

**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.

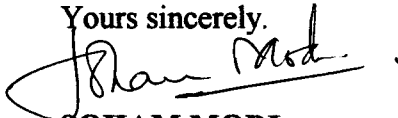
Off : 5-4-187/3&4, III floor,  
M.G.Road, Secunderabad-500 003.  
Ph : 7833658, 7834058,  
Fax : 040-7830450

The Lease agreement needs to be made in favour of Mr. Pramod Chandra Modi S/o. Late Manilal C Modi, aged about 58 years, R/o. 1-8-165, P.G Road, Secunderabad – 500 003.

We hope you find the above in order.

Thank You.

Yours sincerely.

  
**SOHAM MODI.**



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.

Off : 5-4-187/3&4, III floor,  
M.G.Road, Secunderabad-500 003.  
Ph : 7833658, 7834058,  
Fax : 040-7830450

03 February, 2000

To,  
Mr V S K Laxmi Kumar,  
Manager Acquisitions  
J T Mobiles Limited.  
**Hyderabad.**

**Subject: Changes in the draft lease deed.**

Dear Sir,

Please note the changes that need to be made in the draft lease deed which has been given to us by your company.

Change Clause A(1) to : To pay monthly rent and amenities charges of **Rs. 10,000/-** (Rupees Ten Thousand Only) of which Rs. 3,000/- is towards monthly rent and Rs. 7,000/- is towards amenity charges (for the provision of amenities like electricity meter, water, lift, etc.), hereby reserved on .....

Add to Clause B (1) the following: The Lessee shall pay the additional consumption deposit or any other charges or deposits that may be levied from time to time by AP TRANSCO or any other related department.

Change Clause B (7) as follows: The Lessor shall allow the peaceful enjoyment of the leased premises to the Lessee for the specified use during the complete agreement period. The Lessor hereby agrees to pay liquidation damages, if any, to the Lessee, in case the Lessee is compelled to remove its telecommunication equipment from the premises before the expiry of the lease period on demand of the Lessor to vacate the premises and remove the telecommunication equipment installation.

Change in Clause C (3): Substitute 10% increase every two years with 5% increase every year.

**Add the following Clauses:**

The Lessor and the Lessee hereby undertake to execute a regular Lease Deed if and when called upon by either of the parties to do so at any time during the currency of Lease Agreement.

The expenses of Stamp Duty and Registration charges of this Agreement in duplicate and all other incidental expenses shall be borne by the Lessee in full.

If possible we would like to call the Lease Deed a Lease Agreement till such time it is registered.

To  
**Mr. Sohan Modi**  
M/s Modi Builders  
Hyderabad

Date: 24.01.2000

Sub: Requirement of Land & Roof top/ Terrace space on lease - regarding.

Dear Sir,

We are one of the cellular operators in Karnataka and Andhra Pradesh are expanding our network in Hyderabad city & other places in AP state. In this regard we need land space and rooftop / Terrace on lease basis to install the following equipment.

1. Shelter / Container: To house the transmission equipment on the terrace. The approximate measurements are 12'L X 10'B X 11'H.
2. Tower: Lightweight triangular tubular tower will have to be erected on terrace with a base of 15'X15' area depending on the column positions of the building. The approximate weight of the tower is 4 Tons.
3. Diesel Generator Set: To be installed on the Ground/ Cellar size 12'X15' capacity 15 KVA with Acoustic enclosure.

*Power: 10kVA*

In course of survey we have identified your building as one of alternative site for installing the telecom equipment.

We request you to communicate in principle willingness to lease the site for a period of 10 Years. Please do write your willingness so that we can meet you to finalize mutually acceptable lease terms and conditions.

Thanking You,  
Yours Faithfully,

For JT Mobiles Ltd.

