

Date: 22/08/04 Serial No: 2933
Purchased by: A. Raju For Whom
S/o: Rajaiath,

M/s: Sonata Software Ltd,
Hyd -

Raj
MANAGER
e Seva
Ex-Officio Stamp Vendor
Banjara Hills.

GENERAL AMENITIES AGREEMENT

THIS GENERAL AMENITIES AGREEMENT is made and executed on this the 30th day of October Two Thousand and Four BY AND BETWEEN

1. Smt. Kokilaben J. Kadakia W/o. Late Shri. Jayantilal M. Kadakia aged 72 years permanent resident of 1-10-176, Begumpet, Hyderabad – 500 016, and temporarily residing at #910, South Elcamino, Real Samclemante, California – 92672, U.S.A.
2. Shri. Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia aged 50 years residing at #910, South Elcamino, Real Samclemante, California – 92672, U.S.A.
3. Shri. Sharad J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia aged 46 years residing at #5405, Alton, Pkwysa-639, Irvine, California, U.S.A.

(hereinafter collectively called the "OWNERS" which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, legal representative and assigns) of the **FIRST PART.**

515/11/04/11. 555/211.

(KJK)

①

For Sonata Software Limited

Thomas K. Joseph
Sr. Vice President & CFO

(RJK)

②

Rajesh Kadakia

(SFF)

③

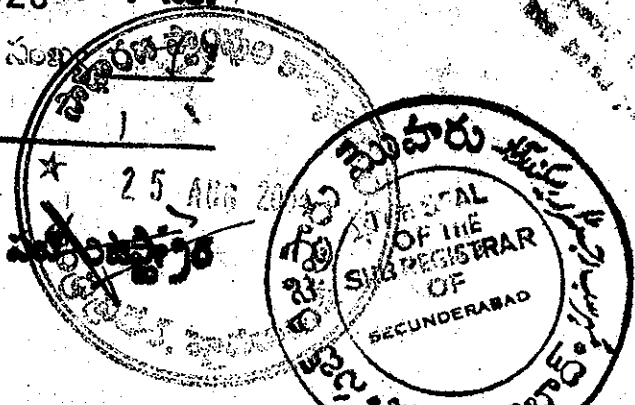
Sheroalmal Kadakia
Page Left

ఎస్టాబ్లిష్మెంట్ సంఖ్య 1984/1004

వ పుస్తకము 1926 శా. శ. సం.

దస్తావేజుల మొత్తం కాగితముల సంఖ్య

ఈ కాగితము వరుస సంఖ్య



2004వ సంవత్సరము 2004 నెది 1926 శా.శ. సంఖ్య 11

గంభీర ముద్రలు... 1988 తా.నె... 1440=02

చెలానుద్వారా చెల్లించినారు.
వ్రాసేయబ్బినట్లు ఒప్పుకోన్నది
ఎడమ బొటం ముద్రలు



NAME PRANOD MADI S/O. MANILAL C. MADI
OCC BUSINESS R/O. 1-8-165, P.G. Rd, Sec-049

ఎడమ బొటం ముద్రలు



Handwritten signature of Thomas K. Joseph

NAME THOMAS K. JOSEPH S/O. JOSEPH KURI
OCC SERVICE R/O. 1-10-192/2/2, Rampet
Hydrabad-16

