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Syed Mehdi

A. DINESH

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S.V.L. No. 41/2007,

Shankar Reddy Nagar, Jagadiguda (M)  
GHATKOPUR, HYDRABAD.

Syed Mohammed

Sydney, And.

### GENERAL AMENITIES AGREEMENT

This **LEASE AGREEMENT** is made and executed at Secunderabad, on this the 15<sup>th</sup> day of February, 2008 by and between:

1. **MR. SYED MEHDI**, S/o. **MR. SYED MOHAMMED**, aged about 46 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020.
2. **MRS. RAZIA BANO**, W/o. **MR. SYED MEHDI**, aged about 36 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,

represented by their Specific 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. Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the "OWNERS" and severally as LESSOR No. 1 & LESSOR No. 2 respectively (which term shall mean and include whenever the context may so require its successors-in-interest);

**A N D**

**MR. K. VENKATESHWARULU**, S/o. **MR. ADISESHIAH**, aged about 38 years, resident of New No. 27, (Old No 18), 67<sup>th</sup> Street, Jaffer Khanpet, Ashok Nagar, Chennai – 600 083. Hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest);

## WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 15<sup>th</sup> February 2008, the duplex bungalow known as Furqan Villa, consisting of 4 bedrooms, drawing, dining, kitchen and servants quarter, situated at Plot No. 141, forming a part of Survey No. 74/3, admeasuring about 2,250 sft. of built-up area on 233 sq. yds. of land, at Ravi Co-operative Housing Society, Marredpally, Secunderabad from the OWNERS. At the request of the HIREE, the OWNERS have 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 OWNERS.

WHEREAS the OWNERS have entered into a property management agreement dated 15<sup>th</sup> February, 2008 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 OWNERS 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 15<sup>th</sup> February, 2008 to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc.

## NOV' THIS DEED WITNESSETH AS UNDER

1. The HIREES shall pay amenities charges of **Rs. 10,000/- (Rupees Ten Thousand)** per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder as per the following details:  
  
Amenities Charges payable to OWNER NO. 1 - Rs. 4,200/-  
Amenities Charges payable to OWNER NO. 2. - Rs. 4,200/-  
Service Charges payable to Modi Properties & Investments Pvt. Ltd., - Rs. 1,600/-
2. The HIREE shall enhance the amenity charges by 5% at the end of every year on the then existing amenity charges.
3. 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.
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 OWNERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE agrees to maintain the bungalow at his own cost.

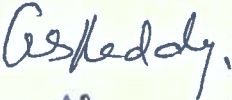
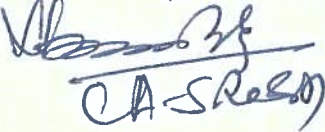


**PARTICULARS OF AMENITIES**

1. Provision of fans, tube light & geyser.
2. Provision of windows and doors.
3. Provision of toilets.
4. Provision of electric power connection.
5. Provision of one car parking.
6. Provision of Kitchen Furniture.

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

**WITNESSES:**

1. 
2.   
CA SREEM

For OWNER NO. 1



(Modi Properties & Investments (P) Limited  
rep. by its Managing Director Mr. Soham Modi)

For OWNER NO. 2.



(Modi Properties & Investments (P) Limited  
rep. by its Managing Director Mr. Soham Modi)



**HIREE**