



ఆంధ్ర ప్రదేశ్ రాష్ట్రం, ANDHRA PRADESH

A. No. 7333 Date 23/8/05 Rs. 100/23.

Sold to Syed Mehdi

S/o Syed Mohammed

For Whom Self Secured

L. G. C. Secy
07AA 429364



GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** made and executed at Secunderabad, on this the 23rd day of August 2005 by and between:-

Shan Modi
Shan Modi
J. Mod
M/s. **Holool (India) Limited**, having its registered office at house no. 8-2-684/1/18, R. M. Mansion, Kanaka Durga Temple Lane, Road No. 12, Banjara Hills, Hyderabad – 500 034, represented by its Manager - Finance & Operations Mr. Syed Fasihuddin, hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

1. **Mr. Syed Mehdi**, son of Mr. Syed Mohammed, aged about 46 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020
2. **Mrs. Razia Bano**, wife of 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, situated at 5-4-187/3 & 4, III floor, M. G. Road, Secunderabad – 500 003 represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the as the "HIRERS" and severally as HIRER No. 1 & HIRER No. 2 respectively, (which term shall mean and include whenever the context may so require its successors-in-interest);

Shan Modi

Shan Modi

J. Mod

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 23rd August 2005 the building known as R M Mansion, bearing house No. 8-2-684/1/18, situated at Road No. 12, Banjara Hills, Hyderabad, admeasuring about 18,000 sft. (3,000 sft. each on the ground, first and second floors & 4,500 sft. each on the upper basement (-1 floor) and lower basement (-2 floor) from the HIRERS. At the request of the HIREE, the HIRERS 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 and along the rent payable to the HIRERS.

WHEREAS the HIRERS have entered into a property management agreement dated 01st June 2003 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 HIRERS 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 01-06-2003 to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc. The HIREE has agreed to pay service charges to Modi Properties & Investments (P) Limited apart from along with the amenity charges for the property management services provided by them.

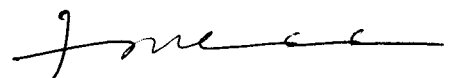
NOW THIS DEED WITNESSETH AS UNDER:

1. The HIREE shall pay amenities charges and service charges of **Rs. 72,900/- (Rupees Seventy Two Thousand Nine Hundred only)** per month, apart from and along with the rent payable, subject to clause pertaining to the enhancement of the amenity charges and service charges as per the details given below:

| | | |
|--|---|--------------|
| Amenities charges payable to HIREE No. 1 | - | Rs. 31,050/- |
| Amenities charges payable to HIREE No. 2 | - | Rs. 31,050/- |
| Service charges payable to M/s Modi Properties & Investments (P) Limited | - | Rs. 10,800/- |
2. The HIREE shall enhance the amenities charges & service charges by 6% compounded at the end of every year.
3. The HIREE shall pay the amenities charges & service charges for each month on or before the 7th day of the succeeding month to the HIRERS.
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 & service charges shall be deemed to be a breach of the covenants of tenancy and the HIRERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE agrees to maintain the building at his own cost.







PARTICULARS OF AMENITIES:

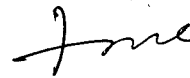
- 1) Provision of electric power connection.
- 2) Provision of Municipal water connection
- 3) Provision of windows and doors.
- 4) Provision of toilets.
- 5) Provision of parking for cars and scooter.
- 6) Provision of lift.
- 7) Provision of security grills and shutters.

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

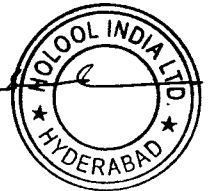
WITNESSES:

1.

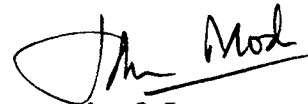
HIREE



For HIRER No. 1

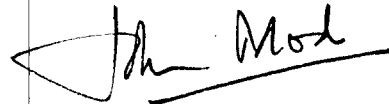


2.



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

For HIRER No. 2



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