

भारतीय जीवन बीमा निगम

नगर शाखा - IV
पी.बि. 138, उषा किरण कांप्लेक्स,
सरोजिनिदेवी रोड,
सिकन्दराबाद - 500 003.



Life Insurance Corporation of India

CITY BRANCH - IV,
P.B. 138, Usha Kiran Complex,
Sarojini Devi Road,
SECUNDERABAD - 500 003.

संदर्भ.

Ref. OM/

दिनांक :

Date : 08.07.97

M/s. Modi Builders,
5-4-187/3 & 4,
M.G. Road,
SEC^oBAD-3.

Dear Sir,

We would like to inform you that the common wall between Sandvik Asia and our office got cracks due to internal works undertaken by Sadvik Asia Ltd.. We request you to take up necessary repairs immediately.

1) Also we would like to bring to your kind notice that on ^{many} occasions we have informed you of the seepage in the roof, which is still left unattended to, as a result of which, our furnitures are getting spoiled.

2) Leaking taps are not replaced as a result of which water is getting wasted.

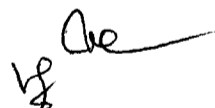
We request you to look into the matter and do the needful immediately.

Thanking you,

Yours faithfully,


SR. BRANCH MANAGER.

ssrs/*.



Pramod Modi
B.E.

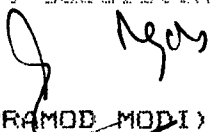
Office : 183/-184, Rashtrapathi Road,
Secunderabad - 500 003.
Residence : 1-8-165, Prenderghast Road,
Secunderabad - 500 003.
Telephone : Off : 7538811/12/13
Res : 845478/811185
Grams : MODICO
Fax : 040-7538818

June 28, 1997

Dear Saham,

As suggested, letter to LIC is enclosed. If you think that the letter is too strong, I will tone it down.

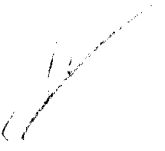
I am very clear in my mind that they cannot get the benefit of the terms contained in draft lease without being bound by them. So either there is a subsisting lease or there is no subsisting lease. It cannot be anybody's position that if it suits them the lease is subsisting and where it does not suit them, the lease is not subsisting.


(PRAMOD MODI)

Saham,

WE send you the letter to LIC before you send

At 11:00 AM



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 : 845478/811185
Grams : MODICO
Fax : 040-7538818

June 29, 1997

The Divisional Manager
LIC of India ,
S.D. Road, SECUNDRABAD

Sir,

Sub : Lease deed - Reg

Since 15.1.95 you are in occupation of a part of second floor in my building Usha Kiran as a tenant.

At the time of granting you the lease, both the LIC and I had agreed to certain terms and conditions which were reduced by me in writing. These terms were agreed terms, but I was asked to send you a draft lease deed for your formal approval. More than ^{2 1/2} years later you have not returned the draft lease deed duly approved.

I therefore request you to return the draft lease deed duly approved so that it can be signed and it becomes binding on both the parties.

I request you to send this within 15 days from today failing which the terms and conditions in the draft lease deed will not be binding on me.

Inevitable consequence of not having the lease deed will be that the current lease will be deemed to be a month to month lease which is liable to be terminated on giving an appropriate notice.

There has been phenomenal increase in property values and rentals since you have taken my property on lease.

It is in on your own interest therefore to take advantage of the terms offered then, which is possible only if draft lease deed is approved, signed and returned.

If the lease is not approved signed and returned in 15 days, then this letter may please be taken as my notice terminating the lease with effect from 30th September 97.

You are therefore requested either to return the lease deed duly approved and signed within 15 days or to vacate and hand over peaceful possession of the premises to me by 30th September 97.

Please acknowledge.

Thanking you,

(PRAMOD MODI)



Modi Properties &
Investments Pvt. Ltd.

L.I.C

To,
The Tenants/Occupants,
Usha kiran complex,
S.D.Road,
Secunderabad - 500 003

23.04.2007

Sub:- Payments of Common Electricity & Water charges.

Sir,

Please find enclosed the details of Payment for Common
electricity & water charges. Please pay your share of the
charges at the earliest.

