



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Srinivas
E. SRINIVAS 685784

Licensed Stamp Vendor
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RL.No.15-30-009/2011
H.No.5-81, Nagaram (V)
Keesara(M) R.R. Dist
Pin: 500083 Cell: 9985510658

S.No. 12663 Date 2/10/13 Rs. 100/-
Sold To: Rajesh J. Kadakia
S/o De W/o: Late Jayantilal Kadakia
For Whom: self & others

GENERAL AMENITIES AGREEMENT

THIS GENERAL AMENITIES AGREEMENT is made and executed on this 9th day of October Two Thousand Thirteen BETWEEN

1. Rajesh J Kadakia, S/o. Late Jayantilal M Kadakia, aged about 58 years, R/o. H. No: 5-2-223, "Gokul", 3rd Floor, Distillery Road, Hyderbasti, Secunderabad and presently residing at # 91, South Elcamino, Real Samclemante, California – 92672, U.S.A
2. Sharad J Kadakia S/o. Late Jayantilal M Kadakia, aged about 54 years, R/o. H. No: 5-2-223, "Gokul", 3rd Floor, Distillery Road, Hyderbasti, Secunderabad and presently residing at The Greens Group, 14252 Culver Drive Suite A-358, Irvine CA 924604, U.S.A.

(hereinafter collectively called the "OWNERS" and severally as Owner No. 1 and Owner No. 2 which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representative and assigns) of the First Part.

Rajesh J. Kadakia

Sharad J. Kadakia



AND

M/s. Sonata Software Limited, a Company duly incorporated under the Companies Act, 1956 having its office at No. 208, T.V. Industrial Estate, S.K. Ahire Marg, Worli, Mumbai – 400 030 and corporate office at APS Trust Building, Bull Temple Road, N.R. Colony, Bangalore-560019. duly represented by Mr. Anand Krishnan, Head- Administration of the company hereinafter called as the “HIRER” (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors and/or assigns) of the Second Part.

WHEREAS

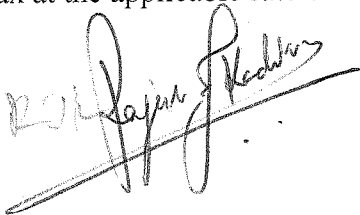
1. By a Lease Deed of even date (hereinafter referred to said ‘Lease Deed’) made by and between the Owners herein, Modi Properties & Investments Private Limited therein called Confirming Party herein and Sonata Information Technology Limited, the Hirer herein, for the consideration and on the terms and conditions mentioned therein, the Owners has granted the lease of the office space of the residential Villa situated behind the commercial building known as “GREENS TOWERS” bearing Municipal Nos. 1-10-178/3/1, & 1-10-178/3/2, Begumpet, Hyderabad – 500 016, more fully described in the Schedule hereunder and hereinafter referred to as the ‘Leased Villa’ in favour of the Hirer for a period of Three (3) years with effect from 1st December 2013, subject to clause 11 of the aforesaid Lease Deed.
2. The Owners in addition to the grant of lease rights in respect of the Leased Villa, also has agreed to provide certain facilities and other allied amenities and services to the Leased Villa which are attached to and are part and parcel and / or deemed to be attached and part and parcel of the Leased Villa.
3. The Owner offered to give and the Hirer agrees to take on hire the said facilities and other allied amenities and services at the Leased Villa on the terms and conditions hereinafter appearing.

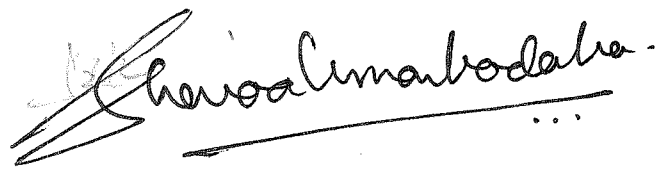
NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

