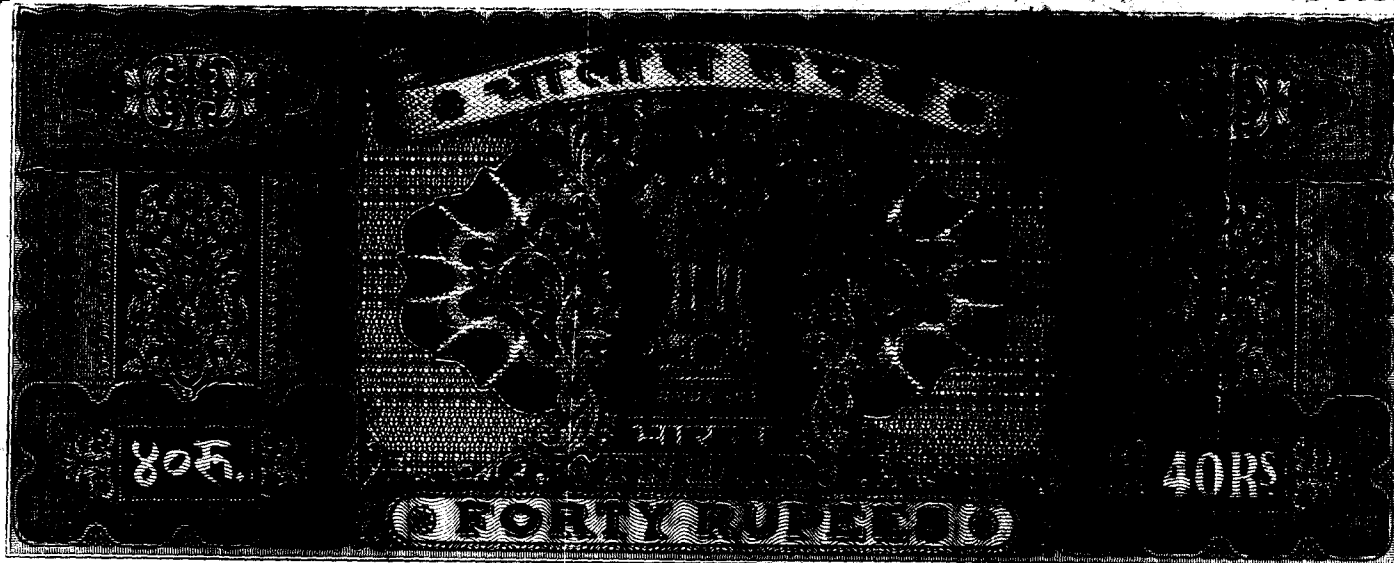


40 Rs.



S.No. 15911 / DATE 2.11.96 No. 40/-  
Sold to Satish Rao Ch. R. Rao.  
For whom C.N.S. Expo Pvt. Ltd., Hyd.

M. Jyothirmay  
STAMP VENDOR  
LIC No 13/92, R.No 6196  
Ameerpet, Hyderabad

**GENERAL AMENITIES AGREEMENT**

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 2nd day of November, 1996 by and between :-


M/s. CNS Expo Pvt. Ltd., having its registered office Flat No.103, J.M.Apartments, Begumpet, Hyderabad represented by its Director Shri Ch.Satish Rao, Son of Shri Ch.Rajeshwar Rao, aged 27 years residing at Flat No.103, J.M.Apartments, Begumpet, Hyderabad

(hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest).

AND

Smt.Girija Bai Modi Charitable Trust having its office at 1-10-176, Begumpet, Hyderabad - 500 016, represented by its Trustee Sri Pramod Chandra Modi aged about 52 years residing at 1-8-165 Prenderghast Road, Secunderabad

(herein after 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  
  
Trustee

Page 1. / CNSEXPO1.DOC

For CNS EXPO PVT. LTD.  
  
DIRECTOR

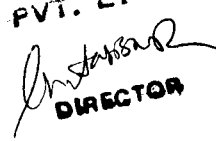
**Now This Agreement witnesseth as follows :**  
house bearing Municipal No. 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016. from the Owner vide Lease Agreement dated 02/11/1996. At the request of the Hiree, the Owner has agreed to provide amenities to the Hiree more fully described in the schedule. The 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:-**

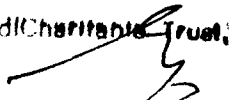
1. The Hiree shall pay amenities charges of Rs. 6,700/- (Rupees Six thousand Seven Hundred only) per month apart from and along with the rent payable.
2. The Hiree shall enhance the amenities charges by 8% compounded at the end of every year.
3. The Hiree shall pay the amenities charges for each month 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 security.
2. Provision of windows and doors.
3. Provision of furniture and fixtures.
4. Plumbing.

For CNS EXPO PVT. LTD.  
  
DIRECTOR

For Girilal Modi (Charitable Trust)

  
(Trustee)

5. Provision of common parking area.

6. Maintenance

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

WITNESSES:

1.

*[Handwritten signature]*  
G. K. A. A. R. A. R. A.

2.

*[Handwritten signature]*  
(S. Vikram)

DIRECTOR

DIRECTOR

For CNS EXPO PVT. LTD.  
HIREE  
For CNS EXPO PVT. LTD.

DIRECTOR

DIRECTOR

OWNER

For Girilabai Modi Charitable Trust

Trustee

For CNS EXPO PVT. LTD.

DIRECTOR

*[Handwritten signature]*  
DIRECTOR