

తెలంగాణ తెలంగాణ TELANGANA
S.No. 353 Date: 15-04-2015

Sold to: Syed mehdi
S/o.W/o.D/o.: Syed Mahmood
For Whom: Self

908275
T. BABU
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 15th day of April, 2015 by and between:

M/s. e Logic Solutions India Pvt. Ltd., having its registered office at The Mayflower, Plot No. 72, P&T Colony, Karkhana, Secunderabad 500 009, represented by its Director Mrs. Rupali Modi, hereinafter referred to as the "HIREE", (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

1. Mr. Syed Mehdi, son of Mr. Syed Mohammed, aged about 56 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020
2. Mrs. Razia Bano, wife of Mr. Syed Mehdi, aged about 46 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, IInd floor, M. G. Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the "HIRERS".

hereinafter jointly referred to as the "HIRERS" and severally as HIRER No. 1 & HIRER No. 2 respectively (Which term shall mean and include whenever the context may so require his successors-in-interest witnesseth as follows);

WHEREAS The HIRERS are jointly the absolute Owners of the 1st Floor of the building known as The Mayflower, situated at Plot No. 72, P & T Colony, Secunderabad admeasuring 1800 sft of super built up area, hereinafter referred to as the said premises.

The HIREE has taken on lease vide Lease Agreement dated 15th April, 2015 (commencing from 1st June, 2015) a portion on the First floor in the Building known as "THE MAYFLOWER" situated at Plot No. 72, P & T Colony, Secunderabad, admeasuring 1,800 sq.ft from the HIRERS. At the request of the HIREE, the HIRERS 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 HIRERS.

NOW THIS DEED WITNESSETH AS UNDER:

1. The HIREE shall pay amenities charges as given under per month apart from and along with the rent payable.

Period	Amenity charges	Payable In Favour Of
01/06/2015 to 31/05/2018	Rs. 13,500/-	Rs. 6,750/- in favour of Mr. Syed Mehdi Rs. 6,750/- in favour of Mrs. Razia Bano

2. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month as mentioned above.
3. The HIREE shall enhance the Amenity charges by 15% at the end of every three years on the then existing rent.
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 amenities charges shall be deemed to be a breach of the covenants of tenancy and the HIRERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE also agrees to pay building maintenance charges of Rs. 3,150/- per month subject to increase from time to time to the HIRERS or to any other body or association that the HIRERS may direct for the maintenance of the common areas of the building, lifts, pumps, security etc.
7. The HIREE agrees to pay his share of the electricity charges for common lighting, lift and water pumps and water supply charges.


The block contains three handwritten signatures in blue ink. The first signature on the left is partially obscured by the text "(Hires)". The second signature is in the middle, and the third is on the right with a small number "2" written below it.

PARTICULARS OF AMENITIES:

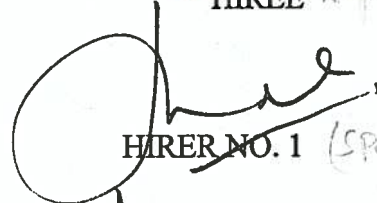
1. Provision of 3 phase electric power connection.
2. Provision of lift and common area lighting.
3. Provision of common parking
4. Provision of parking for 1 car and 2 scooters.
5. Provision of windows and doors.
6. Provision of bathrooms & sanitary fittings.


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

WITNESSES:

1. 
- 2.


HIREE *Sripati Madan*


HIRER NO. 1 (SPM)


HIRER NO. 2 (SPM)