

15th September 2005.

To,
Mr. Sailesh Kumar / Mr. Anil Kumar,
DBS Communications,
Minarwa Complex,
Secunderabad.

Dear Sir,

Sub: Arrears of rent from July 2005 to September 2005 -- Reg.
Ref: Our lease agreement.

With reference to the above, I am once again bring to your notice that we are not getting the rent in regular intervals and every time we are visiting number of times to get rents. The following are the rent due particulars.

<u>Month</u>	<u>Rent</u>
July 2005	Rs. 5,261.00
August 2005	Rs. 5,261.00
September 2005	Rs. 5,261.00

Further it observed that as per our agreement there is 10% increase in rent every year, but you have been denying to release increased amount and you have been paying only Rs. 3,950/-. When I discussed with you in person in your office you told me that you would discuss with Mr. Soham Modi, pertaining to rent increase. But this has not happened so far.

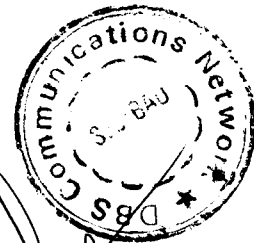
Hence we request you to release increase arrears of Rs. 11,698/- (since enhancement date of lease).

Please do the needful at the earliest.

Thank You.

Yours truly,
for SOHAM MODI,


A. SHANKER REDDY,
Manager - Admin.



NOTE

DRS

Kind Attn: **Mr. Sailesh Kumar/ Mr. Anil Kumar**

Dear Sir,

The following is the summary of Rent particulars of Modi House ,Begumpet

- By May-2003 Rent was cleared @ Rs.3953/- (Up to this date no dues)
- From June -2003, The Rent supposed to increase @ 10% which had come total Rs:4348/-
- You had been telling that you would discuss with Mr.Soham Modi pertaining to enhancement but so far it had not happened to till date.
- From June-2003 to January-2004 Rent cleared @ 3953/-
- From June-2003 to March-2004 you are supposed to pay @ Rs.4348/- per month (10% Increased) but we received only Rs.3953/- per month hence the differential amount comes to Rs. 3950/- (for 10 months @ Rs.395/- per month)
- At this juncture we (Mr. Ramana Murthy) requested you to discuss with Mr. Soham Modi pertaining to 10% enhancement, but it had not happened .
- As per instruction of our M.D. (Mr. Soham Modi) the cheques bearing nos. 501 890, 91 & 92 each Rs.3953/- were adjusted towards rent for the months of February -2004 & March-2004 and differential amount of Rs. 3950/- (3 cheques).
- Remaining six cheques bearing nos 501893,94,95,96, & 97 of Rs. 3953/- each adjusted towards rent for the months of April-04 to September -2004.

Hence the following rent amounts are due from you

Enhancement dues for the months April-2004 & May-2004 Rs. 395 * 2 = 790.00

Enhancement dues for the months June-2004 to Sep-2004 Rs. 830 * 4 = 3320.00

Rent Arrears for the months of Oct-2004 to March-2005 @ 4783 *6 = 28,698.00

Rs. 32,808.00

Please do the needful at the earliest.

Recd for DRS [Signature] 11/3/05



DBS

04th March 2005.

To,
Mr. P Anil Kumar,
C/o D B S Communications,
Modi House,
Begumpet,
Hyderabad -- 500 016

Sub: Arrears of rent and amenity charges for the premises occupied by your company of about 150 sft on the terrace in the building known as Modi House, bearing No. 1-10-72/2/3/C, Begumpet, Hyderabad -- 500 016.

Ref: Our Lease Agreement dt. 20th September 1999

Dear Sir,

With reference to the above please note that as per the terms of our lease agreement, the rent for the premises occupied by you to be increased by 10% at the end of every year.

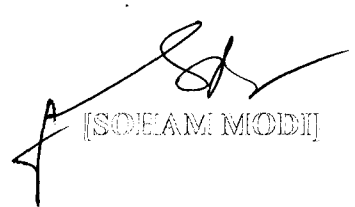
Further there are some arrears for the above said premises as follows:


Rent and amenities charges for the month of Oct-2004 to March-2005 @ 4783/- per month	Rs.28,698.00
Enhanced rent and amenities for the month of April -04 & May -04 i.e 2 x 395/-	Rs. 790.00
Enhanced rent and amenities for the month of June -04 & Sep-04 i.e 4 x 830/-	Rs. 3,320.00
Net Receivable	Rs.32,808.00

I request you to clear the arrears as soon as possible.

Thank you.

Yours sincerely,


[SOHAM MODI]

Recd on 4/3/2005

P Anil Kumar
for D.B.S.

Mr. Satish/Anil Kumar

5580000

At Anand

29th January 2005.

