



102 - 2.1.98 5000  
 - Christopher Cabell  
 - R. Cabell - Harley  
 - Arunji An Modi  
 - Chaitali Tml - S

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RECEIVED  
 No. 45/1998  
 21.01.1998

**GENERAL AMENITIES AGREEMENT**

This **GENERAL AMENITIES AGREEMENT** executed at Secunderabad on this the 2nd day of January 1998 by and between:-

**M/s. Aruna Apparels** a partnership firm having its office at 1-8-50/7/10, Krishna Nagar Colony, P. G. Road, Secunderabad - 500 003 represented by its partner Shri. K. Sunil Kumar S/o. Shri. K. Surya Prakash aged about 34 years Occupation: Business residing at 1-8-50/7/10, Krishna Nagar Colony, P. G. Road, Secunderabad - 500 003 hereinafter referred to as the **"HIREE"**

(which term shall mean and include whenever the context may so require its successors -in-interest).

**AND**

**Smt. Girijabai Modi Charitable Trust** having its office at 1-10-176, Begumpet, Hyderabad - 500 016 represented by its trustee Shri. Pramod Modi S/o. Shri. Manilal C.Modi residing at 1-8-165, P.G.Road, Secunderabad - 500 003 hereinafter referred to as the **"OWNER"**

(which term shall mean and include whenever the context may so require its successors -in-interest).

for Girijabai Modi Charitable Trust

*M/s. Aruna Apparels*  
*K. Sunil Kumar*  
 Partner

*[Signature]*  
 Trustee

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-**

The **HIREE** has obtained on lease a portion of about 485 sft. of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016 from the **Owner** vide Lease Agreement dated 2<sup>nd</sup> January 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:**

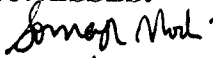
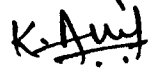
1. The **Hiree** shall pay amenities charges of Rs. 8,000/- (Rupees Eight Thousand Only) per month apart from and along with the rent payable.
2. The **Hiree** shall enhance the amenities charges by 8% compounded at the end of every year.
3. The **Hiree** shall pay the amenities charges for each month 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:**

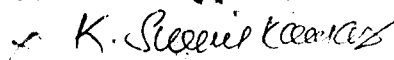
1. Provision of Windows and Doors.
2. Electricity Meter.
3. Electrical Wiring & Points.
4. Plumbing.

**IN WITNESS WHEREOF**, the **Hiree** and the **Owner** have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

1.   
s/o SATISH MODI  
(Name & Address)
2.   
(Name & Address)  
S/O K. Y. SURESH PRAKASH

**For Arun Apparels**



**HIREE Partner**

**OWNER**

For Guntabai Modi Charitable Trust

  
Trustee