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90/06 11/2006 100/-

D. Phani Kumar  
D. N. Murthy  
modi Properties & Inv (P) Ltd. Sec-Bid.

L. G. Chimala  
C 484285  
LEELA G. CHIMALA  
STAMP VENDOR  
No. 02/2006  
5-4-76/A, Cellar, Ranigunji  
SECUNDERABAD-500 003

GENERAL AMENITIES AGREEMENT

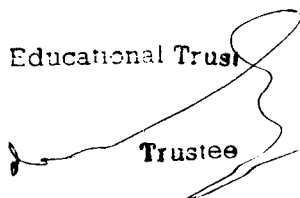
This General Amenities Agreement executed at Secunderabad on this the 13<sup>th</sup> day of December, 2006 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Pramod Modi, S/o. Late Shri Manilal C Modi, hereinafter referred to as the OWNER (which term shall mean and include whenever the context may so require his successor-in-interest).

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, II Floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Director Shri Gaurang Mody, S/o. Shri Jayantilal Mody, aged 37 years, hereinafter referred to as the HIREE (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust

  
Trustee

For Modi Properties & Investments Pvt. Ltd

  
Director

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 13.12.2006 the office space situated on the first floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4/5 situated at M. G. Road, Secunderabad – 500 003, having a super-built area of about 1,825 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. 8,000/- (Rupees Eight Thousand 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 amenity charges by 6% 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 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. 900/- (Rupees Nine Hundred 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.

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:

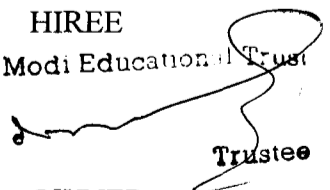
- 1.
- 2.

For Modi Properties & Investments Pvt. Ltd

  
Director

HIREE

For M. C. Modi Educational Trust

  
Trustee

OWNER

2008: 2008  
23 NOV 2008  
V.C. SEC. 243  
EXPL. 2100