

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** executed at Hyderabad, on this the 5th day of August, 1994 by and between :-

M/s. The Pharmaceutical Products of India Limited its registered office at 212, Unique Industrial Estate, 2nd floor, Cardinal Gracious Road, Chakala Andheir (East), Bombay - 400 099 (India) represented by Shri G.B. Prabhakara Rao, Son of Shri G. Bhagawan Das, aged 44 years, hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest,

AND

Sourabh Modi, son of Sri. Satish Modi, aged 23, resident of 1-10-72/2/3 Begumpet Hyderabad 500 016 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 office space measuring 1250 sq. ft. of the first floor, forming a portion of Premises bearing No. 1-10-72/2/3 situated at Begumpet Hyderabad 500 016, from the Owner. 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 existing on the day of occupation of the said premises apart from the rent payable to the Owners.

NOW THIS DEED WITNESSETH AS UNDER:-

- 1) The Hiree shall pay amenities charges of Rs. 6,000/- (Rupees Six thousand only) per month apart from and along with the rent payable.
- 2) The Hiree shall enhance the amenities charges by 25% compounded at the end of every three years.
- 3) The Hiree shall pay the amenities charges for each month on or before the 5th day of the 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.
- 6) The owner has provided the amenities existing on the day of occupation on "as is where is" and no further amenities will be provided by the owner.
- 7) The lesse shall bear the telephone charges apart from the rent.

G.B. Prabhakara Rao

: 1 :

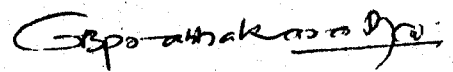
Sourabh Modi

PARTICULARS OF AMENITIES PROVIDED:-

- 1) Maintenance of common area.
- 2) Electrical fixtures and fittings.
- 3) Sanitary fixtures and fittings.
- 4) False ceiling.
- 5) One Telephone.
- 6) One two ton "Cool King" split Airconditioner.
- 7) Fixed Cabins
- 8) Tables and Chairs.

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

(1) HIREE




G.B. Prabhakara Rao

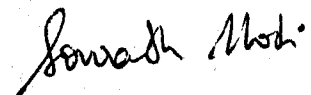
WITNESSES:-

1.

2.)


G.B. PRAHAKARA RAO

(2) OWNER



Sourabh Modi