



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
10/11/2004

St. No... 1789... 100 20
Sold to... Satish Modi
S/o... Manilal C. Modi
For Whom... Sat

01AA 548295
L-G-
LEELA G. CHIMALGI
STAMP VENDOR
L No: 13,97... 1/2003
5-4-76/A Chaitanyanagar
SECUNDERABAD - 500 003.

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** made and executed at Secunderabad, on this the 13th of April 2004 by and between:-

Shri Satish Modi, S/o. Late Manilal C. Modi, aged 60 years, Occupation: Business, residing at Plot No. 280, Jubilee Hills, Hyderabad – 500 034 hereinafter referred to as the “HIRER”, (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/s. Metal Creek Motors, rep. by its Proprietor Mr. Krishna Prasad Immanni., S/o. Sri I. Seshagiri Rao, aged 27 years resident of Plot No. 115/A, Hanumanji Co-operative Society, Brig Syed Road, Tad bund, Secunderabad 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 13th April 2004 the showroom space & common workshop space, situated on the Ground Floor & Basement of the building known as Soham Mansion, bearing No-4-187/3 & 4, situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 2,835 sft. on the ground floor and 1300 sft. of super built-up area in the Basement floor, from the HIRER. At the request of the HIREE, the HIRER 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 HIRER.

Satish Modi

Manilal C. Modi

NOW THIS DEED WITNESSETH AS UNDER:

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

Period (Months)	Total Amenities
May'03 to Oct'03	Rs. 20,625/-
Nov'03 to Jan'04	Rs. 23,375/-
Feb'04 to April'04	Rs. 27,500/-
May'04 to April'05	Rs. 29,150/-
May'05 to Apr'06	Rs. 30,899/-
May'06 to Apr'07	Rs. 32,753/-
May'07 to Apr'08	Rs. 34,718/-

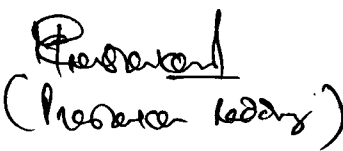
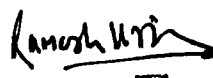
2. The HIREE shall enhance the amenities charges by 6% compounded at the end of every year.
3. The HIREE shall pay the amenities charges for each month on or before the 7th day of the succeeding month to the HIRER.
4. The HIREE shall not be entitled to surrender the usage of amenities as long as the 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 HIRER 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 @ Rs. 0.50 per sft. for the ground floor and basement per month to the HIRER, or to any other party/agency/association that the HIRER may direct, towards the maintenance of common areas, 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 common areas.
- 4) Provision of windows and doors.
- 5) Provision of toilets.
- 6) Provision of electric power connection.
- 7) Provision of common parking for cars & scooters.

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

WITNESSES:

1. 
(Ramesh Krishna)
2. 
RAMESH KRISHNA


HIRER

HIREE