No. : G-03803-C(R)/BBY TDS Certificate No. : 2131-668
Permanent A/c No./GIR No. : APPLIED FOR Status : Company
G-G/DC/SP.RG-30
Name and Address of the : TECH PACIFIC TECHNOLOGY(I) LTD.
person deducting tax Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.5554.00(Rs. five thousand five hundred fifty four only) being
income tax at the rate of 22 percent has been deducted at source from the payment
made/credited into the account of the payee for the period 01/01/00 to 31/01/00 and has
been paid to the credit of Central Government as per the details given below :

1. (a) Name & Address of the person : MODI PROPERTIES & INVESTMENTS P LTD
to whom payment made or in 5-4-187/384, IIND FLOOR
whose account it is credited SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003
(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Account:

Amount Paid/ Credited Rs.	Date of Payment/ Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Bank Code	Bill Number
25245.00	05.01.00	5554.00	04 FEB 00 NIL	B001	RENTJAN2000

4. TDS Circle where Annual Return : ITO TDS City VI,
under Section 206 is to be delivered Mumbai

For TECH PACIFIC TECHNOLOGY(I) LTD.

Mk Pakka.

Place : Mumbai
DATE : 28.02.00

MARZI KHURSHED PAKKA
MANAGER (ACCOUNTS)

B001 - CENTRAL BANK OF INDIA , GHATKOPAR (WEST) BRANCH, MUMBAI 400 086

TECH PACIFIC TECHNOLOGY(I) LTD.
PIROJSHANAGAR, VIKHROLI, MUMBAI-400079
FORM No. 16A [SEE RULE 31 (1)(b)]

Certificate of Deduction of Tax at Source Issued under
section 203 of the Income-Tax Act, 1961

Tax deduction A/c No. : G-03803-C(R)/BBY TDS Certificate No. : 2131-644
Permanent A/c No./GIR No. : APPLIED FOR Status : Company
8-G/DC/SP.RG-30
Name and Address of the : TECH PACIFIC TECHNOLOGY(I) LTD.
person deducting tax Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.5554.00(Rs. five thousand five hundred fifty four only) being income tax at the rate of 22 percent has been deducted at source from the payment made/credited into the account of the payee for the period 01/12/99 to 31/12/99 and has been paid to the credit of Central Government as per the details given below :

1. (a) Name & Address of the person : MODI PROPERTIES & INVESTMENTS P LTD
to whom payment made or in 5-4-187/3&4, TIND FLOOR
whose account it is credited SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003

(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Accounts:

Amount Paid/Credited Rs.	Date of Payment/Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Bank Code	Bill Number
25245.00	06.12.99	5554.00	06 JAN 00 NIL 07 JAN 00 04 FEB 00	8001	RENTDEC99

4. TDS Circle where Annual Return : ITO TDS City VI,
under Section 206 is to be delivered Mumbai

For TECH PACIFIC TECHNOLOGY(I) LTD.

Mk Pakka.

Place : Mumbai
DATE : 31.01.00

MARZI KHURSHED PAKKA
MANAGER (ACCOUNTS)

8001 - CENTRAL BANK OF INDIA , GHATKOPAR (WEST) BRANCH, MUMBAI 400 086

TECH PACIFIC TECHNOLOGY(I) LTD.
PIROJSHANAGAR, VIKHROLI, MUMBAI-400079
FORM No. 16A [SEE RULE 31 (1)(b)]

Certificate of Deduction of tax at Source Issued under
section 203 of the Income-Tax Act, 1961

Tax deduction A/c No. : G-03303-C(R)/BBY TDS Certificate No. : 2131-620
Permanent A/c No./GIR No. : APPLIED FOR Status : Company
B-6/DC/SP.RG-30
Name and Address of the : TECH PACIFIC TECHNOLOGY(I) LTD.
person deducting tax Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.5554.00(Rs. five thousand five hundred fifty four only) being income tax at the rate of 22 percent has been deducted-at source from the payment made/credited into the account of the payee for the period 01/11/99 to 30/11/99 and has been paid to the credit of Central Government as per the details given below :

1. (a) Name & Address of the person : NDDI PROPERTIES & INVESTMENTS P LTD
to whom payment made or to 5-4-197/324, 11TH FLOOR
whose account it is credited SUNAM MANSION, B.L.G.ROAD
SECUNDERABAD
500 003
(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Account:

Amount Paid/Credited Rs.	Date of Payment/Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Rank Code	Bill Number
5554.00	04.11.99	5554.00	04 DEC 99 MU.	B001	RENTNOV99

4. TDS Circle where Annual Return : ITO TDS City VI,
under Section 206 is to be delivered Mumbai

For TECH PACIFIC TECHNOLOGY(I) LTD.

