



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 S. No. 56, Date 5-1-04, Rs. 100/-
 Sold to Sourabh Modi
 S/o Satish Modi
 For Whom self Secured.

00AA 154911
LEELA G. CHIMALOI
 STAMP VENDOR
 L No: 13/97 R No: 1/2003
 5-4-76/A Cellar, Ranigunj
 SECUNDERABAD - 500 003.
 L-G-Chimaloi

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 5th day of January, 2004 by and between:-

ml Mr. Sutinder Singh, Son of Mr. Mazur Singh, *ml*
 aged 44, residing at H.No. 5-9-115/A, Kanchanjunga Complex,
 Gunfoundry, Hyderabad – 500 001, hereinafter referred to as the “HIREE”, which term
 shall mean and include whenever the context may so require its successors-in-interest;

AND

Shri Sourabh Modi S/o. Shri Satish Modi aged 32 years residing at Plot No. 280, Road
 No. 25, Jubilee Hills, Hyderabad having his office at 5-4-187/3 & 4, 3rd floor, M.G.
 Road, Secunderabad – 500 003, herein after referred to as the “OWNER”, which term
 shall mean and include whenever the context may so require its successors-in-interest;

ml

Shri Modi

The HIREE has obtained on lease a portion of about 310 sft of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3/A, situated at Begumpet Main Road, Hyderabad – 500 016. From the Owner vide Lease Agreement dated 5th January 2004. 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.

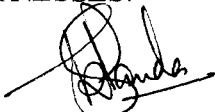
NOW THIS DEED WITNESSETH AS UNDER:-

- 1) The Hiree shall pay amenities charges of Rs. 8,500/- (Rupees Eight Thousand and Five Hundred Only) per month apart from and along with the rent payable.
- 2) The Hiree shall enhance the amenities charges by 7% 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 authorized 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.

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

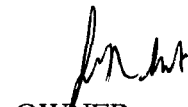
WITNESSES:-

1.


(P. Solomon)

2.


HIREE


OWNER