*Amrutesh*  
\***V.S.K. Lakshmi Kumar**  
Manager - Acquisitions

*① Building plan - MCH plan  
② Build up - actual  
③ Time down to  
④ Municipal sanction*

*Area 1000 sq ft + 6000 sq ft  
Power: 10 KVA  
10,000/-  
8%  
5%  
15 years*

J T Mobiles Ltd.

VIII Floor, M.C.H. Public Parking Cum Commercial Complex, Abids, Hyderabad 500 001.

Tel : +91(40) 473 5757/5555, Fax : +91 (40) 473-5761

To

2000 - 01 - 28

Mr. Soham Modi,  
 Modi Properties & Investments  
 M.G. Road,  
 Secunderabad

Sub: Lease of Terrace for Tower and container, and ground space  
 for DG In connection with JTM BTS installation -Reg.


We thank you for the courtesies extended to our team, which has met you on 28<sup>th</sup> January 2000 for discussions/negotiations and clarifications. As discussed during the negotiations, We confirm that we are willing to pay a rent of Rs10, 000 per month from the date of preliminary agreement and start of works at the place with 5% increase every year or alternately 10% increase per every two years. Also we agree to pay a refundable interest free deposit of Rs 60,000 (six months rent). Now we request you to provide us with ownership/terrace and ground rights papers, to lease out the required space for JTM, approved plan of MCH and actual plan of column structures for proceeding ahead with preliminary agreement.

We request to give the names / party's name for receiving the deposit and monthly rents. We have already given you a copy of the lease agreement for your reference

Thanking you,

For J T M limited

  
 P. Ravi Prasada Rao  
 AGM -Planning

  
 V. S. K. Lakshmi Kumar  
 Manager-acquisitions

J T Mobiles Ltd.

VIII Floor, M.C.H. Public Parking Cum Commercial Complex, Abids, Hyderabad 500 001.

Tel : +91(40) 473 5757/5555, Fax : +91 (40) 473 5761

To

2000 - 01 - 28

Mr. Soham Modi,  
 Modi Properties & Investments  
 M.G. Road,  
 Secunderabad

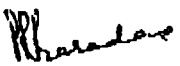
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We request to give the names / party's name for receiving the deposit and monthly rents. We have already given you a copy of the lease agreement for your reference

Thanking you,

For J T M limited

  
 P. Ravi Prasada Rao  
 AGM -Planning

  
 V. S. K. Lakshmi Kumar  
 Manager-acquisitions

J T Mobiles Ltd.

VIII Floor, M.C.H. Public Parking Cum Commercial Complex, Abids, Hyderabad 500 001.

Tel : +91(40) 473 5757/5555, Fax : +91 (40) 473 5761

**PRAMOD CHANDRA MODI**

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

---

14 August, 2000

To,  
M/s. J T Mobiles Limited,  
1-8-179/2,  
Usha Kiran Complex,  
S D Road,  
**SECUNDERABAD 500 003.**

Dear Sir,

**Sub: Additional consumption deposit.  
Ref: Our lease agreement dated 10/02/2000.**

As per the clause B1 in page 3 of the above referred lease agreement the lessee shall pay any additional consumption deposit levied from time to time by A P Transco.

We request you to pay the additional consumption deposit of Rs. 14,094/-. This amount we will re-imburse it to you at the time of handing over vacant possession of the demised premises after deducting the dues if any.

Thank You.

Yours faithfully,  
for Pramod Modi.

  
**SOHAM MODI.**

STM hld



10<sup>th</sup> October, 2000.

To

Mr. Permod Chandra Modi  
Held.

Please find enclosed herewith a Cheque No. 005369, dated 4<sup>th</sup> October, 2000, for Rs. 10,000/-  
Ten thousand only  
(Rupees ~~ten thousand~~ only) drawn on IDBI Bank Ltd.

Basheerbagh, Hyderabad towards rent for the occupied space for the Month of September, 2000.

Kindly acknowledge the receipt.

