

తెలంగాణ తెలంగాణ TELANGANA  
S.No. 360 Date: 15-04-2015

Sold to: M. Sanjeev Kumar  
S/o. W/o. D/o.: M. Balraj  
For Whom: M/s. Modi Properties and Investments Pvt. Ltd.

908282  
T. HALITHA  
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 26<sup>th</sup> day of March, 2016, by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Ashish Modi, S/o. Late. Shri Pramod Chandra Modi, aged about 47 years, resident of plot no.1-8-165, P.G. Road, Secunderabad - 500 003, herein after referred to as the OWNER (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).

AND

M/s. Modi Properties & Investments Pvt. Ltd., having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Managing Director, Mr. Soham Modi, aged about 47 years, R/o. Plot no. 280, Jubilee hills, Hyderabad, herein after referred to as the HIREE (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).

For Modi Properties & Investments Pvt. Ltd.

  
Managing Director

For M/s. MC MODI EDUCATION TRUST

  
Trustee

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 26<sup>th</sup> day of march, 2016. the office space, situated on the II floor of the building known as Soham Mansion, bearing No. 5-4-187/3 and 4, situated at M.G. Road, Secunderabad – 500 03. having a super built area about 3.000 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. 21,412/- (Rupees twenty one thousand four hundred and twelve 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 HIREE shall enhance the amenities charges by 6% at the end of every year on the then existing amenities charges.
3. The HIREE shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the 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 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.
6. The HIREE shall pay monthly maintenance charges amounting to Rs. 1.50/- (Rupees one and fifty paise only) per month to the OWNER, 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.
7. The OWNER and the HIREE hereby undertake to register this agreement as and when called upon by either of the parties at any time during the currency of this agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the HIREE in full.
8. The HIREE shall be liable to pay all taxes, levies, charges like VAT, service tax, etc., that are payable or shall become payable to any government or statutorily authority from time to time pertaining to amenities charges and other charges payable under this agreement.

For Modi Properties & Investments Pvt. Ltd.

Managing Director



For M/s. MC MODI EDUCATION TRUST

Trustee

9. The list of amenities provided is given in Annexure – I attached herein. The HIREE shall handover the amenities provided to the OWNER at the time of vacating the premises subject to reasonable wear and tear.

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

Witnesses:

1. G. Jaikumar 
2. B. PRAVEEN 

For Modi Properties & Investments Pvt. Ltd.

Managing Director  
HIREE

For M/s. MC MODI EDUCATION TRUST

OWNER

Trustee

ANNEXURE - I

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.

Witnesses:

1. G. Jai Kumar Dair
2. B. PRAVEEN

For Modi Properties & Investments Pvt. Ltd.



HIREE Managing Director

For M/s. MC MODI EDUCATION TRUST



OWNER

Trustee