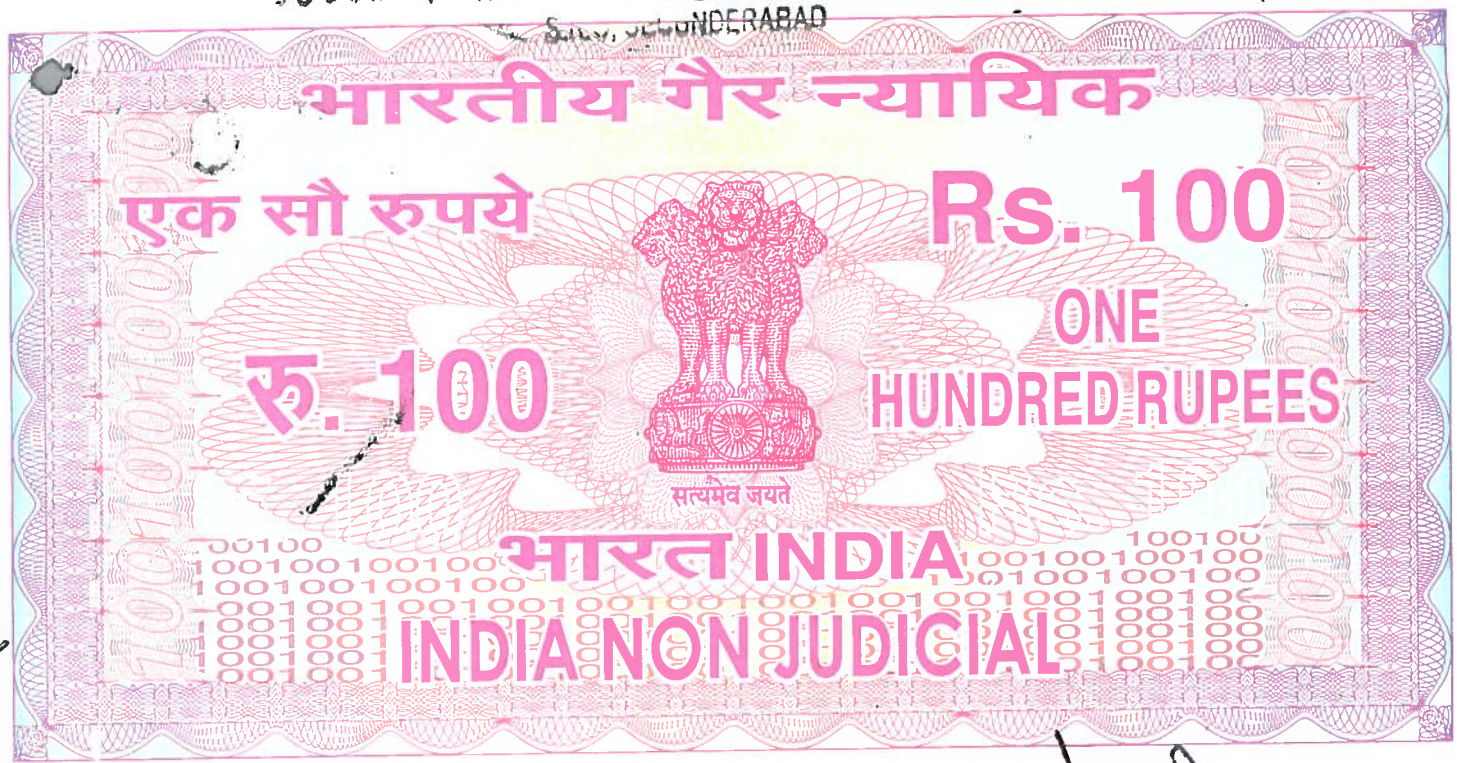


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Secunderabad



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తెలంగాణ తేలంగానా TELANGANA

 E 764475

Sl. No. 11565 Date: 16/9/16 Rs. 100/-  
 SOLD TO: L. Rama charyulu s/o L. Raghavendra Rao  
 For Whom: E.E.P.C. India, R/o Hyd

The Advocates Mutually Aided Co-operative Society Ltd  
 Rep. By: Pratik Patil, Licenced Stamp Vendor,  
 LIC No. 1609-025 of 2014, City Civil Court Premises,  
 Secunderabad, Telangana State, Phone No: 040-27808165

**GENERAL AMENITIES AGREEMENT**

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 17<sup>th</sup> day of September 2016 by and between:-

**EEPC India (formerly Engineering Export Promotion Council)**, having its registered office at Vanijya Bhavan (1<sup>st</sup> Floor), International Trade Facilitation Centre, 1/1 Wood Street, Kolkata – 700 016 and one of its regional office at Greams Dugar (3<sup>rd</sup> Floor), 149 Greams Road, Chennai – 600 006, represented by its authorized signatory **Mr. C.H. Nadiger**, Regional Director, EEPC India, Southern Region, hereinafter referred to as the "HIREE" (which expression shall mean and include whenever the context may so require his successors-in-interest) S/o. Hanumanth Rao, V.N.S.P.E. 58428.