To,
Mr. P Anil Kumar,
C/o .D B S Communications,
Modi House,
Begumpet,
Hyderabad - 500 016

Sub: Arrears of rent and amenity charges for the premises occupied by your company of about 150 sft on the terrace in the building known as Modi House, bearing No. 1-10-72/2/3/C, Begumpet, Hyderabad - 500 016.

Ref: Our Lease Agreement dt. 20th September 1999

Dear Sir,

With reference to the above please note that as per the terms of our lease agreement, the rent for the premises occupied by you to be increased by 10% at the end of every year.

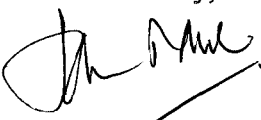
Further there are some arrears for the above said premises as follows:

Rent and amenities charges for the month of Oct-2004 to Jan-2005 @ 4783/- per month	Rs. 19132.00
Enhanced rent and amenities for the month of April -04 & May-04 i.e 2 x 395/-	Rs. 790.00
Enhanced rent and amenities for the month of June -04 & Sep-04 i.e 4 x 830/-	Rs. 3320.00
Net Receivable	<u>Rs. 23242.00</u>

I request you to clear the arrears as soon as possible.

Thank you.

Yours sincerely,


[SOHAM MODI]

AKASA CHARTER
1-10-72/2/3/BEGUMPET
HYDERABAD-500016
At Anand
Satish

16th Aug,2004

To,
Mr. P Anil Kumar,
C/o D B S Communications,
Modi House,
Begumpet,
Hyderabad – 500 016

Sub: Increase and Arrears in rent for the premises occupied by your company of about 150 sft on the terrace in the building known as Modi House, bearing No. 1-10-72/2/3/C, Begumpet, Hyderabad – 500 016.

Ref: Our Lease Agreement dt. 20th September 1999

Dear Sir,

With reference to the above please note that as per the term of our lease agreement the rent for the premises occupied by you to be increased 10% every year.

The next increase was due on 1st June 2004, please pay the enhanced rent and amenities charges of Rs.4783/-an increase of Rs.435/- from 1st June, 2004.

Further there are some arrears for the above said premises as follows:

- | | | |
|--|---|--------------|
| 1. Rent and amenities charges for the months of
Feb. 2004 to May. 2004 ie., 4 x 4348/- | = | Rs.17,392.00 |
| 2. Rent and amenities charges for the months of
Jun 2004 to Aug. 2004 i.e., 3 x 4783/- | = | Rs.14,349.00 |
| 3. Enhanced rent and amenities for the months of
Jun. 2003 to May 2004 i.e., 12 x 395/- | = | Rs. 4,740.00 |
| | | ----- |
| | | Rs.36,481.00 |
| | | ----- |

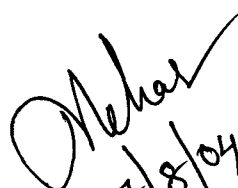
Pay the arrears immediately.

Thank you.

Yours sincerely,


SOHAM MODI

for DBS Communications Network


17/8/04

17th November 2003

To,
Mr. Shailesh
C/o. D.B.S.Communication,
3rd Floor, 1-10-72/2/3,
Modi House,
Begum pet,
HYDERABAD-5000016.

Sub: Arrears of rent and amenity charges.
Ref: Our Lease agreements dated 12th September 1999

Dear Sir,

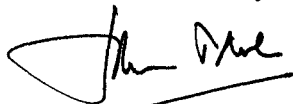
With reference to the above you have occupied our premises at Modi House bearing Municipal No.1-10-72/2/3/C. According to the agreement rent is to be increased 10% every year. The next due was on 1st June 2003, but you are paying the rent and amenity charges according to old rate i.e. Rs. 3,953/- Please pay the arrears of increased rent & amenity charges as follows:

Rent & Amenities for the Months Of Sep 03 to Nov 03 i.e Rs.4348/- per Month	Rs. 13,044.00
Enhanced Rent & Amenities due i.e. Rs. 395/- per month of Jun 03 & Aug 03	Rs. 1,185.00
Net Receivable	Rs. 14,229.00

I request you to clear the arrears as soon as possible.

Thank You.

Yours sincerely,



SOHAM MODI

10/11/03
21/11/03
B. Ramulu

14th November 2003.

To,
Mr. Shailesh
C/o. D.B.S.Communication,
Modi House,
Begum pet,
HYDERABAD.

Sub: Arrears of rent and amenity charges.
Ref: Our Lease agreements dated 12th September 1999.

Dear Sir,

With reference to the above you have occupied our premises at Modi House bearing Municipal No.1-10-72/2/3/C. According to the agreement rent to be increased 10% every year. The next due was on 1st June 2003, but you are paying the rent and amenity charges according to old rate i.e. Rs. 3,953/- Please pay the arrears of increased rent & amenity charges as follows:

Rent & Amenities for the Months Of Sep 03 & Nov 03
i.e Rs.4348/- per Month
Enhanced Rent & Amenities due
i.e. Rs. 395/- per month of Jun 03 & Aug 03 x 6 months.