Thanking you,

Yours sincerely,  
For Bharti Mobile Ltd.,

**V. Chandra Sekhar Reddy**  
Executive - Estate Matters.

To

Date: 11/10/2000

Sri/Smt P. C. Mooli,  
H.N. 1-8-165,  
P.G. Road,  
Secunderabad

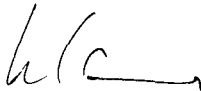
Dear Sir/Madam.

**Sub: Registration of Lease agreement—reg.**

With reference to the preliminary lease agreement dt. 10/2/2000 entered into for leasing out space on terrace/ground in your complex for setting up our BTS station, we request you to arrange Income Tax Clearance certificate at the earliest for going ahead with the registration of the lease agreement. Please let us know the position so that we can make arrangements for registering the same.

Thanks & Regards,

Yours truly,  
For Bharti Mobile Limited,



V.S.K. Lakshmi Kumar  
Manager-Estate Matters.





7<sup>th</sup> February, 2001.

To

*Pranav Chandra Modi*  
*Kund,*

Please find enclosed herewith a Cheque No. 009415, dated 5<sup>th</sup> February, 2001, for Rs. 10,000 /-  
(Rupees Ten thousand only)

only) drawn on IDBI Bank Ltd. Basheerbagh, Hyderabad towards rent for the occupied space for the Month of January, 2001.

Kindly acknowledge the receipt.

Thanking you,

Yours sincerely,  
For Bharti Mobile Ltd.,

**V. Chandra Sekhar Reddy**  
**Executive – Estate Matters.**

PRAMOD CHANDRA MODI

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

21 February, 2001

To,  
Mr. Ravi Prasad Rao,  
Deputy General Manager (Technical),  
M/s. JTM Mobile Ltd.,  
T Subbiramireddy Towers,  
Raj Bhavan Road,  
HYDERABAD.

**Sub:** Increase in rent & amenities charges for the premises taken on lease for installation of Telephone equipment in the building known as Usha Kiran Complex, bearing No. 1-8-179/2, situated at S. D. Road, Secunderabad -- 500 003.

**Ref:** Our Lease & General Amenities Agreement dt. 10<sup>th</sup> February 2000.

Sir,


You had occupied our premises at Usha Kiran on 1<sup>st</sup> March 2000. As per our agreement rent & amenities charges is to be increased by 5% at the end of every year.

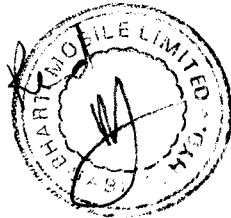
The next increase is due on 1<sup>st</sup> March 2001. Please pay the enhanced rent & amenities charges of Rs. 10,500/- an increase of Rs. 500/- from 1<sup>st</sup> March 2001.

The net rent and amenities charges after deducting TDS of Rs. 1,732/- is Rs. 8,768/-.

Thank You.

Yours faithfully  
for PRAMOD CHANDRA MODI.

  
SOHAM MODI.





#33

8<sup>th</sup> March, 2001.

To

Pramod chandra Modi

Please find enclosed herewith a Cheque No. 10435, dated 3<sup>rd</sup> March, 2001, for Rs. 10,000 /-  
(Rupees Ten thousand only only)

drawn on IDBI Bank Ltd. Basheerbagh, Hyderabad towards rent for the occupied space for the  
Month of February, 2001.

Kindly acknowledge the receipt.

Thanking you,

Yours sincerely,  
For Bharti Mobile Ltd.,

**V. Chandra Sekhar Reddy**  
Executive – Estate Matters.



13<sup>th</sup> April, 2001.

To

Pramod Charaya Reddy

Please find enclosed herewith a Cheque No. 11556, dated 4<sup>th</sup> April, 2001, for Rs. 10,000 /-

(Rupees Ten thousand only only)

drawn on IDBI Bank Ltd. Basheerbagh, Hyderabad towards rent for the occupied space for the Month of March, 2001.

Kindly acknowledge the receipt.

