

To

Mr. Soham Modi,
Managing Director
Modi properties and investments Pvt. Ltd.

Dear Mr. Modi,

Sub:- Surrendering of Premises – our M.G.Road Showroom.

Thank you for your time when we met this morning to discuss and agree upon surrendering of above premises.

Salient points are re-capitulated below:

1. We have already served you the termination of lease agreement on 14th May, 2000.
2. We shall surrender the premises on 31st of July, 2000
3. You shall refund us our deposit of Rs. 3,84,000 after deducting the unpaid rent for the period 14th May, 2000 to 31st July, 2000 @ Rs. 34,560 per month.
4. unpaid maintenance charges during the lease agreement till 31st July, 2000 will be paid by us @ Rs. 825/-
5. Unpaid charges for electricity consumption during the lease period, till 31st July, 2000 will be paid by us.
6. The calculation for the amount refundable by you on 31st July, 2000 is as under:

Rent for the month of May (15 days)	Rs. 17,280
Rent for June & July, 2000	<u>Rs. 69,120</u>
	<u>Rs. 86,400</u>

Refundable Security Deposit paid by us	Rs. 3,84,000
Notice period Rent adjustable 15 th May – 31 st July	<u>Rs. 86,400</u>
Refundable Security Deposit to be received by us from you (Rupees Two Lakhs ninety seven thousand six hundred only)	<u>Rs. 2,97,600</u>

Hutchison Max Telecom Ltd.



You are requested to kindly make arrangements for the refund of the balance.
The keys of the premises shall be handed over to you on 31st July.

The association with you was a pleasure and we thank you for all your co-operation.

With best wishes.

Yours sincerely,
For HUTCHISON MAX TELECOM LIMITED

A small, handwritten mark or signature, possibly initials, located to the left of the typed name.



(RAJESH SRIVASTAVA)
NETWORK HEAD.

By Book Post TRANSMISSION CORPORATION OF A.P. LIMITED G.R.C.

Bill No. 12051
01 JUL 2000

JUN/2000

14/JUL/2000

21/JUL/2000

Name SANDVIC ASIA LTD
Address 5-4-187/3 KARALA
M G ROAD SECUNDERABAD

MPB No. 773

004 1E 23 2 1S 1S-H -1267

Area Code Major No. Minor No. Reading

Previous Reading

039208

3

05/2000

85350 1

250 Current Month R.C.B.

Electricity and Miscellaneous Charges (Rupees)

Energy Monthly Minimum Charges 1082.50

Fixed Charges

Capacitor Surcharge

Additional Charge for Late Payment

Customer Charges 10.00

Fuel Cost Adjustment

* Interest on Debt -312.00

Defaulter Fee 70.00

Electricity Duty 15.38

Total 865.13

Less: Adjustments

Month's Rate 365.00

Net Total 865.00

5-4
MODIFIED

Note: Payment due on the date of issue of this bill. If the bill is not paid by the due date, the bill will be treated as a defaulter's bill. The Transmission Corporation of A.P. will be liable for the payment of interest on the amount of such defaulter's bill.

Accounts Officer
General Revenue Circle, Hyderabad

Hyderabad - 500042

CENTRAL POWER DISTRIBUTION COMPAN., A.P. LIMITED

Operation Circle, Hyderabad

B 269355

For the month of 05/2000

Account No. 105/010512 HC:01 140-000 EC: 65

18-H-1267

Name SANDVIC ASIA LTD

Energy Charges Rs. 8500 Paid by _____

Reconnection Fee Rs. _____ Cheque _____

Miscellaneous Charges Rs. _____

Total Rs. 865.00

Rs. Eight Hundred and Sixty Five Only

Payment is subject to realisation of cheque

[Signature]

May 15, 2000

Mr. SATISH MODI
Plot No. 1025, Road No. 45
Jubilee Hills
Hyderabad-500 035

Dear Sir,

**SUB: Notice for termination of Lease Agreement for the premises situated at
5-4-187/3 & 4/1 (G/F)M.G. Road, Sohan Mansion, Secunderabad.**

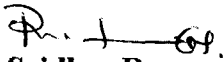
Pursuant to Clause 17 of the Lease Agreement, dated 1st November, 1998, signed between you and Hutchison Max Telecom Limited for renting your premises situated at 5-4-187/3 & 4/1 (G/F)M.G. Road, Sohan Mansion, Secunderabad, please be informed that we would like to serve Six months notice for termination of the Lease Agreement.