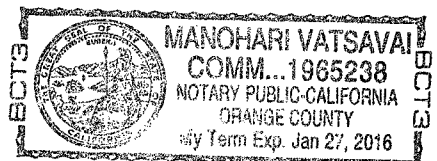
1. That in consideration of the amenities charges payable by the Hirer to the Owner and the covenants and the terms and conditions appearing hereinafter, the Owner has agreed to provide certain facilities and allied amenities as details mentioned in the list annexed to this Agreement as “Annexure-1, hereinafter referred to as the ‘Said Facilities’ in the Leased Villa for the exclusive use and enjoyment of the Hirer and its employees and authorised representatives free from all encumbrances subject to the terms and conditions mentioned herein below. The Said Facilities are attached to and are part and parcel and / or deemed to be attached and part and parcel of the Leased Villa.
2. The Hirer shall pay the Owner a sum of Rs. 31,740 (Rupees Thirty One Thousand Seven Hundred and Forty only) from 1st December 2013 as amenities charges per month for the Said Facilities apart from and along with the rent payable.

In the name of Rajesh Kadakia Rs. 15,870/-
In the name of Sharad Kadakia Rs. 15,870/-

3. The Hirer shall pay the amenities charges to the Owners in advance on or before the 7th of each month subject to statutory deduction of tax at source as may be applicable and the Hirer shall issue to the Owners certificate of tax deducted at source within two months from the end of every financial year. In addition to the amenities charges the Hirer shall pay service tax at the applicable rate on the said amenities charges to the Owner.



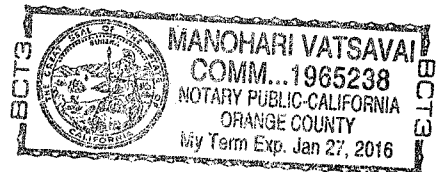




4. The Owner shall provide adequate three-phase electricity supply to the Leased Villa at their own cost and the Hirer shall pay for the electricity consumed at applicable tariff as per the reading meter provided therein. The Hirer shall be responsible for the consequences for non-payment of consumption charges to the APTRANSCO or any statutory authority regulating the electricity supply. The Hirer shall also be liable to pay the additional consumption deposit as may be imposed by APTRANSCO or any other regulatory authority in the event that such additional consumption deposit is levied for reasons directly attributable to the usage of the power to the Villa by the Hirer
5. The Owner shall provide for regular water supply through bore well and HMWSSB or any other authority or service providers at their cost and expenses. However, the Hirer shall bear and pay the charges for the water supplied during the lease period.
6. The Owner shall provide the Hirer to use the open land around the Villa and the parking space attached to the Villa without any charges.
7. The Hirer shall maintain all other equipment's provided by the Owner to the Leased Villa at their own cost.
8. The Hirer shall not remove any of the Said Facilities provided by the Owners at the Leased Villa and shall maintain the same in good and working order, normal wear and tear excepted.
9. This General Amenities Agreement is co-terminus and co-extensive with the said Lease Deed of even date executed in respect of the Leased Villa. The parties shall not be entitled to terminate this General Amenities Agreement without at the first instance terminating the said Lease Deed in respect of the Leased Villa. On expiry or earlier termination of the said Lease Deed, this General Amenities shall automatically and simultaneously be terminated and the Owner shall refund the entire amount of Security Deposit paid under the said Deed of Lease to the Hirer, at the time of handing over vacant possession of the Leased Villa, failing which the Hirer shall be entitled to retain possession of the Said Facilities together with the Leased Villa till such time the entire amount of Security Deposit is refunded with interest at the rate of 18% per annum till the date of payment and during such period the Hirer shall be fully entitled to make use of the Leased Villa together with the Said Facilities without being liable to pay any rent or amenities charges or any other charges under this Agreement or any manse profits in respect of the Leased Villa or the Said Facilities.
10. The Hirer shall use the Said Facilities with normal care and caution. However, normal wear and tear excepted.
11. Upon the expiry of the lease period, this General Amenities Agreement shall be renewed along with the Deed of Lease, subject to mutual consent of both the parties (Owners and Hirer) upon such terms and conditions as may be agreed between them.