Thank you

Yours Sincerely

for Modi Properties & Investments Pvt Ltd.

Soham Modi.

End: As Above

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



ANDHRA PRADESH STATE ELECTRICITY BOARD

Operation Circle, Hyderabad (E.R.O. V)

Receipt No. **1025101996**
Received with thanks from:

FOR MONTHS 01/97 TO 02/97

199181

RC: 10

Date:

26-03-97

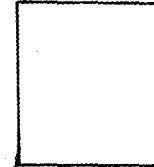
SEC: 63.

Consumer No. : **6-D-7986**
Name : **PRAMODI**

Energy Charges : Rs.	1921.00
Addl. Charges for belated Payment : Rs.	
Reconnection Fee : Rs.	
Miscellaneous Charges : Rs.	19.00
(Addl. Charges)	
Total : Rs.	1940.00

Paid by

Cash



Rs One Thousand Nine Hundred and Forty Only

R.C.V

Asst. Accounts Officer
E.R.O. V



ANDHRA PRADESH STATE ELECTRICITY BOARD

Operation Circle, Hyderabad (E.R.O. V)

199180

Receipt No. 1025101995
Received with thanks from

FOR MONTHS 01/97 TO 02/97

RC: 10

26-03-97

SEC: 63

Consumer No: 4-D-8881

Name: PRAMOD MODI

Energy Charges: Rs. 021.00
Addl. Charges for delayed payment: Rs.

Paid by

Miscellaneous Charges: Rs. 5.00

Cash

(Addl. Charges) _____

Total Rs. 26.00

Rs Five Hundred and Twenty Six Only

R.E. ✓

Asst. Accounts Officer
E.R.O. V



ANDHRA PRADESH STATE ELECTRICITY BOARD

Operation Circle, Hyderabad (G R C)

A 149080

Receipt No. 1007091626

RC: 09

Date:

17-04-97

SEC: 63

For the month of 03/97

Received with thanks from:

Consumer No : 13-D-7985

Name : SRI PRAMOD MODI

Energy Charges : Rs. 14199.00

Reconnection Fee : Rs.

Miscellaneous Charges : Rs.

Paid by

Cheque



Total : Rs. 14199.00

Rs Fourteen Thousand One Hundred and Ninety Nine Only.

Payment is subject to realisation of cheque

Accounts Officer



Andhra Pradesh State Electricity Board

B No.: 11174

Bill for Electricity Charges for the Month of **MAR/97**

Date **01-APR-97**

Payable On or Before, **15-APR-97** Disconnection Date For Default, **22-APR-97**

Name: **SRI PRAMOD MOOI.**
 Address: **1-8-179/2,
 P.G. ROAD,
 SECUNDERABAD-500003.**

MRRB Sub-Div No. Code: **18 63 2 18 18-D -7985**
 Sec. Code: **18 63 2 18 18-D -7985**
 Cat. Area: **18 63 2 18 18-D -7985**
 Consumer No.: **18 63 2 18 18-D -7985**

Meter No.	Ph	Present Reading	Previous Reading	M	Billed Units	Meter Status
740210	3	29210 03/97	25491 12/96	1	3719	01

Electricity And Miscellaneous Charges (Rupees)

Energy/Monthly Minimum Charges

Current Month Rs.	Arrears Rs.
13946.25	
30.00	
223.14	
14199.39	
14199.00	
14199.00	

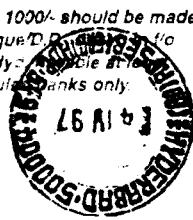
A B S T R A C T		A B S T R A C T	
Current	Arrears	Current	Arrears
BL Amt 13975.86	0.00	13975.86	0.00
ED Amt 223.14	0.00	223.14	0.00
ED Int 0.00	0.00	0.00	0.00
Total 14199.00	0.00	14199.00	0.00

Fixed Charges
 Capacitor Surcharge
 Additional Charge for Late Payment
 Customer Charges
 Fuel Cost Adjustment
 Others
 Electricity Duty
 Total
 Less: Adjustments
 Month Total
 Net Total

796 ATLANTA PRINT SYSTEMS PVT LTD HYD PH 817613



Payment above Rs. 1000/- should be made through cheque/D.D. payable to A.O.GRC/APSEB/Hydrabad or branches of scheduled banks only



VK M...