Thanking you,

Yours sincerely,  
For Bharti Mobile Ltd.,

**V. Chandra Sekhar Reddy**  
Executive - Estate Matters.

**BHARTI MOBILE LIMITED**

8th Floor, M.C.H. Complex, Abids Road, Hyderabad - 500 001. Andhra Pradesh, India.

Tel : +91 - 40 - 473 5757 Fax : +91 - 40 - 473 5761

Registered Office : 47, Millers Tank Bund Road, Bangalore - 560 052. India.

**BHARTI**  
ENTERPRISES



12<sup>th</sup> May, 2001.

To  
Pramod Chandra Modi

Please find enclosed herewith a Cheque No. 1955, dated 5<sup>th</sup> May, 2001, for Rs. 10000 /-

(Rupees Ten thousand only only)

drawn on Standard Chartered Grindlays bank, Somajiguda, Hyderabad branch towards rent for the occupied space for the Month of April, 2001.

Kindly acknowledge the receipt.

Thanking you,

Yours sincerely,  
For Bharti Mobile Ltd.,

**V. Chandra Sekhar Reddy**  
Sr. Executive – Estate Matters.

21<sup>st</sup> June 2001

To,  
Mr. Ravi Prasad,  
Deputy General Manager (Technical),  
M/s. JTM Mobile Ltd.,  
TSR Towers, Raj Bhavan Road,  
Hyderabad.

**Sub:** Arrears of rent and amenity charges.

**Ref:** Our Lease & General Amenities agreements dated 18<sup>th</sup> Feb 2000.

Dear Sir,

With reference to the above you have occupied our premises at Usha Kiran Complex, on 1<sup>st</sup> March 2000. According to the agreement rent and amenity charges are to be increased 5% every year. The next due is on 1<sup>st</sup> March 2001, for which we have already given letter dated 21<sup>st</sup> Feb 2001. But you are paying the rent and amenity charges according to old rate i.e. Rs. 10,000/- instead of Rs. 10,500/- (from March 01 to May 01).

Please pay the arrears of increased rent & amenity charges at the earliest.

Thank You.

Yours sincerely,



SOHAM MODI.

**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 : 7845478/7811185  
Grams : MODICO  
Fax : 040-7538818

August 09, 2001

M/s. Bharti Mobile Limited  
My Home Tycoon Block 'A'  
2nd Floor, 201,202, 203 & 216, 6-3-1192  
Kundanbagh, Begumpet  
Hyderabad

Dear Sir,

I have received a cheque no. 051170 dt. 06.08.01 for Rs. 8893/-  
for which I thank you.

There has been a deduction of Rs. 1607/- from rent of Rs. 10,500.  
Please advise what the deduction represents?

If the deduction represents TDS, please send me TDS certificate.  
if the deduction is for some other reason please give details.

For your easy reference I enclose copy of your cheque memo.

Thanking you,

Sincerely yours,

Pramod Modi

Encl: a/a

22<sup>nd</sup> August 2001

To,  
Mr. Ravi Prasad Rao,  
Deputy General Manager (Technical),  
M/s. JTM Mobile Ltd.,  
T Subbiramireddy Towers,  
Raj Bhavan Road,  
HYDERBAD.

**Sub: Issue of rent Cheque.**

Dear Sir,

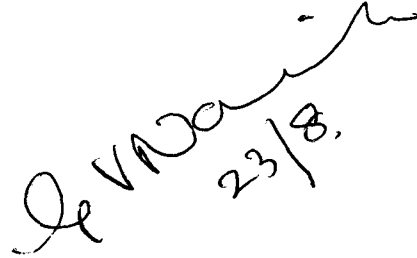
With reference to the above send the rent cheque to Modi Properties & Investments Pvt. Ltd., situated at 5-4-187/3 & 4, III Floor, Soham Mansion, M G Road, Secunderabad - 500 003.

Thank You.

Yours sincerely,  
for PRAMOD MODI.



