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Christy's Label

- R. G. G. G.

Christy's Label

Shri Satish Modi

P. Rama Sulbamma

P. RAMA SULBAMMA
STAMP VENDOR

L. No. 13/68 R No. 45/1998

4-2 110, OLD BHOIGUDA,
SECUNDERABAD - A. P.

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** executed at Secunderabad, on this the 28th day of February 1998 by and between:-

Shri. Soham Modi S/o. **Shri. Satish Modi** aged 29 years
Occupation : Business, residing Plot No.1025, Road No.45,
Jubilee Hills, Hyderabad hereinafter referred to as the
"**OWNER**" (which term shall mean and include whenever the
context may so require his successors-in-interest)

AND

1. **Mrs. Leena Sunil. Dalal**, aged 38 years, W/o. **Shri. Sunil Dalal**, Residing at 28, Dwarakadas Colony, Mayuri Marg, Begumpet, Hyderabad - 500 020.
2. **Mrs. Kosha S. Dalal**, aged 23 years, W/o. **Shri. Sangesh Dalal**, Residing at. 28, Dwarakadas colony, Mayuri Marg, Begumpet, Hyderabad - 500 020 hereinafter referred to collectively as the "**HIREE**" (which term shall mean and include whenever the context may so require their successors-in-interest)

Soham Modi

Leena S. Dalal.
Leena S. Dalal
Kosha S. Dalal.
Kosha S. Dalal.

The **HIREE** has obtained on lease a portion of about 500 sq. ft. of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3, Begumpet Main Road, Hyderabad - 500 016 from the Owner vide Lease Agreement dated 28th February 1998. 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. 18,000/- (Rupees Eighteen Thousand Only) per month apart from and along with the rent payable.
2. The **HIREE** shall enhance the amenities charges by 8% (eight) compounded at the end of every year.
3. The **HIREE** shall pay the amenities charges for each month on or before the fifth 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. 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:

PARTICULARS OF AMENITIES :

1. Electrical Wiring & Plumbing.
2. Provision of door, windows, Steel Shutter.
3. Electrical Meter.
4. Provision of Electric power connections.

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

WITNESSES:

1. *Sunil R Dalal*

2. *[Signature]*

Leena S. Dalal
HIREE
Kosha S. Dalal

OWNER

[Signature]