Accounts Officer
 General Revenue Circle, Mint Compound
 Hyderabad - 500 004. Ph: 235445 P.T.O.



भारतीय जीवन बीमा निगम
Life Insurance Corporation of India

Divisional Office : 1-8-179, Lakhpath Building, S.D. Road, Secunderabad - 500 003.

संदर्भ सं.
Ref. No. : DS/

दिनांक
Date : 21.2.1997

Sri Soham Modi,
Modi Builders,
5-4-187/3&4, 2nd floor,
M.G. Road,
SECUNDERABAD - 500 003.

Sir,

Re: Payment of Stamp Duty.
- - -

We are in receipt of your letter of 15th February, 1997 and noted the contents.

The legal opinion obtained by you, goes to say that "As per the Stamp Duty Act, Stamp Duty and Registration charges are payable by the lessee and not the lesser". We are referring this to our legal department and you will hear from us in the matter.

We have to inform that you have availed six months' rent advance. The six months' rent advanced is Rs. 3,72,000/- on which 5% of Stamp Duty is to be paid. This comes to Rs. 18,600/-. We are sure that you will agree with us that as you have availed the advance the Stamp Duty is required to be borne by you.

We would request you to do the needful in the matter.

Yours faithfully,


P. Senior Divisional Manager.

MB

MODI BUILDERS

5-4-187/3&4, 2nd FLOOR, M.G.ROAD,
SECUNDERABAD - 500 003
FAX 91-040-833658, ☎ : 833658, 834058

1. Name of the Company

2. Address

3. City

4. Telephone No.

5. Fax No.

6. Name of the Project / Building

7. Plot

8. Name of the Architect / Engineer / Designer

9. Name of the Contractor / Builder

10. Name of the Client / Owner

11. Date

12. Signature

13. Name

J. Khan Mod.

[Handwritten Signature]



Pramod Modi

B.E.

Office : 183/184, Rashtrapathi Road,
Secunderabad - 500 003.
Residence : 1-8-165, Prenderghast Road,
Secunderabad - 500 003.
Telephone : **Off** : 823471/72/73
Res : 845478 / 811185
Grams : MODICO
Fax : 824544

February 15, 1997

M/s.LIC OF INDIA
2nd Floor, Usha Kiran Complex
S.D.Road
SECUNDERABAD 500 003

Dear Sirs,

You have been in occupation, since 15.1.95, a part of the second floor of Usha Kiran Complex as my tenant on a monthly rent of Rs.52,700/-. The rent has remained unchanged for the last 2 years during which period there has been substantial increase in cost of living index, in real estate prices, in the Government's valuation of land etc. Wealth tax has also been re-introduced on commercial properties.

Because of these factors, market rents have gone up substantially. As no formal lease has been entered into between us, the lease between us will be construed to be on a month to month basis.

This may kindly be treated as my formal request for revising the lease rent, effective 1st April 1997.

In the mean time please set up a negotiating team empowered to take a decision. I will also nominate a person to negotiate and finalise the terms from my side.

This may please be done immediately so that agreed revised terms can become applicable from 1st April, 1997.

Please acknowledge.

With regards,

Sincerely yours,

PRAMOD MODI

Pramod Modi
B.E.

Office : 183/184, Rashtrapathi Road,
Secunderabad - 500 003.
Residence : 1-8-165, Prenderghast Road,
Secunderabad - 500 003.
Telephone : **Off** : 823471/72/73
Res : 845478 / 811185
Grams : MODICO
Fax : 824544

February 15, 1997

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2nd Floor, Usha Kiran Complex
S.D.Road
SECUNDERABAD 500 003

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This may please be done immediately so that agreed revised terms can become applicable from 1st April, 1997.

Please acknowledge.