**SOHAM MODI.**





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

To,  
Mr. Ravi Prasad Rao,  
Deputy General Manager (Technical),  
M/s. JTM Mobile Ltd.,  
T Subbiramireddy Towers,  
Raj Bhavan Road,  
HYDERABAD.

**Sub:** Increase in rent & amenities charges for the premises taken on lease for installation of Telephone equipment in the building known as Usha Kiran Complex, bearing No. 1-8-179/2, situated at S. D. Road, Secunderabad - 500 003.

**Ref:** Our Lease & General Amenities Agreement dt. 10<sup>th</sup> February 2000.

Sir,

You had occupied our premises at Usha Kiran on 1<sup>st</sup> March 2000. As per our agreement rent & amenities charges is to be increased by 5% at the end of every year.

The next increase is due on 1<sup>st</sup> March 2002. Please pay the enhanced rent & amenities charges of Rs. 11,025/- an increase of Rs. 525/- from 1<sup>st</sup> March 2002.

The net rent and amenities charges after deducting TDS of Rs. 1,687/- is Rs. 9,338/-.

Thank You.

Yours faithfully  
for PRAMOD CHANDRA MODI.

  
SOHAM MODI

  
7/4/02

# PRAMOD MODI

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

Date: 17.04.2002

To,  
Mr. Ravi Prasad Rao,  
Deputy General Manager (Technical),  
M/s. JTM Mobile Ltd.,  
T Subbiramireddy Towers,  
Raj Bhavan Road,  
**HYDERABAD.**

**Sub:** Issue of TDS certificates for premises occupied by your company at the building known as Usha Kiran Complex, bearing No. 1-8-179/2, situated at S. D. Road, Secunderabad - 500 003.

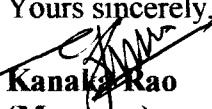
Dear Sir,

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

Sl. No.	Rent	TDS	Net Rent	Certificate received	Certificate not received
1.	10,500	Nil	10,500	-	Apr 01
2.	10,500	Nil	10,500	-	May 01
3.	10,500	1607	8,893	-	Jun 01
4.	10,500	1607	8,893	-	Jul 01
5.	10,500	1607	8,893	-	Aug 01
6.	10,500	1607	8,893	-	Sept 01
7.	10,500	1607	8,893	-	Oct 01
8.	10,500	1607	8,893	-	Nov 01
9.	10,500	1607	8,893	-	Dec 01
10.	10,500	1607	8,893	-	Jan 02
11.	10,500	1607	8,893	-	Feb 02
12.	11,025	1687	9,338	-	Mar 02
<b>Total</b>	<b>1,26,525.00</b>	<b>16,150.00</b>	<b>1,10,375.00</b>		

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

Thank You.

Yours sincerely,  
  
Kanaka Rao  
(Manager)

Received.  
ANN  
19/4/02

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

To,  
Mr. Ravi Prasad Rao,  
Deputy General Manager (Technical),  
M/s. JTM Mobile Ltd.,  
T Subbiramireddy Towers,  
Raj Bhavan Road,  
**HYDERABAD.**

**Sub:** Increase in rent & amenities charges for the premises taken on lease for installation of Telephone equipment in the building known as Usha Kiran Complex, bearing No. 1-8-179/2, situated at S. D. Road, Secunderabad – 500 003.

**Ref:** Our Lease & General Amenities Agreement dt. 10<sup>th</sup> February 2000.

Sir,

You had occupied our premises at Usha Kiran on 1<sup>st</sup> March 2000. As per our agreement rent & amenities charges is to be increased by 5% at the end of every year.

The next increase was due on 1<sup>st</sup> March 2004. Please pay the enhanced rent & amenities charges of **Rs. 12,155/-** an increase of **Rs. 579/-** from 1<sup>st</sup> March 2004.

Thank You.

Yours faithfully  
for **PRAMOD CHANDRA MODI.**



**SOHAM MODI.**