Rajni J. Kulkarni

Manohari Vatsava



SCHEDULE ABOVE REFERRED TO

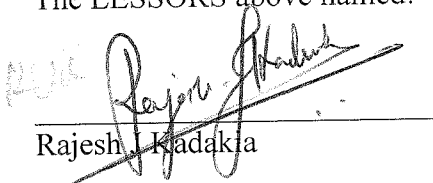
(Leased Villa)

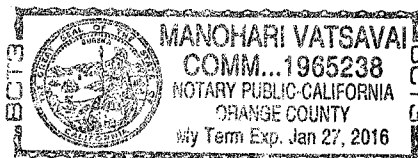
All that part and parcel of residential Villa situated behind commercial building known as "Greens Towers" bearing Municipal nos. 1-10-178/3/1 & 1-10-178/3/2, Begumpet Main Road, Hyderabad – 500 016, consisting of Main House with 4 bedrooms, 4 toilets, court yard, living, dining, kitchen admeasuring about 3,000 square feet and a detached house with 2 units consisting of 1 bedroom, toilet and kitchenette, admeasuring about 800 sft on a total land area of about 1700 square yards butted and bounded as give below:

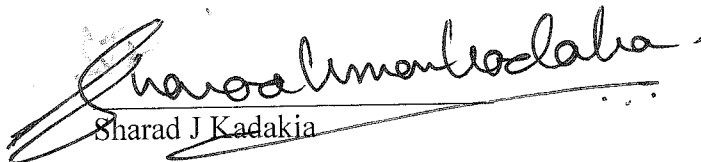
- East by : Neighbours property
- West by : Building known as Greens Towers belonging to Lessors
- North by : Premises belonging to Mr. Lathif Khan & others and college premises
- South by : Premises belonging to Mrs, Khan & others

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands on the day month and year first above written.

SIGNED AND DELIVERED BY
The LESSORS above named:


Rajesh Kadakia




Sharad J Kadakia

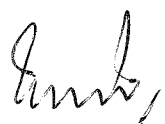
State of California
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 6th
day of SEPT, 2013, by SHARAD J. KADAKIA
proved to me on the basis of satisfactory evidence to be the AND
person(s) who appeared before me. RAJESH J. KADAKIA

SIGNED AND DELIVERED BY
The LESSEE above named

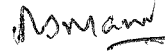

(Seal)

Signature Manohari Vatsavai


Represented by Mr. Anand Krishnan, Head Administration

In the presence of:

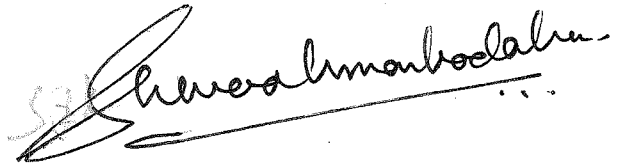
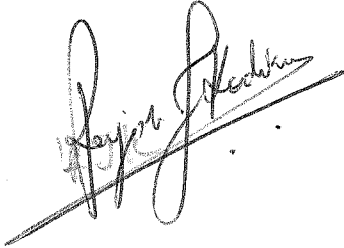
Witness:

- 1 
- 2 

CM

ANNEXURE -1

1. 5 KVA of LT power supply.
2. Marble flooring.
3. Doors & windows.
4. Bathrooms, Sanitary & plumbing.
5. Water supply through borewell and HMSWSSB.
6. Use of Open Land around the Villa.

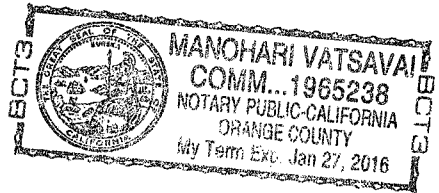


State of California
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 6th
day of SEPT 2013 by SHARAD J. KADAKIA
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me. AND RAJESH J. KADAKIA

(Seal)

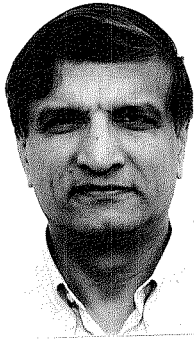
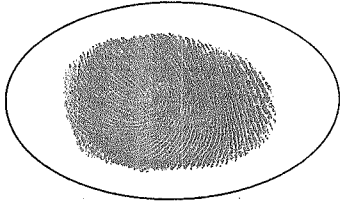
Signature Manohari Vatsava



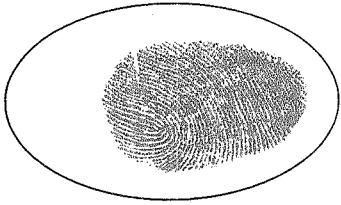
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

SL.NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
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OWNER:



3. SHRI. RAJESH J. KADAKIA
S/O. LATE JAYANTILAL M. KADAKIA
R/O. H. NO: 5-2-223, "GOKUL"
3RD FLOOR, DISTILLERY ROAD
HYDERBASTI, SECUNDERABAD
AND PRESENTLY RESIDING # 91
SOUTH ELAMINO
REAL SAMCLEMANTE
CALIFORNIA 92672, USA.