The Security Deposit of Rs. 3,84,000/- (Rupees Three Lakhs Eighty Four Thousand only) may please be returned latest by 14th November, 2000, to facilitate handing over of the vacant possession of the premises.

Kindly acknowledge receipt of the notice.

Thanking you.

Yours faithfully
For **Hutchison Max Telecom Limited**

for 
Sridhar Rao

Vice President – Sales & Customer Operations

Hutchison Max Telecom Limited

210, 5th Cross, 2nd Main, Defence Colony, Indiranagar, Bangalore - 560 038. Tel : (080) 5289612, 5285737/38/46. Fax : (080) 5289300.
Regd. Office : Stanrose House, DCW Centre, Standard Mills Compound, New Prabhadevi Road, Mumbai - 400 025.

31st March 2000

Dear Customer,

This is to inform you that on 31st March 2000, we served notice to the Department of Telecommunication (DOT) for surrender of our Radio Paging Licence.

As you are aware, the Paging Industry has been incurring continuous losses ever since inception due to various issues, both regulatory and market-related. Despite various attempts by individual organisations and the industry collectively, the situation has not shown any improvement.

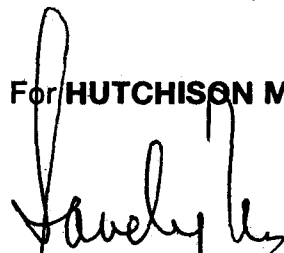
Owing to these circumstances, we have been compelled to serve our notice to the DOT to close down our Paging Operations. **Our licence will now terminate on 31 March 2001. We will provide our services till this date or till such time we have subscribers, but not later than this date.**

We are liaising with other Paging Operators in your service area to try and facilitate transfer to an alternate Paging Service in the most convenient manner possible.

We thank you for your patronage and shall write to you in the near future providing you with more details. In case you have any queries, you are free to call us at our customer care number 9611223344 or visit us at our Customer Care Centre.

With best wishes,

For **HUTCHISON MAX TELECOM LIMITED**



SANDIP DAS
CHIEF OPERATING OFFICER

Hutchison Max Telecom Ltd.

301-303, 3rd Floor, Navketan, 62, Sarojini Devi Road, Secunderabad - 500 003. Ph: 040-7806060, Fax: 040-7802426
Regd Office: Stanrose House, DCW Centre, Standard Mills Compound, New Prabhadevi Road, Mumbai Port - 400 025.

From
Mr. Mahesh Desai, Mr. Vinod Desai,
Mr. Subodh Desai, Mr. Valmik Desai,
C/o. Meera & Ceiko Pumps (P) Ltd.,
Office No.4-3-161,
Hill Street, Ranigunj,
Secunderabad - 500 003.

August 24, 1999

To
Mr. Shankar Bali,
City General Manager,
Hutchison Max Telecom,
Secunderabad - 500 003.

Subject : Transfer of Lease for the premises occupied by your
Company at 5-4-187/3 & 4/1, M.G.Road, Secunderabad.

- Reference :**
1. Lease Agreement dated 1-11-1998, for the above mentioned premises between Satish Modi & Hutchison Max Telecom.
 2. Sale Agreements dated 18.06.1999 between Mahesh Desai, Vinod Desai, Subodh Desai, Valmik Desai & Satish Modi for the above mentioned premises.
- *****

Dear Sir,

We have jointly purchased the above mentioned premises occupied by your company and you have transferred the rents to us from June 1999.

As per your request, we hereby confirm that we shall discharge the liability of refunding the rent deposit paid by your company to Mr.Satish Modi of Rs.3.84 Lacs, as per the terms and conditions of the above mentioned Lease Agreement.