Mk Pakka.

Place : Mumbai
DATE : 07 DEC 99

MARZI KHURSHED PAKKA
MANAGER (ACCOUNTS)

B001 - CENTRAL BANK OF INDIA , GHATKOPAR (WEST) BRANCH, MUMBAI 400 086

TECH PACIFIC TECHNOLOGY(I) LTD.
 PIRAJANAGAR, VIKHROLI, MUMBAI-400079
 FORM No. 16A [SEE BULL. 31 (1)(b)]

Certificate of Deduction of Tax at Source Issued under
 section 203 of the Income-Tax Act, 1961

Tax Deduction A/c No. : G-03803-C(R)/RBY TDS Certificate No. : 2131-596
 Permanent A/c No./GIR No. : APPLIED FOR Status : Company
 B-G/DC/SP.RG-30
 Name and Address of the : TECH PACIFIC TECHNOLOGY(I) LTD.
 person deducting tax Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.6281.00(Rs. six thousand two hundred eighty one only) being
 income tax at the rate of 22 percent has been deducted at source from the payment
 made/credited into the account of the payee for the period 01/10/99 to 31/10/99 and has
 been paid to the credit of Central Government as per the details given below :

1. (a) Name & Address of the person : MDY PROPERTIES & INVESTMENTS P LTD
 to whom payment made or to 5-4-197/324, 1ST FLOOR
 whose account it is credited SOHAN MANSION, M.G.ROAD
 SECUNDERABAD
 500 003

(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Account:

Amount Paid/ Credited Rs.	Date of Payment/ Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Bank Code	Bill Number
3401.00	05.10.99	777.00	04 NOV 99 100.	8001	AUG-SEP99
28845.00	05.10.99	5504.00			SEPTOCT99
29547.00		6281.00			

4. TDS Circle where Annual Return : ITO TDS City VI,
 under Section 206 is to be delivered Mumbai

For TECH PACIFIC TECHNOLOGY(I) LTD.

M k Pakka.

Place : Mumbai
 DATE : 30.11.99

MARZI KHURSHED PAKKA
 MANAGER (ACCOUNTS)

8001 - CENTRAL BANK OF INDIA , GHATKOPAR (WEST) BRANCH, MUMBAI 400 086

GODREJ PACIFIC TECHNOLOGY LTD.
PIROJSHANAGAR, VIKHROLI, MUMBAI-400079
FORM No. 16A [SEE RULE 31 (1)(b)]

Certificate of Deduction of Tax at Source Issued under
section 203 of the Income-Tax Act, 1961

Tax deduction A/c No. : G-03803-C(R)/BBY TDS Certificate No. : 2131-571
Permanent A/c No./GIR No. : APPLIED FOR Status : Company
S-S/DC/SP.RG-30
Name and Address of the : GODREJ PACIFIC TECHNOLOGY LTD.
person deducting tax Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.5191.00(Rs. five thousand one hundred ninety one only) being
income tax at the rate of 22.0 percent has been deducted at source from the payment
made/credited into the account of the payee for the period 01/09/99 to 30/09/99 and has
been paid to the credit of Central Government as per the details given below :

(a) Name & Address of the person : MODI PROPERTIES & INVESTMENTS P LTD
to whom payment made or in 5-4-197/384, -IIND FLOOR
whose account it is credited SOHAN MANSION, M.G.ROAD
SECUNDERABAD
500 003

(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Account:

Amount Paid/ Credited Rs.	Date of Payment/ Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Bank Code	Bill Number
23594.00	07.09.99	5191.00	06 OCT 99 NIL	B001	RENTSEP99

4. TDS Circle where Annual Return : ITO TDS City VI,
under Section 206 is to be delivered Mumbai

For GODREJ PACIFIC TECHNOLOGY LTD.

Mk Pakka.

