



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

Sl. No. 9599 Date 18/4/08 Rs. 100 =

Sold To? Syed Mehdi Razia Bano

S/o? Mr. Syed Mohammed w/o Syed Mehdi

For Whom? Self

R-767344

LEELA G CHIMALGI
STAMP VENDOR
Licence No. 02/2006
5-4-76/A, Cal. at Ranigunj,
SECUNDERABAD-500 003.

GENERAL AMENITIES AGREEMENT

This LEASE AGREEMENT is made and executed at Secunderabad, on this the 1st day of December, 2008 by and between:

1. MR. SYED MEHDI, S/o. MR. SYED MOHAMMED, aged about 46 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020.
 2. MRS. RAZIA BANO, W/o. MR. SYED MEHDI, aged about 36 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,
- represented by their Specific Power of Attorney Holder M/s. Modi Properties & Investments (P) Limited, having its registered office at 5-4-187/3 & 4, III floor, M. G. Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the “LESSORS” and severally as LESSOR No. 1 & LESSOR No. 2 respectively (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

M/S. RELEVANT ENTERPRISES represented by MR. YOGESH RALLI, S/o. MR. N.L. RALLI, aged about 57 years, resident of , 708, Block ‘A’, Kundanbagh Apartments, Begumpet, Hyderabad – 500 016.

Hereinafter referred to as the “LESSEE” (which term shall mean and include whenever the context may so require its successors-in-interest);

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 1st December 2008, the duplex bungalow known as Furqan Villa, consisting of 4 bedrooms, drawing, dinning, kitchen and servants quarter, situated at Plot No. 140, forming a part of Survey No. 74/3, admeasuring about 2,250 sft. of built-up area on 233 sq. yds. of land, at Ravi Co-operative Housing Society, Marredpally, Secunderabad from the OWNERS. At the request of the HIREE, the OWNERS have 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 OWNERS.

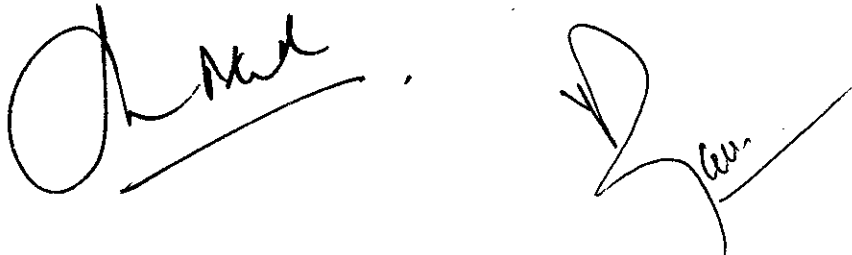
WHEREAS the OWNERS have entered into a property management agreement dated 2nd March 2004 with M/s. Modi Properties & Investments (P) Limited, represented by its Managing Director Mr. Soham Modi for the management of the said building, to negotiate and enter into lease with prospective tenants, collect rent, amenities and maintenance charges, to undertake regular repairs and maintenance of the building, etc. The OWNERS have also given a Specific Power of Attorney to M/s. Modi Properties & Investments (P) Limited, represented by its Managing Director Mr. Soham Modi, dated 15th February, 2008 to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc.

NOW THIS DEED WITNESSETH AS UNDER

1. The HIREES shall pay amenities charges of **Rs. 8,000/- (Rupees Ten Thousand Only)** per month from 1st December, 2008 to 31st May 2009 and Rs. 8,500/- per month from 1st June 2009 to 30th November 2009 exclusive of Water & Electricity consumption charges and subject to the clause pertaining to the enhancement of rent contained hereunder as per the following details:

Amenities Charges payable to OWNER NO. 1 - Rs. 3,360/-
Amenities Charges payable to OWNER NO. 2. - Rs. 3,360/-
Service Charges payable to Modi Properties &
Investments Pvt. Ltd., - Rs. 1,280/-

2. The HIREE shall enhance the amenity charges by 6% at the end of every year on the then existing amenity charges (i.e., the amenities charges from 1st December 2009 shall be Rs. 9,010/- per month).
3. The HIREE shall pay the amenities charges for each month on or before the 7th 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 amenity charges shall be deemed to be a breach of the covenants of tenancy and the OWNERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE agrees to maintain the bungalow at his own cost.



PARTICULARS OF AMENITIES

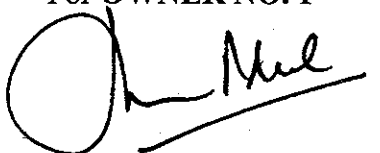
1. Provision of fans, tube light & geyser.
2. Provision of windows and doors.
3. Provision of toilets.
4. Provision of electric power connection.
5. Provision of one car parking.
6. Provision of Kitchen Furniture.

IN WITNESS WHEREOF the HIREE and the OWNERS have signed these presents on the date and at the place mentioned above.

WITNESSES:

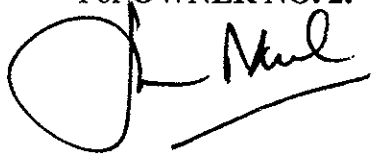
- 1.
- 2.

For OWNER NO. 1



**(Modi Properties & Investments (P) Limited
rep. by its Managing Director Mr. Soham Modi)**

For OWNER NO. 2.



**(Modi Properties & Investments (P) Limited
rep. by its Managing Director Mr. Soham Modi)**



HIREE