Thanking you,

Yours Sincerely,

Mahesh Desai
Mahesh Desai

Subodh K. Desai
Subodh Desai

Vinod K. Desai
Vinod Desai

Valmik Desai
Valmik Desai

*Red
Modi
28/8/99*

Max Page File

FURN. RL. 16 A
[See Rule 31(1)(b)]
CERTIFICATE OF DEDUCTION OF TAX AT SOURCE UNDER SECTION 203 OF THE
INCOME TAX ACT 1961

TDS Certificate No. 9899-R-00040

Name & Address of the person deducting tax HUTCHISON MAX TELECOM LIMITED
301-303, 3RD FLOOR
62, NAVKETAN, S. D. ROAD
SECUNDERABAD-500 003

TDS Circle where Annual Return under Section 206 is to be delivered CIRCLE 5, HYDERABAD

Name & Address of the person to whom payment made or in whose account it is credited SATISH MODI
PLOT NO. 1025
ROAD NO. 45, JUBILEE HILLS
HYDERABAD

Tax deduction on Account No. of the deductor H-0524-G (R)/HYB

PAN/GIR No of the deductor 632-H-DCIT-SR 1-CHANDIGARH

PAN/GIR No of the payee

Nature of payment RENT

For the Period 01/03/1999 TO 31/03/1999

DETAILS OF PAYMENT, TAX DEDUCTION AND DEPOSIT OF TAX INTO CENTRAL GOVT. ACCOUNT

Date of Payment/ Credit	Amount Paid/ Credited (Rs.)	Amount of Income Tax deducted (Rs.)	Rate at which Tax dedt.	Date & Challan No. of Deposit of Tax into Central Govt. account	Name of Bank and Branch where tax deposited
05/03/1999	32000.00	4800.00	15.00 %	05/04/1999	SBI SECUNDERABD
31/03/1999	32000.00	4800.00	15.00 %	05/04/1999	SBI SECUNDERABD
	64000.00	9600.00			

Certified that a sum of Rs. Nine Thousand Six Hundred Only
been deducted at source and paid to the credit of Central Government as per
details given above

For HUTCHISON MAX TELECOM LIMITED

Place: SECUNDERABAD
Date: 13/04/1999

Full Name: *Prakash*
Designation: SR. MANAGER-FINANCE & ACCOUNTS

FORM NO. 16 A
[See Rule 31(1)(b)]
CERTIFICATE OF DEDUCTION OF TAX AT SOURCE UNDER SECTION 203 OF THE
INCOME TAX ACT 1961

TDS Certificate No. **9899-R-00033**

Name & Address of the person deducting tax **HUTCHISON MAX TELECOM LIMITED
301-303, 3RD FLOOR
62, NAVKETAN, S. D. ROAD
SECUNDERABAD-500 003**

TDS Circle where Annual Return under Section 206 is to be delivered **CIRCLE 5, HYDERABAD**

Name & Address of the person to whom payment made or in whose account it is credited **SATISH MODI
PLOT NO. 1025
ROAD NO. 45, JUBILLE HILLS
HYDERABAD**

Tax deduction on Account No. of the deductor **IF-0524-G (R)/HYB**

PAN/GIR No of the deductor **632-H-DCIT-SR 1-CHANDIGARH**

PAN/GIR No of the payee

Nature of payment **RENT**

For the Period **01/02/1999 TO 28/02/1999**

TAILS OF PAYMENT, TAX DEDUCTION AND DEPOSIT OF TAX INTO CENTRAL GOVT. ACCOUNT

Date of Payment/ Credit	Amount - Paid/ Credited (Rs.)	Amount of Income Tax deducted (Rs.)	Rate at which Tax dedt.	Date & Challan No. of Deposit of Tax into Central Govt. account	Name of Bank and Branch where tax deposited
05/02/1999	32000.00	4800.00	15.00 %	05/03/1999	SBI SECUNDERABAD
	32000.00	4800.00			

Certified that a sum of Rs. Four Thousand Eight Hundred Only been deducted at source and paid to the credit of Central Government as per details given above.