With regards

Sincerely yours,

PRAMOD MODI.

cc: Soham Modi

MB

MODI BUILDERS

5-4-187/3&4, 2nd FLOOR, M.G.ROAD.
SECUNDERABAD - 500 003
FAX : 91-040-833658. ☎ : 833658, 834058

15 February, 1997

To,
Mr. Vijay Kumar
Manager
L I C
Usha Kiran Complex
Secunderabad 500 003.

Subject: Vibration due to the generator.

Sir,

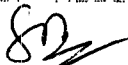
We have requested you a number of times to provide buffers to dampen the noise and vibration of your generator.


Our structural engineer has advised us to get the work done immediately or shut the generator down. The generator is damaging the structure of the building and putting all its occupants at great risk.

Since, we may be held liable for any loss of life and damage to property we are constraint to shut your generator till such time the above mentioned problem is attended to and corrected.

Thank You.

Yours faithfully,
For Modi Builders


Soham Modi


10/3/97



Total Loan Amount — Rs. 3,72,000.00

Less: Loan paid
up to March '95
(3 Months) — Rs. 30,999.96

Rs. 3,41,000.04

Less: Loan paid
~~up to~~ April '95
to March '96 (12 Months) } Rs. 1,23,999.84

Rs. 2,17,000.20

Less: Loan paid from
April '96 to
Nov '96 (8 Months) } Rs. 82,666.56

Rs. 1,34,333.64

Less: EMI Savings
from Nov '95 to
Nov '96 (13 Months)
with interest. } Rs. 1,48,438.16

Balance Receivable
from C.I.C. } Rs. 14,104.52

भारतीय जीवन बीमा निगम

नगर शाखा - IV
पी.बि. 138, उषा किरण कॉम्प्लेक्स,
सरोजिनिदेवी रोड,
सिकन्दराबाद - 500 003.



Life Insurance Corporation of India

CITY BRANCH - IV,
P.B. 138, Usha Kiran Complex,
Sarojini Devi Road,
SECUNDERABAD - 500 003.

संदर्भ.
Ref.

दिनांक :

Date: 08.01.1997.

Sri Pramod Modi,
183/184,
Rashtrapathi Road,
SECUNDERABAD-3.

Dear Sir,

Reg:- Premises occupied by us in
'USHA KIRAN COMPLEX'.

We are in receipt of your letter dated 20th Dec.'96 on the above. At the outset we regret very much for the error that has crept in adjusting the loan and interest from the advance made to you.

We have since rectified the mistake at our end and have remitted the monthly rent in full, less T.D.S., for the month of December '96. We now enclose a cheque bearing No. 799108 dated 07.01.1997 for Rs.14,105/-, being the interest adjusted by us in excess on the wrongly recovered amount of Rs.10,333.32 for a period of 91 months cumulative commencing from November, '95 onwards.


We thank you once again for the co-operation extended to us in the matter.

Yours faithfully,


SR. BRANCH MANAGER.

Encl: 1 cheque.

SSRS/*.


8/1/97

Pramod Modi

1-8-165 P.G. Road
Secunderabad - 500 003

8th July, 1996.

To
M/s Life Insurance Corporation of India
Usha Kiran Complex, S.D. Road
Secunderabad-500 003.

Dear Sir

This is to inform you that the smoke from the generator installed by L.I.C. in the cellar is causing inconvenience to other tenants of the building. Please ensure that the exhaust from the generator is left outside the cellar into open air. M/s. V.J. Infosystems & M/s. Rantech Corporation have already done this.

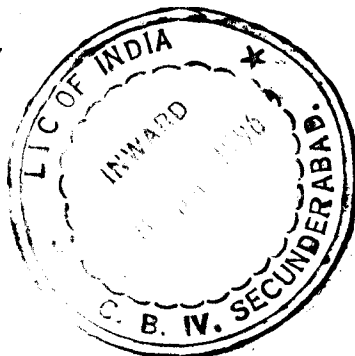
In spite of repeated request your company has not taken any action on this matter. Please see that this matter is attended to immediately.

Thank You.

Yours faithfully,
for MODI BUILDERS

Pramod Modi
Pramod Modi.