Place : Mumbai
DATE : 27 OCT 99

MARZI KHURSHED PAKKA
MANAGER (ACCOUNTS)

001 - CENTRAL BANK OF INDIA , GHATKOPAR (WEST) BRANCH, MUMBAI 400 086

GODREJ PACIFIC TECHNOLOGY LTD.
PIROJSHANAGAR, VIKHROLI, MUMBAI-400079
FORM No. 16A [SEE RULE 31 (1)(b)]

Certificate of Deduction of Tax at Source Issued under
section 203 of the Income-Tax Act, 1961

Tax deduction A/c No. : G-03803-C(R)/BBY TDS Certificate No. : 2131-546
Permanent A/c No./GIR No. : APPLIED FOR Status : Company
8-G/DC/SP.RG-30
Name and Address of the : GODREJ PACIFIC TECHNOLOGY LTD.
person deducting tax Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.5191.00(Rs. five thousand one hundred ninety one only) being
income tax at the rate of 22 percent has been deducted at source from the payment
made/credited into the account of the payee for the period 01/08/99 to 31/08/99 and has
been paid to the credit of Central Government as per the details given below :

(a) Name & Address of the person : MODI PROPERTIES & INVESTMENTS P LTD
to whom payment made or in 5-4-187/3&4, IIND FLOOR
whose account it is credited SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003

(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Account:

Amount Paid/ Credited Rs.	Date of Payment/ Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Bank Code	Bill Number
23594.00	06.08.99	5191.00	06 SEP 99 NIL	B001	RENTAUG99

4. TDS Circle where Annual Return : ITD TDS City VI,
under Section 206 is to be delivered Mumbai

For GODREJ PACIFIC TECHNOLOGY LTD.

Mk Pakka

Place : Mumbai
DATE : 28 SEP 99

MARZI KHURSHED PAKKA
MANAGER (ACCOUNTS)

B001 - CENTRAL BANK OF INDIA , GHATKOPAR (WEST) BRANCH, MUMBAI 400 086

GODREJ PACIFIC TECHNOLOGY LTD.
PIROJSHANAGAR, VIKHROLI, MUMBAI-400079
FORM No. 16A [SEE RULE 31 (1)(b)]

Certificate of Deduction of Tax at Source Issued under
section 203 of the Income-Tax Act, 1961

Tax deduction A/c No. : G-03803-C(R)/BBY TDS Certificate No. : 2131-520
Permanent A/c No./GIR No. : APPLIED FOR Status : Company
8-G/DC/SP.RG-30
Name and Address of the : GODREJ PACIFIC TECHNOLOGY LTD.
person deducting tax Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.5191.00(Rs. five thousand one hundred ninety one only) being income tax at the rate of 22 percent has been deducted at source from the payment made/credited into the account of the payee for the period 01/07/99 to 31/07/99 and has been paid to the credit of Central Government as per the details given below :

1. (a) Name & Address of the person : MODI PROPERTIES & INVESTMENTS P LTD
to whom payment made or in 5-4-187/3&4, IIND FLOOR
whose account it is credited SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003

(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Account:

Amount Paid/ Credited Rs.	Date of Payment/ Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Bank Code	Bill Number
23594.00	06.07.99	5191.00	06 AUG 99 NIL	B001	RENTJUL99

4. TDS Circle where Annual Return : ITO TDS City VI,
under Section 206 is to be delivered Mumbai

For GODREJ PACIFIC TECHNOLOGY LTD.

Mk Pakka.

Place : Mumbai
DATE : 24 AUG 99

MARZI KHURSHED PAKKA
MANAGER (ACCOUNTS)

B001 - CENTRAL BANK OF INDIA., GHATKOPAR (WEST) BRANCH, MUMBAI 400 086

GODREJ PACIFIC TECHNOLOGY LTD.
PIROJSHANAGAR, VIKHROLI, MUMBAI-400079
FORM No. 16A [SEE RULE 31 (1)(b)]

Certificate of Deduction of Tax at Source Issued under
section 203 of the Income-Tax Act, 1961

Tax deduction A/c No. : G-03803-C(R)/BBY TDS Certificate No. : 2131-497
Permanent A/c No./GIR No. : APPLIED FOR Status : Company
8-G/DC/SP.RG-30
Name and Address of the : GODREJ PACIFIC TECHNOLOGY LTD.
person deducting tax Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.5191.00(Rs. five thousand one hundred ninety one only) being income tax at the rate of 22 percent has been deducted at source from the payment made/credited into the account of the payee for the period 01/06/99 to 30/06/99 and has been paid to the credit of Central Government as per the details given below :