For HUTCHISON MAX TELECOM LIMITED

Place: SECUNDERABAD
Date: 12/03/1999


Full Name: M. PRAKASH
Designation: SR. MANAGER-FINANCE & ACCOUNTS

FORM NO. 16 A
[See Rule 31(1)(b)]
CERTIFICATE OF DEDUCTION OF TAX AT SOURCE UNDER SECTION 203 OF THE
INCOME TAX ACT 1961

TDS Certificate No. **9899-R-00025**

Name & Address of the person deducting tax **HUTCHISON MAX TELECOM LIMITED
301-303, 3RD FLOOR
62, NAVKETAN, S. D. ROAD
SECUNDERABAD-500 003**

TDS Circle where Annual Return under Section 206 is to be delivered **CIRCLE 5, HYDERABAD**

Name & Address of the person to whom payment made or in whose account it is credited **SATISH MODI
PLOT NO. 1025
ROAD NO. 45
JUBILEE HILLS HYDERABAD**

Tax deduction on Account No. of the deductor **H-0524-G (R)/HYB**

PAN/GIR No of the deductor **632-H-DCIT-SR 1-CHANDIGARH**

PAN/GIR No of the payee

Nature of payment **RENT**

For the Period **01/11/1998 TO 31/12/1998**

TAILS OF PAYMENT, TAX DEDUCTION AND DEPOSIT OF TAX INTO CENTRAL GOVT. ACCOUNT

Date of Payment/ Credit	Amount Paid/ Credited (Rs.)	Amount of Income Tax deducted (Rs.)	Rate at which Tax dedt.	Date & Challan No. of Deposit of Tax into Central Govt. account	Name of Bank and Branch where tax deposited
04/12/1998	32000.00	4800.00	15.00 %	05/01/1999	SBI SECUNDERABAD
31/12/1998	32000.00	4800.00	15.00 %	05/01/1999	SBI SECUNDERABAD
	64000.00	9600.00			

Certified that a sum of Rs. Nine Thousand Six Hundred Only been deducted at source and paid to the credit of Central Government as per details given above.

for HUTCHISON MAX TELECOM LIMITED

Place: SECUNDERABAD
Date: 11/01/1999


Full Name: P. PRAKASH
Designation: SR. MANAGER-FINANCE & ACCOUNTS

Satish Modi

Phone : (O) 7833658
7834058
(R) 3545772
Fax : +91-040-7830450

5-4-187/3&4/7/B, 3rd Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

July 5, 1999

To,
Mr. Shankar Bali,
City General Manager,
Hutchison Max Telecom,
S.D.Road,
Secunderabad.

Subject: Attornment of rent in favour of the new owners for the premises leased to your company at M.G.Road, Secunderabad.

Dear Mr. Bali,

As discussed earlier, we have sold the premises occupied by your company on M.G. Road, Secunderabad to the following persons.

1. Mr. Mahesh Desai
2. Mr. Valmik Desai
3. Mr. Vinod Desai
4. Mr. Subodh Desai

Please find enclosed the sale agreements in their favour.

We request you to pay the rent, from June 1999 onwards, in favour of the above mentioned people. Please divide the rent equally (Rs. 8,000/- each) and do not deduct TDS as the annual rent is less than Rs. 1,10,000/-. You can continue to pay the maintenance charges in favour of Modi Properties & Investments P Ltd.

As mentioned earlier the Desai family are our family friends and have been our business partners for over 2 decades. I would like to once again assure you that we will continue to deal with your company just as before for the entire period of the lease.

Satish Modi

Phone : (O) 7833658
7834058
(R) 3545772
Fax : +91-040-7830450

5-4-187/3&4/7/B, 3rd Floor,
Soham Mansion, M.G. Road,
Secunderabad - 500 003.

If you wish we can execute a new lease agreement (or supplementary agreement) or continue with the same lease with appropriate letters exchanged.

I hope that you find the above in order.

Thank you,

Yours sincerely,

Satish Modi

SATISH MODI

Encl: Copies of Sale Agreements.

*Recd
Kredhan
6/7/99*

July 5, 1999

To,
Mr. Shankar Bali,
City General Manager,
Hutchison Max Telecom,
S.D.Road,
Secunderabad.

Subject: Attornment of rent in favour of the new owners for the premises leased to your company at M.G.Road, Secunderabad.

Dear Mr. Bali,

As discussed earlier, we have sold the premises occupied by your company on M.G. Road, Secunderabad to the following persons.

1. Mr. Mahesh Desai
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4. Mr. Subodh Desai

Please find enclosed the sale agreements in their favour.

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As mentioned earlier the Desai family are our family friends and have been our business partners for over 2 decades. I would like to once again assure you that we will continue to deal with your company just as before for the entire period of the lease.

If you wish we can execute a new lease agreement (or supplementary agreement) or continue with the same lease with appropriate letters exchanged.