ఎడమ బొటం ముద్రలు

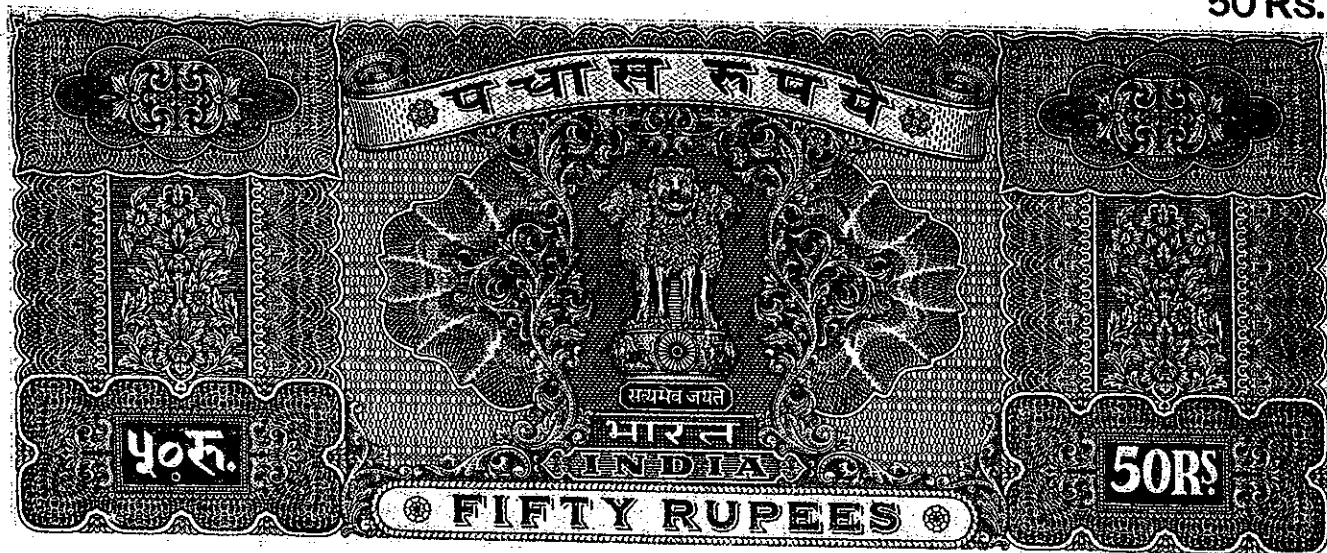
Handwritten signature and scribbles.

NAME A.A. SHEKIFF S/O. D.A. G. SHEKIFF
OCC BUSINESS R/O. # 201C HAADIM ROAD
RANGUNK- 30014

NAME Solomon P. S/O. KRUPAKRISHNA
OCC Bus Service R/O. 5-11-181/3 rd N.G. Rd. Sec-049

2004వ సంవత్సరము 2004 నెది 1926 శా.శ. సంఖ్య

50 Rs.



Date: 22/09/04 Serial No: 2934
Purchased by: A. Raju For Whom
80: Rajah.

M/s: Sonata Software Ltd
Hyd

Raju
MANAGER
e Seva
Ex-Officio Stamp Vender
Banjara Hills.

AND

M/s. Sonata Software Limited, a company duly incorporated under the Companies Act, 1956 having its office at A.P.S. Trust Building, Bull Temple Road, N. R. Colony, Bangalore – 560019, represented by Senior Vice President & C.F.O. Mr. Thomas K. Joseph.

(hereinafter referred to as the "HIRER" which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor or successors and/or assign) of the SECOND PART:

WHEREAS:

1. By a Lease Deed of even date (hereinafter referred to said Lease Deed) made by and between Smt. Kokilaben J. Kadakia, Shri. Rajesh J. Kadakia and Shri. Sharad J. Kadakia, therein called the LESSORS of the One Part, the Owners herein, and Sonata Software Limited, therein called the LESSEE of the Second Part, the Hirer herein, for the consideration and on the terms and conditions mentioned therein, the Owners have granted the lease of the residential Villa situated behind the commercial building known as "GREENS TOWERS" bearing Municipal No.1-10-178/3/1 & 1-10-178/3/2, Begumpet, Hyderabad – 500016, more fully described in the Schedule hereunder and hereinafter referred to as the "Leased Villa" in favour of the Hirer for a period of 3 years with effect from 1st December 2004, subject to clause 11 of the aforesaid Deed of Lease.

5151111111.8.555/21.
(KJK)

For Sonata Software Limited

Thomas K. Joseph
Sr. Vice President & CFO

(RJK)
Rajesh J. Kadakia

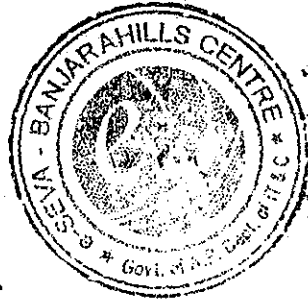
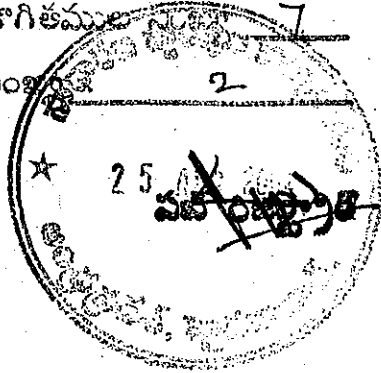
(SKJ)
Sharad J. Kadakia