1. (a) Name & Address of the person : MODI PROPERTIES & INVESTMENTS P LTD
to whom payment made or in 5-4-187/3&4, IIND FLOOR
whose account it is credited SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003

(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Account: /

Amount Paid/ Credited Rs.	Date of Payment/ Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Bank Code	Bill Number
23594.00	05.06.99	5191.00	06 JUL 99 NIL	B001	RENTJUNE99

4. ITC Circle where Annual Return : ITO TDS City VI,
under Section 206 is to be delivered Mumbai

For GODREJ PACIFIC TECHNOLOGY LTD.

Mk Pakka.

Place : Mumbai
DATE : 31.07.99

MARZI KHURSHED PAKKA
MANAGER (ACCOUNTS)

B001 - CENTRAL BANK OF INDIA , GHATKOPAR (WEST) BRANCH, MUMBAI 400 086

GODREJ PACIFIC TECHNOLOGY LTD.
PIROJSHANAGAR, VIKHROLI, MUMBAI-400079
FORM No. 16A [SEE RULE 31 (1)(b)]

Certificate of Deduction of Tax at Source Issued under
section 203 of the Income-Tax Act, 1961

Tax deduction A/c No. : G-03803-C(R)/BBY TDS Certificate No. : 2131-473
Permanent A/c No./GIR No. : APPLIED FOR Status : Company
8-G/DC/SP.RG-30
Name and Address of the : GODREJ PACIFIC TECHNOLOGY LTD.
person deducting tax Pirojshanagar, Vikhroli, Mumbai 400079.

Certified that a sum of Rs.5191.00(Rs. five thousand one hundred ninety one only) being
income tax at the rate of 22 percent has been deducted at source from the payment
made/credited into the account of the payee for the period 01/05/99 to 31/05/99 and has
been paid to the credit of Central Government as per the details given below :

1. (a) Name & Address of the person : MODI PROPERTIES & INVESTMENTS P LTD
to whom payment made or in 5-4-187/3&4, IIND FLOOR
whose account it is credited SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003

(b) Permanent A/c No. of such person :

2. (a) Nature of Payment : Rent.

3. Details of payment, Tax Deduction & Deposit of Tax into Central Government Account:

Amount Paid/ Credited Rs.	Date of Payment/ Credit	Amount of Income Tax deducted Rs.	Date & Challan No. of deposit of tax into Central Govt. Account	# Bank Code	Bill Number
23594.00	04.05.99	5191.00	04 JUN 99 NIL	B001	RENTMAY99

4. TDS Circle where Annual Return : ITO TDS City VI,
under Section 206 is to be delivered Mumbai

For GODREJ PACIFIC TECHNOLOGY LTD.

Mk Pakka

Place : Mumbai
DATE : 30.06.99

MARZI KHURSHED PAKKA
MANAGER (ACCOUNTS)

B001 - CENTRAL BANK OF INDIA , GHATKOPAR (WEST) BRANCH, MUMBAI 400 086

September 17, 1999

To,
M/s. Godrej Pacific Technology Ltd,
Pirojsha Nagar,
Vikhroli,
MUMBAI - 400 079.

Dear Sir,

Sub: Pending of Increase Rent.

Ref: Our Letter dated 1-7-99 for increase of rent.

As per the Clause (3) of Lease Agreement dated 14.7.1997 there is an increase of 7% on the existing rent. From August 1st 1999 the monthly rent is Rs. 25,245/- (Rent 19691 + TDS 5,553/-).

But you are sending the rent as usual of Rs. 18,403/- (August'99 & September'99). The difference amount for the two months is amounting to Rs. 2,576/-.

Please send us the balance amount of rent Rs. 2,576/- & the monthly rent of Rs. 19,691/-.

Thank You.

Yours sincerely,



SOHAM MODI.

Recd. Balant.
20/9/99


Godrej Pacific

GODREJ PACIFIC TECHNOLOGY LTD.

PIROJSHANAGAR, VIKHROLI, MUMBAI-400 079.

16.08.99

Mr. Joshua Solanki,
Hyderabad Branch.