Received on
8.6.96 Me



Details of Expen Recd by C1C

Payent etc

<u>Month</u>	<u>Amount</u>	<u>Payent</u>
Nov '95	10,333.32	2015.00
Dec '95	10,333.32	1860.00
Jan '96	10,333.32	1705.00
Feb '96	10,333.32	1550.00
March '96	10,333.32	1395.00
April '96	10,333.32	1240.00
May '96	10,333.32	1085.00
June '96	10,333.32	930.00
July '96	10,333.32	775.00
Aug '96	10,333.32	620.00
Sept '96	10,333.32	465.00
Oct '96	10,333.32	310.00
NOV '96	10,333.32	155.00

20,666.62

1,34,333.16

14,105.00 ✓

Total 1,34,333.16
14,105.00

1,48,438.16

भारतीय जीवन बीमा निगम
Life Insurance Corporation of India
Sundernabad D.O



Branch Office : 6

Ref No.

Date

16.8.15

Smt. Rajat Modi,
1-8-165,
P.G. Road,
Sundernabad.

Sr, Re: Execution of lease agreement as per our draft deed.

We are returning the lease agreement sent to us pertaining to the B.O building C.K. IV. The approved draft is enclosed for execution as directed by the Competent Authority. Please send after duly signed to us for the second copy signature.

Sincerely thanking you.

P.T.O

Yours faithfully.

P.S. Divisional Manager.

August 22, 1994

To,
Mr. G. Subba Rao
Manager
Life Insurance Corporation of India,
S. D. Road,
Secunderabad.

Sub: Our meeting on 13/8/94 and our offer dated 12/8/94.

Dear Sir,

Further to our discussion held on 19/8/94, we are pleased to give our revised offer as under.

Rent:	Rs. 5.00 per sft of built up area.
Property Tax:	Will be borne by us.
Maintenance:	No charge.
Area:	As measured. Approximately 12,500 sft.
Rental increase:	33% every 5 years.
Advance:	12 months rent to be recovered in 36 months @ 18% per annum.
Furniture:	Four cabins and a cash counter will be provided.
Electrical fittings:	Fans and tubes will be provided. A predetermined number of AC. points will be provided.
Lifts:	Order for one lift will be placed immediately. (Since there are only three tenants in the building presently, we do not feel another lift is justified. If a need for another lift is felt subsequently, it will be provided.)
Staircase:	Marble.
Parking:	Free common parking.

MB

LIC

MODI BUILDERS

1-10-72/2/3, BEGUMPET, HYDERABAD - 500 016.
PHONES : OFF 845180, 847510

August 16, 1994

To,
Mr. G. Subba Rao
Manager
Life Insurance Corporation of India,
S. D. Road,
Secunderabad.

Sub: Our meeting on 13/8/94 and our offer dated 12/8/94.

Dear Sir,

Further to our discussion held on 13/8/94, we are pleased to give our revised offer as follows.

Rent:	Rs. 5.00 per sft of built up area.
Property Tax:	Will be borne by us.
Area:	As measured. Approximately 12,500 sft.
Rental increase:	33% every 5 years.
Deposit:	12 months.
Advance rent:	12 months.
Furniture:	Four cabins and a cash counter will be provided.
Electrical fittings: of	Fans and tubes will be provided. A predetermined number AC. points will be provided.
Lifts:	Two. An exclusive lift from the back side will be provided.
Staircase:	Marble.
Parking:	Free common parking.

We hope that our offer is suitable to you. For any further details fell free to contact us.

Thank You.

Yours Sincerely,
For Modi Builders


Soham Modi.



MB

Mr. S.K. Padhee
Senior - Dist. Manager
Thursday

MODI BUILDERS

1-10-72/2/3, BEGUMPET, HYDERABAD - 500 016.
PHONES : OFF 845180, 847510

August 16, 1994

To,
Mr. G. Subba Rao
Manager
Life Insurance Corporation of India,
S. D. Road,
Secunderabad.

Sub: Our meeting on 13/8/94 and our offer dated 12/8/94.

Dear Sir,

Further to our discussion held on 13/8/94, we are pleased to give our revised offer as follows.

