



తెలంగాణ తెలంగాణ TELANGANA
S.No. 359 Date: 15-04-2015

908281

Sold to: M. Sanjeev Kumar

S/o. W/o. D/o.: M. Balraj

For Whom: M/s. Modi properties and Investments Pvt. Co.

T. JALITHA
LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-05-028/2015,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Canmtt. Sec'bad. Ph:7842562342

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 20th day of April, 2015 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, second floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri. Satish Modi, S/o. Late Shri. Manilal C. Modi hereinafter referred to as the OWNER (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Trustees, successors-in-office/trust).

AND

M/s. Modi Properties & Investments Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, second floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Managing Director Shri Soham Modi, S/o. Shri Satish Modi aged 45 years, herein after referred to as the HIREE (which term shall mean and include whenever the context may so require its successors-in-interest).

Mr. Soham Modi

For M. C. Modi Educational Trust

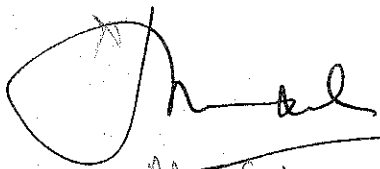
Shri Satish Modi Trustee

WITNESSETH:

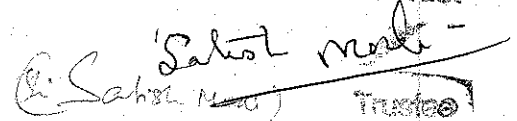
The HIREE has obtained on lease vide Lease Agreement dated 20th of April, 2015 the office space situated on the second floor, of the building known as Soham Mansion bearing No.5-4-187/3 & 4, situated at Soham Mansion, M. G. Road, Secunderabad, having a super-built area of about 1,016 sft. from the OWNER. At the request of the HIREE, the owner has agreed to provide amenities to the HIREE more fully described in the schedule. The HIREE has agreed to pay amenities charges for the said amenities apart from the rent payable to the OWNER.

NOW THIS DEED WITNESSETH AS UNDER

1. The HIREE shall pay amenities charges of Rs. 6,850/- (Rupees six thousand eight hundred and fifty only) per month apart from and along with the rent payable subject to the clause pertaining to the enhancement of the amenities charges given hereunder.
2. The LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent.
3. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the owner.
4. The HIREE shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. Any default in the payment of amenity charges shall be deemed to be a breach of the covenants of tenancy and the OWNER shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE shall pay building maintenance charges amounting to Rs. 1,016/- (Rupees one thousand and sixteen Only) per month to Soham mansion owners association, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.


Mr. Soham Modi

For M. C. Modi Educational Trust


Trustee

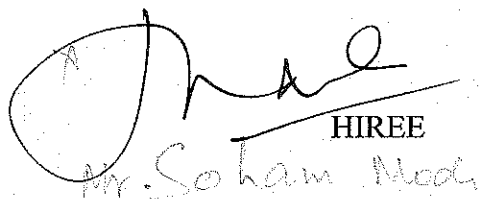
PARTICULARS OF AMENITIES

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

IN WITNESS WHEREOF the HIREE and the OWNER have signed these presents on the date and at the place mentioned above.

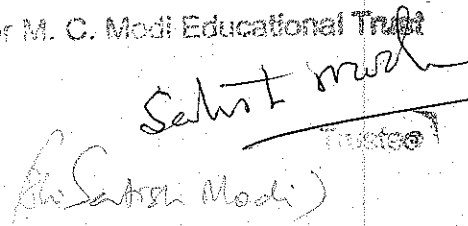
WITNESSES:

1. G. Satkumar
For
Hiree


HIREE
Mr. Soham Modi

2.

OWNER
For M. C. Modi Educational Trust


Trustee