Sub : Rent TDS Certificate(s) for the Month of MAY'99

Please find enclosed **TDS certificate(s)** of party/Parties whose details are given below.

Sr. No.	Party Name	TDS Certificate No.
1.	Modi Properties & Investments P Ltd.	473

Kindly arrange to send these certificate(s) to the respective party/parties & thereby send back an acknowledgement copy from each of them .

Regards,



R. Sundari
Finance Dept.



Modi Properties &
Investments Pvt. Ltd.
August 5, 1999

To,
M/s. Godrej Pacific Technology,
Usha Kiran Complex,
Secunderabad – 500 003.

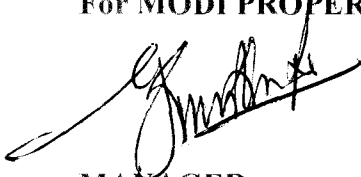
Dear Sir,

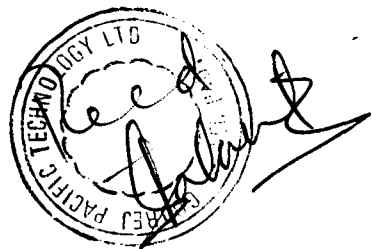
**Sub: Request for issue of TDS certificate for the months of
November 98, December 98 & March 99.**

We have not received the above mentioned TDS certificates. Please send them as soon as possible.

Thank you,

Yours sincerely,
For MODI PROPERTIES & INVESTMENTS PVT LTD.,


MANAGER.



Office : 5-4-187/3&4, 2nd Floor, M.G. Road, Secunderabad - 500 003.
Ph. No. 7833658, 7834058, Fax : 040-7830450

July 1, 1999

To,
M/s. Godrej Pacific Technology Ltd,
Pirojsha Nagar,
Vikhroli,
MUMBAI - 400 079.

Dear Sir,

Sub: Increase of Rent.
Ref: Lease Agreement dated 14/7/1997.

As per Clause (3) of Lease Agreement dated 14/7/1997 there is an increase of 7% on the existing rent.

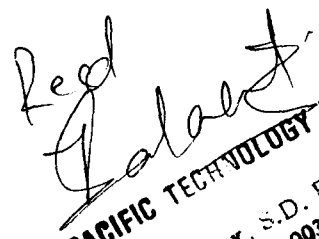
From 1st August 1999, onwards the monthly rent is **Rs. 25,245/-** (Rent 19,691/- + TDS 5,553/-).

Please pay monthly rent of **Rs. 19,691/-** after deducting TDS of **Rs. 5,553/-** from August 1999.

Thank you,

Yours faithfully,
for **MODI PROPERTIES & INVESTMENTS PVT LTD**


SOHAM MODI.


GODREJ PACIFIC TECHNOLOGY LTD.
1-8-165 to 179,
Usha Kiran Complex, S.D. Road,
SECUNDERABAD - 500 003.



Modi Properties &
Investments Pvt. Ltd.

February 26, 1999

To,
M/s. Godrej Pacific Technologies Ltd,
Usha Kiran Complex,
S. D. Road,
Secunderabad.

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.

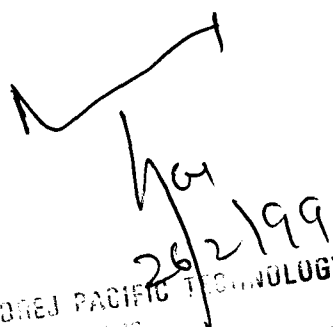
Send us a copy of the receipt of payment, so that we can refund the same at the time of your vacating & satisfactory handing over the premises.

Thank You

Yours sincerely

for MODI PROPERTIES & INVESTMENTS PVT LTD


SOHAM MODI.


GODREJ PACIFIC TECHNOLOGY LTD.
1-8- 6512 1st
Usha Kiran
SECUNDERABAD S.D. Road.

December 5, 1998

To,
M/s. Godrej Pacific Technology Ltd,
Usha Kiran Complex,
S. D. Road,
Secunderabad - 500 003.

Dear Sir,

Sub: Request for issue of TDS Certificates.

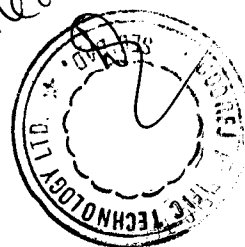
You have deducted TDS from rent for the months of August'97 to March'98 amounting to **Rs. 35,280/-** (Rupees Thirty Five Thousand Two Hundred And Eighty Only).