Rent:	Rs. 5.00 per sft of built up area.
Property Tax:	Will be borne by us.
Area:	As measured. Approximately 12,500 sft.
Rental increase:	33% every 5 years.
Deposit:	12 months. <i>11% interest</i>
Advance rent:	<u>12 months.</u>
Furniture:	Four cabins and a cash counter will be provided.
Electrical fittings:	Fans and tubes will be provided. A predetermined number of AC. points will be provided.
Lifts:	Two. An exclusive lift from the back side will be provided.
Staircase:	Marble.
Parking:	Free common parking.

We hope that our offer is suitable to you. For any further details feel free to contact us.

Thank You.

Yours Sincerely,
For Modi Builders

Sohan Modi
Sohan Modi.



LIC (old).

August 12, 1994

To,
The Branch Manager
Life Insurance Corporation of India,
City Branch IV
Alexander Road
Secunderabad.

Sub: Office accommodation for LIC.

Ref: Meeting with Mr. Vijay Kumar and others.

Sir,

We thank you for your personal visit to our office to discuss and evaluate our premises for your above requirement.

We are pleased to confirm having offered you the following premises.

USHA KIRAN COMPLEX, S.D ROAD :

This complex is developed keeping in mind only the Corporate offices like yours. There is ample parking space in the building and is situated in one of the prime commercial areas of Secunderabad. We guarantee that there would be two lifts, marble passages and the best construction material used.

The Second floor of this complex is about 14,000 sft. You have the option of choosing either the entire floor or 10,000 sft. If you choose to take the entire floor we can provide you an exclusive passenger lift. The rent would be Rs. 6.00 per sft inclusive of property tax.

The remaining terms and conditions are as follows:

- A six months, interest free deposit will be taken.
- Rent will be increased by 33% every five years.

SOHAM MANSION, Karbala Maidan, M.G. Road :

This complex is in the heart of the industrial market with an excellent frontage. It faces the M.G Road and has access from the Hussain Sagar ring road (Necklace road) by a private 20 feet passage.

An office space of 10,300 sft. can be provided on both the first and the second floors (First floor 3300 sft. Second floor 7000 sft). The rate would be Rs. 4.75 per sft inclusive of property tax.

The remaining terms and conditions are as follows.

- A six months, interest free deposit will be taken.
- Rent will be increased by 33% every five years.

We would like to inform you that we have provided LIC with an independent 38,000 sft (approx.) building behind Usha Kiran Complex, S D Road. We would also like to inform you that LIC was previously occupying about 5500 sft on the first and second floors of Soham Mansion.

In case any clarification's are required, we will furnish them. We have had a long and fruitful association with your organisation and hope that we can further strengthen our association.

Thank You.

Yours Sincerely
for Modi Builders

Sourabh Modi

August 12, 1994

To,
The Branch Manager
Life Insurance Corporation of India,
City Branch IV
Alexander Road
Secunderabad.

Sub: Office accommodation for LIC.
Ref: Meeting with Mr. Vijay Kumar and others.

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The remaining terms and conditions are as follows:

- **A six months, interest free deposit will be taken.**
- **Rent will be increased by 33% every five years.**

SOHAM MANSION, Karbala Maidan, M.G. Road :

This complex is in the heart of the industrial market with an excellent frontage. It faces the M.G Road and has access from the Hussain Sagar ring road (Necklace road) by a private 20 feet passage.

An office space of 10,300 sft. can be provided on both the first and the second floors (First floor 3300 sft, Second floor 7000 sft). The rate would be Rs. 4.75 per sft inclusive of property tax.

The remaining terms and conditions are as follows.

- **A six months, interest free deposit will be taken.**
- **Rent will be increased by 33% every five years.**

We would like to inform you that we have provided LIC with an independent 38,000 sft (approx.) building behind Usha Kiran Complex, S D Road. We would also like to inform you that LIC was previously occupying about 5500 sft on the first and second floors of Soham Mansion.

In case any clarification's are required, we will furnish them. We have had a long and fruitful association with your organisation and hope that we can further strengthen our association.

Thank You,

Yours Sincerely
for Modi Builders

Sourabh Modi