AND



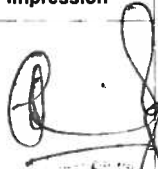



**Smt. Nirmalaben Kantilal Desai Charitable Trust**, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad – 500 003, represented by their General Power of Attorney Holder M/s. Modi Properties & Investments (P) Limited, having its registered office at 5-4-187/3 & 4, III floor, M. G. Rod, Secunderabad, represented by its Managing Director **Mr. Soham Modi**, hereinafter jointly referred to as the "OWNER" (which term shall mean and include whenever the context may so require its successors-in-interest); S/o. Soham Modi, 46 year, 7/0. 5-4-187/3 & 4, III floor, M-G. Road, Secunderabad (9246185561)








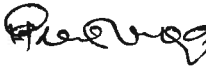
**EEPCINDIA**  
  
 Regional Director

For Modi Properties & Investments Pvt. Ltd.  
  
 Director

Presented in the Office of the Joint Sub-Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 360 paid between the hours of 01 and 02 on the 17/09/16 by Sri N. Kantil Desai

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	LE		 EEPIC INDIA (ENGINE [1606-1-2016-1604])	EEPIC INDIA (ENGINEERING EXPORT PROMOTION COUNCIL) REP BY C H NADIGER S/O. HANUMANTHRAO V NADIGER VANIYA BHAVAN, INTERNATIONAL TRADE FACILITATION CENTRE, 1/1 WOOD STREET, KOLKATA	
2	LR		 NIRMALABEN KANTIL [1606-1-2016-1604]	NIRMALABEN KANTIL DESAI CHARITABLE TRUST REP BY SOHAM MODI S/O. SATISH MODI 5-4-187/3 & 4, III FLR, M G ROAD, SECUNDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 VADI CHAKRAVARTHY [1606-1-2016-1604]	VADI CHAKRAVARTHY RAVISH H NO 5-4-187/3 AND 4, SOHAM MANSION, M G RD, SEC-BAD	
2		 K PRABHAKAR REDDY [1606-1-2016-1604]	K PRABHAKAR REDDY H NO 5-4-187/3 AND 4, SOHAM MANSION, M G RD, SEC-BAD	

17th day of September, 2016

Signature of  Joint SubRegistrar  
Secunderabad

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**WITNESSETH**

WHEREAS the HIREE had obtained on lease vide Lease Agreement dated 1<sup>st</sup> September 2004, the office Premises admeasuring 1500 sq. ft of super built up area bearing No. 5-4-187/3 & 4/4, on the first floor of the building known as Soham Mansion, M. G. Road, Secunderabad – 500 003, from the OWNER. At the request of the HIREE, the OWNER had agreed to provide amenities to the HIREE more fully described in the schedule.

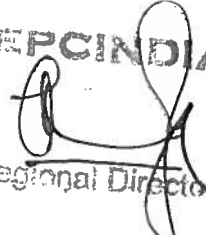
AND WHEREAS the OWNER and the HIREE thereafter entered into a Lease agreement for a period of 6(six years), effective from 1<sup>st</sup> September, 2010 till 31<sup>st</sup> August, 2016 and at the request of the HIREE, the OWNER provided amenities to the HIREE during the continuance of the tenancy, more fully described in the schedule and the HIREE paid amenities charges apart from the rent to the OWNER.

AND WHEREAS the OWNER and the HIREE have again entered into a Lease agreement for a further period of 6 (six years), effective from 1<sup>st</sup> September, 2016 and at the request of the HIREE, the OWNER has again agreed to provide amenities to the HIREE during the continuance of the tenancy, more fully described in the schedule and the HIREE has agreed to pay amenities charges for the said amenities, apart from the rent payable to the OWNER.

AND WHEREAS the LESSORS had entered into a property management agreement dated 1<sup>st</sup> August 2003 with M/s. Modi Properties & Investments (P) Limited, represented by its Managing Director, Mr. Soham Modi for the management of the said building, to negotiate and enter into lease with prospective tenants, collect rent, amenities and maintenance charges, to undertake regular repairs and maintenance of the building, etc. The LESSORS have also given a specific Power of Attorney to M/s. Modi Properties & Investments (P) Limited, represented by its Managing Director, Mr. Soham Modi, dated 1<sup>st</sup> August 2003 to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc.

**NOW THIS AGREEMENT WITNESSETH AS UNDER :**

1. This Agreement is effective from 1<sup>st</sup> day of September, 2016 and confirms that the HIREE is enjoying amenities, as given in the Schedule hereunder, from 1<sup>st</sup> day of September, 2016.
2. The HIREE shall pay amenities charges of Rs. 21,600/- (Rupees Twenty-One Thousand and Six Hundred only) per month apart from and along with the monthly rent payable for the aforesaid office premises.
3. The HIREE shall enhance the amenities charges by 20% at the end of every 3 year on the then existing amenity charges.
4. The HIREE shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the succeeding month to the OWNER.
5. The HIREE shall not be entitled to surrender the usage of amenities as long as the aforesaid tenancy is subsisting

**EEPCINDIA**  
  
Regional Director

For Modi Properties & Investments Pvt. Ltd.  
  
