

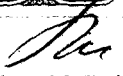
14292 17/10/95

Name of the Purchaser

B. Ullmer S/o B. Chudales

From

Sourabh Modi


 A SUBPOST
 OFFICE
 CITY COLLEGE CAMPUS
 HYDERABAD

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 17th day of October, 1995 by and between :-

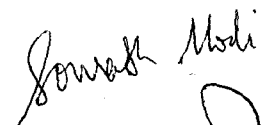
M/s. Relevant Technologies Pvt. Ltd., represented by its Director Shri Yogesh Ralli, Son of Late. Shri N.I. Ralli, aged 46 years, having its registered office at 39, Dhanalakshmi Society, Mahindra Hills, Secunderabad, hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest,

AND

Shri. Sourabh Modi, S/o. Shri Satish Modi, aged 24 years residing at 1-8-179/3, S.D. 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, witnesseth as follows :

The HIREE has obtained on lease a portion of about 270 sq 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 17th October, 1995. 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.

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 For Relevant Technologies Pvt. Ltd.

Director.

NOW THIS DEED WITNESSETH AS UNDER:-

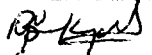

- 1) The **Hiree** shall pay amenities charges of Rs. 3000/- (Rupees Three thousand only) per month apart from and along with the rent payable.
- 2) The **Hiree** shall enhance the amenities charges by 8% compounded at the end of every year on the prevailing amenities charges.
- 3) The **Hiree** shall pay the amenities charges for each month on or before the 5th day of the succeeding month to the **Owner**.
- 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 security.
- 2) Provision of windows and doors.
- 3) Provision of furniture and fixtures.
- 4) Plumbing.
- 5) Provision of common parking area.
- 6) Provision of common toilets etc.
- 7) Maintenance.

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

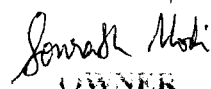
WITNESSES:

- 1)  s/o. B. Chancherhas
- 2)  J. RODRIGUES

For Relevant Technologies Pvt. Ltd.


HIREE

Director.


OWNER