4. SHRI. SHARAD J. KADAKIA
S/O. LATE JAYANTILAL M. KADAKIA
R/O. H. NO: 5-2-223, "GOKUL"
3RD FLOOR, DISTILLERY ROAD
HYDERBASTI, SECUNDERABAD
PRESENTLY RESIDING AT
THE GREENS GROUP, 14252
CULVER DRIVE SUITE
A-358, IRVINE, CA - 924604, USA.

SPA FOR PRESENTING

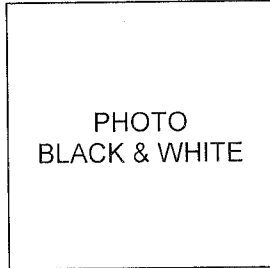
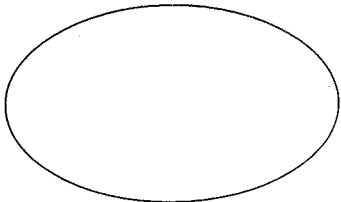


PHOTO
BLACK & WHITE

SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI
R/O. PLOT NO. 280, ROAD NO. 25
JUBILEE HILLS, HYDERABAD
HAVING ITS OFFICE AT 5-4-187/ 3 & 4
2ND FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD – 500 003.

CONFIRMING PARTY:

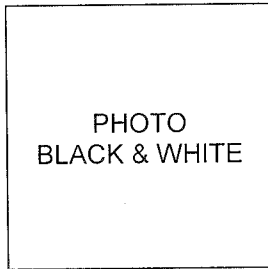
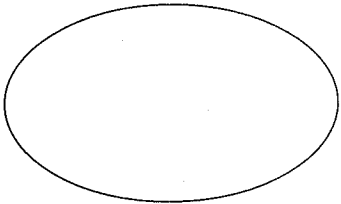


PHOTO
BLACK & WHITE

M/S. MODI PROEPTIES & INVESTMENTS PVT.
LTD., HAVING ITS OFFICE AT 5-4-187/ 3 & 4
2ND FLOOR, SOHAM MANSION
M. G. ROAD, SECUNDERABAD – 500 003
REP. BY ITS MANAGING DIRECTOR
SHRI. SOHAM MODI
S/O. SHRI. SATISH MODI.

HIRER:

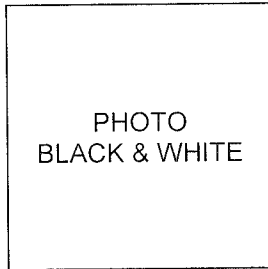
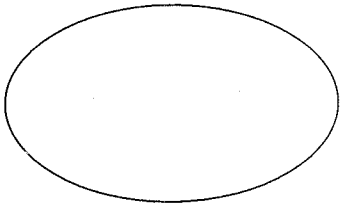


PHOTO
BLACK & WHITE

M/S. SONATA SOFTWARELIMITED,
A COMPANY DULY INCORPORATED
UNDER THE COMPANIES ACT, 1956 HAVING
ITS OFFICE AT NO. 280, T. V. INDUSTRIAL ESTATE
S. K. AHIRE MARG, WORLI, MUMBAI - 400 030
AND CORPORATE OFFICE AT 193, R, V. ROAD
BASAVANAGUDI, BANGALORE – 560 004

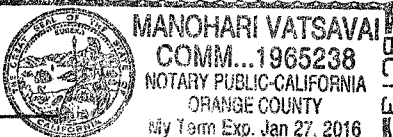
SIGNATURE OF WITNESSES:

- Manohar Vatsava
- Emil

State of California
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 6th
day of SEPT, 2013, by SHARAD J. KADAKIA
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me. AND

RAJESH J. KADAKIA
Signature Manohar



Sharademan Kadakia
SIGNATURE OF LESSOR

Emil
SIGNATURE(S) OF LESSEE