Please issue TDS certificate for the above amount.

Thank You.

Yours sincerely.


MANAGER.





GODREJ PACIFIC TECHNOLOGY LTD.

Plant 19A, Second Floor,
Pirojshanagar, Vikhroli,
Mumbai-400 079.
Telephone: (022) 5182431, 5182441
Fax: (022) 5170415

CHEQUE NO.: 0909118

MODI PROPERTIES & INVESTMENTS P LTD
5-4-187/3&4, IIND FLOOR
SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003

DATE: 03 AUG 98

ACCOUNT CODE: 0910

REMITTANCE ADVICE

Prepared By: Authorised By:

DATE	TYPE	REFERENCE	ORIGINAL AMOUNT	PREVIOUSLY PAID	AMOUNT PAID
01.08.98	INV	RENTAUG98	18875.00	0.00	18875.00
			18875.00	0.00	18875.00

KIRAN • BS05976

July 7, 1998

To,
M/s. Godrej Pacific Technology Ltd,
Pirojsha Nagar
Vikhroli
MUMBAI - 400 079.

Dear Sir,

Sub: Increase of Rent.
Ref: Lease Agreement dated 14/11/1997.

As per Clause(3) of Lease Agreement dated 14/7/1997 there is an increase of 7% on the existing rent.

From 1st August 1998, onwards the monthly rent is Rs. 23,594/- (Rent 18,875 + TDS 4,719).

Please pay monthly rent of **Rs. 18,875/-** after deducting TDS of **Rs. 4,719/-** from August 1998.

Thank You

Yours faithfully
for MODI PROPERTIES & INVESTMENTS PVT LTD



SOHAM MODI.



Godrej Pacific

GODREJ PACIFIC TECHNOLOGY LTD.

Plant 19A, Second Floor,
Pirojshanagar, Vikhroli,
Mumbai-400 079.
Telephone: (022) 5171166, 5171177
Fax: (022) 5170415

CHEQUE NO.: **0808344**

MODI PROPERTIES & INVESTMENTS P LTD
5-4-187/3&4, IIND FLOOR
SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003

DATE: 02 JUL 98

ACCOUNT CODE: 0910

REMITTANCE ADVICE

Prepared By: Authorised By:

DATE	TYPE	REFERENCE	ORIGINAL AMOUNT	PREVIOUSLY PAID	AMOUNT PAID
01.07.98	INV	RENTJULY98	17640.00	0.00	17640.00
			17640.00	0.00	17640.00

KIRAN 9505976



GODREJ PACIFIC TECHNOLOGY LTD.

Plant 19A, Second Floor,
Pirojshanagar, Vikhroli,
Mumbai-400 079.
Telephone: (022) 5171166, 5171177
Fax: (022) 5170415

CHEQUE NO.: **0806413**

DATE: **02 APR 98**

MODI PROPERTIES & INVESTMENTS P LTD
5-4-187/3&4, IIND FLOOR
SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003

ACCOUNT CODE: **0910**

REMITTANCE ADVICE

Prepared By: Authorised By:

DATE	TYPE	REFERENCE	ORIGINAL AMOUNT	PREVIOUSLY PAID	AMOUNT PAID
01.04.98	INV	RENTAPR98	17640.00	0.00	17640.00
			17640.00	0.00	17640.00



GODREJ PACIFIC TECHNOLOGY LTD.

Plant 19A, Second Floor,
Pirojshanagar, Vikhroli,
Mumbai-400 079.
Telephone: (022) 5171166, 5171177
Fax: (022) 5170415

CHEQUE NO: 0558523

MODI PROPERTIES & INVESTMENTS P LTP
5-4-187/3&4, IIND FLOOR
SOHAM MANSION, M.G.ROAD
SECUNDERABAD
500 003

DATE: 03 FEB 98

ACCOUNT CODE: 0910

REMITTANCE ADVICE

Prepared By: Authorised By:

DATE	TYPE	REFERENCE	ORIGINAL AMOUNT	PREVIOUSLY PAID	AMOUNT PAID
01.02.98	INV	RENTFEB98	17640.00	0.00	17640.00
			17640.00	0.00	17640.00

KIRAN • 8505976