I hope that you find the above in order.

Thank you,

Yours sincerely,

Satish Modi

SATISH MODI

Encl: Copies of Sale Agreements.

January 1, 1999

To,
Hutchison Max Page,
Navketan Building,
Secunderabad - 500 003.

Dear Sir,

**Sub: Change of maintenance cheque from
Mr. Satish Modi to Modi Properties
& Investments Pvt Ltd.**

We hereby bring to your kind notice that from henceforth kindly change the name in the maintenance cheque from Mr. Satish Modi to Modi Properties & Investments Pvt Ltd.

Kindly do us the needful.

Thank You.

Yours faithfully.
for SATISH MODI.



SOHAM MODI.

Nina Jadhav
for
Prakash Pantham



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Date : 5th December, 1998

Satish Modi
5-4-187/3 & 4,
M.G.Road
Secunderabad-500 003.

Sub : Rent for the Premises bearing No, 5-4-187/3&4/1, Ground floor, MG.Road,
Secunderabad.

Dear Sir,

Please find enclosed herewith a cheque bearing No. 015637 dated 4.12.98 for Rs. 27,200/-,
Drawn on Times Bank, Abids, Hyderabad, towards rent for the month of November 98, after deducting
TDS @ 15%, amounting to Rs. 4,800/-.

Please acknowledge the receipt for the above.

Thanking you,
Yours Sincerely
For Hutchison Max Telecom Ltd.

Prabhakar Reddy
Administration Executive

Hutchison Max Telecom Ltd.

301-303, 3rd Floor, Navketan, 62, Sarojini Devi Road, Secunderabad - 500 003. Ph: 040-7802060, 7806060, Fax: 040-7802426
Regd Office: Bhai Mohan Singh Nagar, Railmajra, Tehsil Balachaur, District Nawan Shahr, Punjab - 144 533.



Date : 3rd January, 1999

Satish Modi
5-4-187/3 & 4,
M.G.Road
Secunderabad-500 003.

Sub : Rent for the Premises bearing No,5-4-187/3&4/1, Ground floor, MG.Road,
Secunderabad.

Dear Sir,

Please find enclosed herewith a cheque bearing No. 018708 dated 31.12.98 for Rs. 27,200/-,
Drawn on Times Bank, Abids, Hyderabad, towards rent for the month of December 98, after deducting
TDS @ 15%, amounting to Rs. 4,800/-.

Please acknowledge the receipt for the above.

Thanking you,
Yours Sincerely
For Hutchison Max Telecom Ltd.

Prabhakar Reddy
Administration Executive

Hutchison Max Telecom Ltd.

301-303, 3rd Floor, Navketan, 62, Sarojini Devi Road, Secunderabad - 500 003. Ph: 040-7802060, 7806060, Fax: 040-7802426
Regd Office: Bhai Mohan Singh Nagar, Railmajra, Tehsil Balachaur, District Nawan Shahr, Punjab - 144 533.



MAX
PAGE

Date : 05th January, 1999

Satish Modi
5-4-187/3 & 4,
M.G.Road
Secunderabad-500 003.

Sub : Rent for the Premises bearing No,5-4-187/3&4/1, Ground floor, MG.Road,
Secunderabad.

Dear Sir,

Please find enclosed herewith a cheque bearing No. 021928 dated 5.2.99 for Rs. 27,200/-,
Drawn on Times Bank, Abids, Hyderabad, towards rent for the month of January 99, after deducting
TDS @ 15%, amounting to Rs. 4,800/-.

Please acknowledge the receipt for the above.

Thanking you,
Yours Sincerely
For Hutchison Max Telecom Ltd.

Prabhakar Reddy
Administration Executive

Hutchison Max Telecom Ltd.

301-303, 3rd Floor, Navketan, 62, Sarojini Devi Road, Secunderabad - 500 003. Ph: 040-7802060, 7806060, Fax: 040-7802426
Regd Office: Bhai Mohan Singh Nagar, Railmaira, Tehsil Balachaur, District Nawan Shahr, Punjab - 144 533.



MAX
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Date : 3rd March, 1999

Satish Modi
5-4-187/3 & 4,
M.G.Road
Secunderabad-500 003.

Sub : Rent for the Premises bearing No,5-4-187/3&4/1, Ground floor, MG.Road,
Secunderabad.