Rs. 13,044.00

Rs. (1,185.00) 2370.00

Net Receivable

Rs. 14,229.00 15614.00

I request you to clear the arrears as soon as possible

Thank You.

Yours sincerely,

SOHAM MODI

16th October 2003.

To,
Mr. Shailesh
C/o. D.B.S. Communication,
Modi House,
Begum pet,
HYDERABAD.

Sub: Arrears of rent and amenity charges.
Ref: Our Lease agreements dated 12th September 1999.

Dear Sir,


With reference to the above you have occupied our premises at Modi House bearing Municipal No.1-10-72/2/3/C. According to the agreement rent to be increased 10% every year. The next due was on 1st June 2003, but you are paying the rent and amenity charges according to old rate i.e. Rs. 3,953/- Please pay the arrears of increased rent & amenity charges as follows:

Rent & Amenities for the Months Of Aug 03 & Sep 03 i.e Rs.4348/- per Month	Rs. 8,696.00
Enhanced Rent & Amenities due i.e. Rs. 395/- per month of Jun 03 & Aug 03	Rs. 790.00
Net Receivable	Rs. 9486.00

I request you to clear the arrears as soon as possible

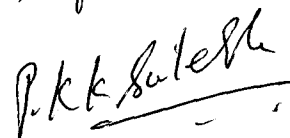
Thank You.

Yours sincerely,


SOHAM MODI

Dear Soham,

I will come and meet
you personally after Diwali.


P.K.K. Sulekh

16th April, 2003

To,
Mr. P Anil Kumar,
C/o .D B S Communications,
Modi House,
Begumpet,
Hyderabad – 500 016

Sub: Increase in rent for the premises occupied by your company of about 150 sft on the terrace in the building known as Modi House, bearing No. 1-10-72/2/3/C, Begumpet, Hyderabad – 500 016.

Ref: Our Lease Agreement dt. 20th September 1999

Dear Sir,

With reference to the above please note that as per the terms of our lease agreement, the rent for the premises occupied by you to be increased by 10% at the end of every year.

The next increase is due on 1st June 2003. Please pay the enhanced rent and amenities charges of **Rs. 4,348/-**, an increase of **Rs. 395/-** from 1st June 2003.

Thank you.

Yours sincerely,


[SOHAM MODI]

Received by
Mehar
23/4/03



Modi Properties &
Investments Pvt. Ltd.

4 March, 1998

To,
The Tenant/Owner,
Modi House
Begumpet
Hyderabad.

Subject:-Payment of Maintenance/Water Charges.

Dear Tenant/Owner,

As you are aware, despite repeated requests no one has come forward to take up the maintenance of Modi House on behalf of its occupants. We are left with no choice but to take up the maintenance of the building.

Our proposal for maintenance is as follows.

- All occupants will pay a fixed monthly charge of Rs. 0.75 per sft every month to Modi Properties & Investments Pvt Ltd.
- This money will be deposited in a separate bank account.
- A part-time Plumber & Electrician will be provided by us to maintain the water/electrical supply to the building.
- TISL will get a rebate of Rs. 500/. per month for providing the electricity for the water pump.
- A part time Sweeper/Cleaner will be employed to keep the common areas, footpath, terrace, etc. neat and clean.
- Regular cleaning of water tank will be undertaken.

From the common account the following will be paid for:

Fixed expense:

Janitorial Service Charges	Rs. 500/-
Stand by Electrician	Rs. 500/-
Stand by Plumber	Rs. 500/-

Variable expense:

Water bill (approx.)	Rs. 2,000/-
Water tanker (approx.)	Rs. 500/-
Water tank cleaning charges	-
Repairs & Maintenance	-

Any excess amount collected will be deposited in the bank account. In case of a surplus, we can either reduce the monthly fixed charges or use the fund for betterment of the building. In case of deficit, the monthly charges can be increased proportionately.

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

Ph Nos 833658, 834058, Fax - 040-833658

19th July, 97

Dear Anil & Sailesh,

We had entered into a lease on 8th September 1994 for a period of 3 years i.e. till 8th September 1997, for a monthly rent of Rs. 1,500/- per month. This period is ending on 8th September 1997. I request you to hand over the premises on 8th September 1997 if possible or within 3 months from the date of this letter.

We are now proposing to add some more area on the terrace and use the place as small office for ourselves. I hope you will accept this request keeping in mind that the period of lease was made 3 years to facilitate you to move your equipment.

SOHAM MODI

Recd. or copy.
SM
21/7/97.