Director

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 18 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	7040	0	0	0	7140
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	360	0	0	0	360
User Charges	NA	0	150	0	0	0	150
<b>Total</b>	<b>100</b>	<b>0</b>	<b>7550</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7650</b>

Rs. 7040/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 360/- towards Registration Fees on the chargeable value of Rs. 285120/- was paid by the party through E-Challan/BC/Pay Order No ,784GWN160916 dated ,16-SEP-16 of ,SBH/KAVADIGUDA HYDERABAD

E-Challan Details Received from Bank :

(1). AMOUNT PAID: Rs. 7550/-, DATE: 16-SEP-16, BANK NAME: SBH, BRANCH NAME: KAVADIGUDA HYDERABAD, BANK REFERENCE NO: 002254496, REMITTER NAME: RAVISH, EXECUTANT NAME: NIRMALABEN KANTILALDESAI CHARITABLE TRUS, CLAIMANT NAME: EEPIC INDIA ).



Signature of Registering Officer  
Secunderabad

Date:

17th day of September, 2016

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1580/2016

### CERTIFICATE OF REGISTRATION

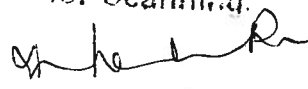
Registered as Doct. No. 1580 of 2016

(1938 SC) of Book 1 and

assigned the Identification Number

1606-1-1604-2016 for Scanning.

Date: 17/09/2016 Registering Officer




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6. Any default in the payment of amenities 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.
7. The HIREE shall pay building maintenance charges amounting to Rs. 2,250/- (Rupees Two Thousand and Two Hundred And Fifty Only) per month to the OWNER, or to any other party that the owner may direct, towards the proportionate maintenance of common areas, security, water charges, etc. subject to increase from time to time.

**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 toilets.
- 6) Provision of electric power connection.
- 7) Provision of common parking for cars & scooters.

**SCHEDULE OF THE PREMISES**

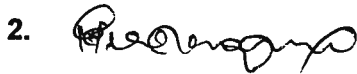
All that portion consisting of the office space situated on the first floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/4, Situated at M. G. Road, Secunderabad – 500 003, admeasuring about 1500 sft bounded by –


North by	20 ft. common passage & Open to Sky
South by	Lobby & Staircase
East by	Open to Sky, M. G. Road
West by	Premises Occupied by M/s. Bombay Tools Pvt Ltd

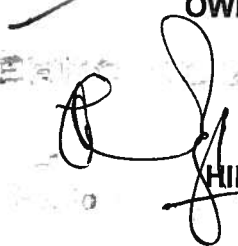
IN WITNESS WHEREOF the HIREE and the OWNER have signed these presents on the date and at the place mentioned above.

**WITNESSESS:**

1. 

2. 

  
For ~~the~~ Properties & Investments Pvt. Ltd.  
OWNER

  
HIREE



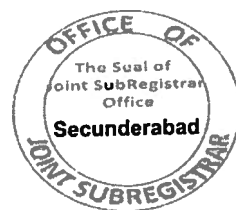
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/ Sheet 3 of 4

Joint SubRegistrar  
Secunderabad

1580/2016

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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**


नाम / NAME  
**SOHAM SATISH MODI**

पिता का नाम / FATHER'S NAME  
**SATISH MANILAL MODI**

जन्म तिथि / DATE OF BIRTH  
**18-10-1989**

हस्ताक्षर / SIGNATURE  


मुख्य आयकर आयुक्त, आन्ध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh


For Modi Properties & Investments Pvt. Ltd.  
  
 Director

आयकर विभाग  
 INCOME TAX DEPARTMENT


भारत सरकार  
 GOVT OF INDIA

PRABHAKAR REDDY K  
 PADMA REDDY KANDI

18/01/1974  
 Permanent Account Number  
**AWSPB104E**

हस्ताक्षर / SIGNATURE  


मुख्य आयकर आयुक्त, आन्ध्र प्रदेश  
 Chief Commissioner of Income-tax, Andhra Pradesh




EEPCINDIA  
  
 Regional Director

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ABXPN1505D**

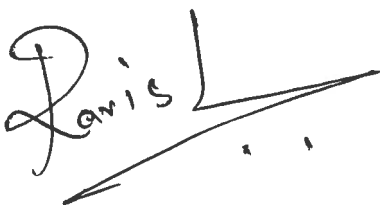
नाम / NAME  
**CHANDRASHEKAR HANUMANTRAO NADGIR**

पिता का नाम / FATHER'S NAME  
**HANUMANTRAO VIRUPAKSHRAO, NADGIR**

जन्म तिथि / DATE OF BIRTH  
**02-02-1968**

हस्ताक्षर / SIGNATURE  


मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा  
 Chief Commissioner of Income-tax, Karnataka & Goa




आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

VADI CHAKRAVARTHY RAVISH  
 VADI CHELAPATHY CHAKRAVARTHY

22/09/1984  
 Permanent Account Number  
**ARTPN3659J**

हस्ताक्षर / SIGNATURE  


मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा  
 Chief Commissioner of Income-tax, Karnataka & Goa

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