

50 Rs.



Sl. No... 2125 Date... 31/1/2000 Rs.. 50/-

Sold to Pramod Chandra Modi S/o. Late Manilal C. Modi

for which Self H/o Sec-bad.

K Radha
K RADHA
STAMP VENDOR L.No 30/99 H.L.No. 20/98
11-3-1141, GOKUL NAGAR,
HYDERABAD.

GENERAL AMENITIES AGREEMENT

This **GENERAL AMENITIES AGREEMENT** executed at Secunderabad on this the 1st day of May 2000 by and between:

SM
SM
M/s. Tech Pacific India Limited, having its Registered Office at Eden Rock, Flat E, Yellapa Chetty Layout, 37 Ulsoor Road, Bangalore - 500 042, represented by its Managing Director Mr. Shailendra Gupta, S/o. Narendra Gupta, hereinafter referred to as the "HIREE", (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

1. M/s. Modi Properties & Investments Pvt Limited having its registered office at 5-4-187/3 & 4, Soham Mansion, M G Road, Secunderabad - 500 003 represented by its Managing Director Soham Modi.
2. Mr. Pramod Chandra Modi S/o. Late Shri Manilal C Modi, aged 59 years, resident of 1-8-165, Prenderghast Road, Secunderabad - 500 003.

Hereinafter jointly referred to as the "HIRER" and severally referred to as HIRER No. 1 and HIRER No. 2 (Which term shall mean and include whenever the context may so require his/its successors-in-interest witnesseth as follows),

For Modi Properties & Investments Pvt. Ltd.

SM
SM
Managing Director

SM
SM
Tech

The HIREE has taken on lease vide Lease Agreement dated 1st May 2000 a portion on the ground floor in the Building known as "USHA KIRAN COMPLEX" situated at 1-8-167 to 179/2, S.D.Road, Secunderabad – 500 003, admeasuring 3,675 sft from the HIRER. At the request of the HIREE, the HIRER 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 HIRER.

NOW THIS DEED WITNESSETH AS UNDER:


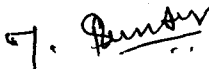
1. The HIREE shall pay monthly amenities charges of Rs. 34,990/- (Rupees Thirty Four Thousand Nine Hundred and Ninety Only) apart from and along with the rent payable.
2. The HIREE shall pay the amenities charges, in advance, for each month on or before the 5th day of the month as mentioned above in favour of HIRER No. 2.
3. The HIREE shall increase the amenities charges by 7% every year, of the then existing amenities charges. However, the first such increase shall be applicable from 1st August 2000.
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 HIRER shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE agrees to pay his share of the electricity charges for common lighting, lift and water pumps and water supply charges.
7. The HIREE shall pay the electricity charges promptly as per the bills pertaining to the HIREE directly to the concerned departments. The HIREE shall also pay any additional consumption deposit or any other charges to the concerned department. The HIREE shall enhance the existing electricity power supply at its own cost.

PARTICULARS OF AMENITIES:

1. Provision of 3 phase electric power connection.
2. Provision of lighting for common areas.
3. Provision of common parking
4. Provision of windows and doors.
5. Provision of bathrooms & sanitary fittings.
6. Maintenance of the common areas of the building, lifts, pumps.

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

WITNESSES:

1. Ashok Kumar . 
2. 

For Modi Properties & Investments Pvt. Ltd.

S.M. Jha 
HIRER No. 1
Managing Director.


P.M.

HIRER No. 2

GA

Tech

HIREE

 Shakti