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L-h-Access 07AA 429319

S. No. 2222 Date 20-8-05

Sold to Mahesh Desai

S/o

For Whom Seat second

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L. No: 13/9 ...
5-4-76/A ...
SECUNDERABAD - 500 003

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement is made and executed at Secunderabad on this the 22nd day of August, 2005 by and between:

- 1) **Mr. Mahesh Desai**, S/o. Sri Kantilal Desai, aged about 63 years, resident of 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad - 16,
- 2) **Mr. Subodh K. Desai**, S/o. Sri Kantilal Desai, aged about 56 years, resident of 1-11-251/10, Opp; Alladin Mansion , Begumpet, Hyderabad - 16,
- 3) **Mr. Vinod K Desai**, Sri Kantilal Desai, aged about 54 years, resident of 1-10-38/3, Ground floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
- 4) **Mr. Valmiki K Desai**, Sri Kantilal Desai, aged about 52 years, resident of 1-10-38/3/1, first floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
- 5) **Mrs. Bhopinder Kaur**, W/o. Shri. Tejinder Singh aged 50 years Occupation: Housewife, resident of 32, Wahab Nagar, Sikh Village, Secunderabad,
- 6) **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 Mr. Pramodi Modi, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003,

Hereinafter severally referred to as **OWNER NO. 1, OWNER NO. 2, OWNER NO. 3, OWNER NO. 4, OWNER NO. 5, & OWNER NO. 6** respectively and jointly referred to as the **OWNERS** (which term shall mean and include whenever the context may so require their successor-in-interest).

AND

M/s. Mody Motors, a partnership firm, having its registered office at # 5-3-372, R. P. Road, Secunderabad – 500 003, represented by its Managing Partner Mr. Nihar Mody, S/o. Mr. Kiran Mody, aged about 26 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

[Signature]
Trustee

[Signature: Mahesh Desai]

[Signature: Vinod K. Desai]

[Signature: Bhopinder Kaur]

[Signature: Nihar Mody]
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[Signature: Subodh K. Desai]

Mahesh Desai

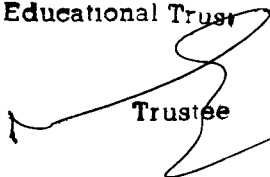
WITNESSETH

The **HIREE** has obtained on lease vide Lease Agreement dated 22nd August 2005, the showroom space situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad – 500 003, having a super built-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft., 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**.

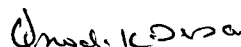
NOW THIS DEED WITNESSETH AS UNDER:

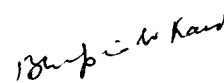
1. The **HIREE** shall pay amenities charges of **Rs. 29,000/- (Rupees Twenty Nine Thousand Only)** per month as per the details given under, apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder:
 - a) Amenities charges payable in favour of **OWNER NO. 1** - Rs. 3,500/-
 - b) Amenities charges payable in favour of **OWNER NO. 2** - Rs. 3,500/-
 - c) Amenities charges payable in favour of **OWNER NO. 3** - Rs. 3,500/-
 - d) Amenities charges payable in favour of **OWNER NO. 4** - Rs. 3,500/-
 - e) Amenities charges payable in favour of **OWNER NO. 5** - Rs.14,000/-
 - c) Amenities charges payable in favour of **OWNER NO. 6** - Rs. 1,000/-
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 10th 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 amenities 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** shall pay building maintenance charges amounting to **Rs. 1,102/- (Rupees One Thousand One Hundred and Two Only)** per month to 'Soham Mansion Owners Association' or to any other party that the Owners may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

For M. C. Modi Educational Trust



Trustee



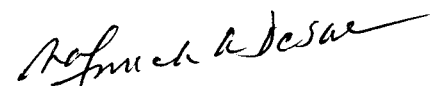








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PARTICULARS OF AMENITIES

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for the 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 **OWNERS** have signed these presents on the date and at the place mentioned above.

WITNESSES:

1.

2. Navasimhaleo.
D.L. Navasimhaleo.
183/184, R.P. Road,
Sancmdevarad.

Tahesh Belan
OWNER NO. 1

Sulok K Desai
OWNER NO. 2

Wmed. K. Desai
OWNER NO. 3

Abhinav K. Desai
OWNER NO. 4

Bhupinder K. Desai
OWNER NO. 5

For M. C. Modi Educational Trust

[Signature]
OWNER NO. 6 Trustee

Nitai
HIREE