Dear Sir,

Please find enclosed herewith a cheque bearing No. 022038 dated 05.03.99 for Rs. 27,200/-,
Drawn on Times Bank, Abids, Hyderabad, towards rent for the month of February 1999, after deducting
TDS @ 15%, amounting to Rs. 4,800/-.

Please acknowledge the receipt for the above.

Thanking you,
Yours Sincerely
For Hutchison Max Telecom Ltd.

Prabhakar Reddy
Administration Executive

Hutchison Max Telecom Ltd.

301-303, 3rd Floor, Navketan, 62, Sarojini Devi Road, Secunderabad - 500 003. Ph: 040-7802060, 7806060, Fax: 040-7802426
Regd Office: Bhai Mohan Singh Nagar, Raimajra, Tehsil Balachaur, District Nawan Shahr, Punjab - 144 533.



Date : 05th April, 1999

Satish Modi
5-4-187/3 & 4,
M.G.Road
Secunderabad-500 003.

Sub : Rent for the Premises bearing No,5-4-187/3&4/1, Ground floor, MG.Road,
Secunderabad.

Dear Sir,

Please find enclosed herewith a cheque bearing No. 019836 dated 03.04.99 for Rs. 27,200/-,
Drawn on Times Bank, Abids, Hyderabad, towards rent for the month of March 99, after deducting
TDS @ 15%, amounting to Rs. 4,800/-.

Please acknowledge the receipt for the above.

Thanking you,
Yours Sincerely
For Hutchison Max Telecom Ltd.

Prabhakar Reddy
Administration Executive

Hutchison Max Telecom Ltd.

301-303, 3rd Floor, Navketan, 62, Sarojini Devi Road, Secunderabad - 500 003. Ph: 040-7802060, 7806060, Fax: 040-7802426
Regd Office: Bhai Mohan Singh Nagar, Raimajra, Tehsil Balachaur, District Nawan Shahr, Punjab - 144 533.



Date : 5th May, 1999

Satish Modi
5-4-187/3 & 4,
M.G.Road
Secunderabad-500 003.

Sub : Rent for the Premises bearing No,5-4-187/3&4/1, Ground floor, MG.Road,
Secunderabad.

Dear Sir,

Please find enclosed herewith a cheque bearing No. 024650 dated 07.05.99 for Rs. 26720/-,
Drawn on Times Bank, Abids, Hyderabad, towards rent for the month of April99, after deducting
TDS @ 16.5%, amounting to Rs. 5,280/-.

Please acknowledge the receipt for the above.

Thanking you,
Yours Sincerely
For Hutchison Max Telecom Ltd.

Prabhakar Reddy
Administration Executive

Hutchison Max Telecom Ltd.

301-303, 3rd Floor, Navketan, 62, Sarojini Devi Road, Secunderabad - 500 003. Ph: 040-7802060, 7806060, Fax: 040-7802426
Regd Office: Bhai Mohan Singh Nagar, Railmajra, Tehsil Balachaur, District Nawan Shahr, Punjab - 144 533.



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Date: 5th June, 1999

Satish Modi
5-4-187/3 & 4,
M.G.Road
Secunderabad-500 003.

Sub : Rent for the Premises bearing No, 5-4-187/3&4/1, Ground floor, MG.Road,
Secunderabad.

Dear Sir,

Please find enclosed herewith a cheque bearing No. 027357 dated 7.6.99 for Rs. 26,720/-,
Drawn on Times Bank, Abids, Hyderabad, towards rent for the month of May 99, after deducting
TDS @ 16.5%, amounting to Rs. 5,280/-.

Please acknowledge the receipt for the above.

Thanking you,
Yours Sincerely
For Hutchison Max Telecom Ltd.

Prabhakar Reddy
Administration Executive

Hutchison Max Telecom Ltd.

301-303, 3rd Floor, Navketan, 62, Sarojini Devi Road, Secunderabad - 500 003. Ph: 040-7802060, 7806060, Fax: 040-7802426
Regd Office: Bhai Mohan Singh Nagar. Railmajra, Tehsil Balachaur, District Nawan Shahr, Punjab - 144 533.

Mr. Soham Modi
Modi Properties & Investments Pvt. Ltd.
M.G. Road,
Secunderabad 500 003.

