

S266 7/4/98 50R

Christopher Gabell

R. Gabell

Girijabai Modi Charitable

Trust &amp;

N. Madhulal

N. MADHANLAL

Stamp Vendor

L. No. 74/88, Madhavalli.

**GENERAL AMENITIES AGREEMENT**

This **General Amenities Agreement** executed at Secunderabad on this the 7<sup>th</sup> day of April 1998 by and between:

**Smt. Girijabai Modi Charitable Trust** represented by its Trustee Shri. Pramod Modi having its office at 5-4-187/3 & 4, M. G. Road, Secunderabad hereinafter referred to as the **OWNER** (which term shall mean and include whenever the context may so require its successors-in-interest);

**A N D**

**M. A. Razack** S/o. M. A. Rehman aged about 32 years residing at 2-3-397, 'C' Block, Nallagutta, Secunderabad hereinafter referred to as the **HIRER** (which term shall mean and include whenever the context may so require his successors-in-interest, witnesseth as follows:

The **Hirer** has obtained on lease a portion of the Ground Floor admeasuring 310 Sft consisting one shop bearing No. 1-10-72/2/3, situated at Begumpet, Secunderabad- 500 016 from the **owner** vide Lease Agreement dated 7<sup>th</sup> April 1998. At the request of the Hiree, the **Owner** has agreed to provide Amenities to the Hiree more fully described in the Schedule. The **Hirer** has agreed to pay Amenities charges for the said Amenities apart from the rent payable to the Owners.

Per Girijabai Modi Charitable Trust

Page 5 / LEASE AGREEMENT

Trustee

M.A. Razack

**NOW THIS DEED WITNESSETH AS UNDER: -**

1. The **HIREE** shall pay amenities charges of Rs. 10,800/- (Rupees Ten Thousand and Eight Hundred only) per month. Apart from and along with the rent payable.
2. The **HIREE** shall enhance the amenities charges by 8% (Eight) p.a. compounded at the end of every year.
3. The **HIREE** shall pay the amenities charges for each month on or before 5<sup>th</sup> day of each calendar month in advance to the **OWNER** or his authorised agent.
4. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
5. This General Amenities Agreement shall be for a period of 9 (Nine) years, commencing from the 1<sup>st</sup> of May 1998. The General Amenities Agreement will be renewed on mutually agreed terms thereof with a minimum increase of 8% p.a. on the then existing rent, other terms and conditions remaining the same.
6. Any default of payment in 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.

**PARTICULARS OF AMENITIES:**

1. Provision of Shutter.
2. Provision of Electrical wiring & Electrical Points.
3. Provision of Electricity Meter.
4. Provision of toilet.

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

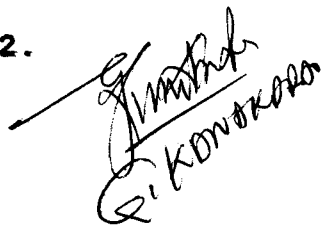
**WITNESSES:**

1.

**HIREE**

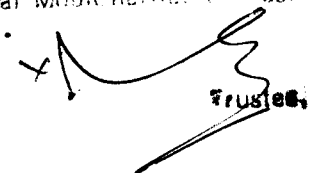


2.



for Girdalal Mohan Narayan Trust  
**OWNER.**

P M



TRUSTEE.