17.11.98

Subject : Deposit

Dear Mr. Soham Modi,

Please acknowledge receipt of Rs. 3,64,000/- as deposit towards lease of your premises at 5-4-187/3&4, M.G. Road, Soham Mansion, Secunderabad 500003. Please note that we have already paid Rs. 20,000/- as advance deposit vide cheque no. 014540 dated 22.10.98 on Times Bank, Abids, Hyderabad, payable to Mr. Satish Modi

The details of the payment is as follows :-

S.No	Chq. No.	Date	Amt. (Rs.)
1	015762	18.11.98	64,000
2	015763	18.11.98	1,00,000
3	015764	18.11.98	1,00,000
4	015765	18.11.98	1,00,000
TOTAL			3,64,000

All cheques drawn on Times Bank, Abids, Hyderabad payable to Mr. Satish Modi.

Please acknowledge receipt of the same.

Thanking you,



Prakash Pantham
Asst. Manager Business Development

Hutchison Max Telecom Ltd.

301-303, 3rd Floor, Navketan, 62, Sarojini Devi Road, Secunderabad - 500 003. Ph: 040-7802060, 7806060, Fax: 040-7802426
Regd Office: Bhai Mohan Singh Nagar, Railmajra, Tehsil Balachaur, District Nawan Shahr, Punjab - 144 533.

22.10.98

Mr. Soham Modi
Modi Properties & Investments Pvt. Ltd.
M.G. Road,
Secunderabad 500 003.

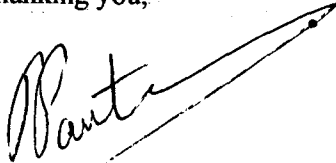
Subject : Advance Deposit

Dear Mr. Soham Modi,

Please acknowledge receipt of Rs. 20,000/- as advance deposit towards lease of your premises at 5-4-187/3&4, M.G. Road, Soham Mansion, Secunderabad 500003.

Cheque No. : 014540
Date : 22.10.98
Bank : Times Bank, Abids, Hyderabad.
Payable to : Mr. Satish Modi

Thanking you,



Prakash Pantham
Asst. Manager Business Development

Hutchison Max Telecom

301-303, 3rd Floor, Navketan, 62, Sarojini Devi Road, Secunderabad - 500 003. Ph: 040-7802060, Fax: 040-7802426
Regd Office: Bhai Mohan Singh Nagar, Railmajra, Tehsil Balachaur, District Nawan Shahr, Punjab - 144 533.

October 16, 1998

To,
Mr. Shankar Bali,
City General Manager,
Hutchison Max Telecom,
301-303, IIIrd Floor,
Navketan, 62, S.D.Road,
Secunderabad - 500 003.

Dear Mr. Bali,

As per our discussion the details of the terms and conditions for lease of our premises on M. G. Road, Secunderabad is given below.

Name of Building:	Soham Mansion
Address:	5-4-187/ 3 & 4, M. G. Road Soham Mansion Secunderabad - 500 003.
Area:	1,100 sft (Super-built up area) on the ground floor.
Rent:	Rs. 32,000/- per month.
Maintenance Charges:	As per actuals.
Property Tax:	To be paid by Lessor.
Deposit:	12 months rent as interest free deposit.
Rent Increase:	8% every year.
Other:	Water & Electricity charges extra.
Electricity Connection:	Enhancement of the existing capacity will be done at the cost of the Lessee. Official charges paid to APSEB will be treated as an advance and refunded to the Lessee at the time of vacating the premises.
Parking:	Reserve parking for two cars will be provided. Common parking around the building is also available.
Civil Work:	Partition walls and bathrooms will be provided by the Lessor as per the specifications of the Lessee.
Board Space:	Apart from the board space immediately above the showroom the Lessee can also put up display boards on other parts of the building which do not infringe on the rights of other occupants of the building.
Lease Period:	Upto 9 years starting from 1 st November 1998.

We hope that you find the above in order.

Please send us a letter of confirmation along with a token advance. Please make the payment in favour of Mr. Satish Modi.

For any further details you can contact us at: Ph.No. 7833658/7834058 Fax: 040-7830450.

We look forward to having a long and fruitful relationship with a company of your repute.

Thank You.

Yours sincerely.



Soham Modi.