దస్తావేజు సంఖ్య 1984/2004

వస్తువులము 1926 చా. 4 నం

దస్తావేజుల మొత్తం కాగితముల సంఖ్య 7

ఈ కాగితము వరుస సంఖ్య 2

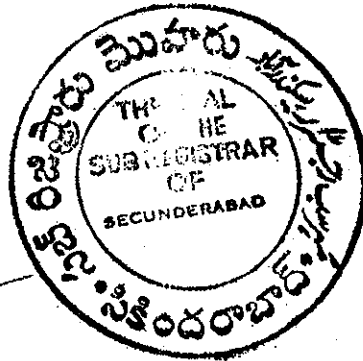


**OFFICE OF THE SUB-REGISTRAR
SECUNDERABAD**

Endorsement Under section 42 of ACT II of 1899

Rs. of 200 Date 200
I hereby certify that the proper / deficit
stamp Duty of Rs. 85.40/-

.....)
has been levied in respect of the instrument
from Sri/Gmt.
on the basis of the market value
consideration of Rs. being
higher than the consideration/agreed Market
Value.



~~Sub-Registrar~~
SECUNDERABAD
and Collector U/s 41 & 42
of Indian Stamp Act, 1899

CERTIFICATE OF REGISTRATION

Registered as Document No: 1984
of 2004 (1926 SE)
of Book = and assigned the
Identification Number 1606
for Scanning.

Date: 14/12/2004 Registering Officer

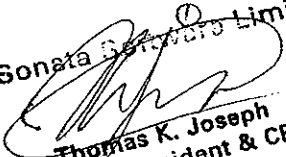
2. The **Owners** in addition to the grant of lease rights in respect of the **Leased Villa**, also has agreed to provide certain facilities and other allied amenities and services to the **Leased Villa**, which are attached to and are part and parcel and/of deemed to be attached and part and parcel of the **Leased Villa**.
3. The **Owners** offered to give and the **Hirer** agrees to take on hire the said facilities and other allied amenities and services at the **Leased Villa** on the terms and conditions hereinafter appearing.

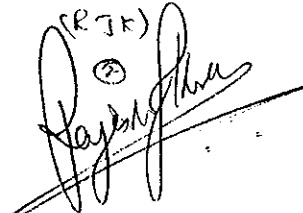
NOW THIS GENERAL AMENITIES AGREEMENT WITNESEETH AS FOLLOWS:

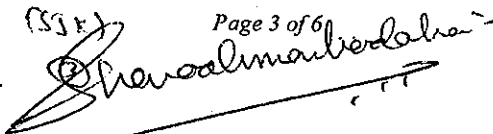
1. That in consideration of the amenities charges payable by the **Hirer** to the **Owners** and the covenants and the terms and conditions appearing hereinafter, the **Owners** have agreed to provide certain facilities and allied amenities, as details mentioned in the list annexed to this Agreement as "Annexure-1", hereinafter referred to as the '**Said Facilities**' in the **Leased Villa** for the exclusive use and enjoyment of the **Hirer** and its employees and authorised representatives free from all encumbrances subject to the terms and conditions mentioned herein below. The **Said Facilities** are attached to and are part and parcel and/or deemed to be attached and part and parcel of the **Leased Villa**.
2. The **Hirer** shall pay to the **Owners** a sum of Rs.24,000/- (Rupees twenty four thousand only) as amenities charges per month by account payee cheque in the name of **Owners** only as under from 1st December 2004 as amenities charges for the **Said Facilities** apart from and along with the rent payable subject to handing over of vacant possession of the **Leased Villa** as per clause 10 of the aforesaid Deed of Lease..

In the name of Kokilaben J. Kadakia Rs.12,000/-
 In the name of Rajesh J. Kadakia Rs. 6,000/-
 In the name of Sharad J. Kadakia Rs. 6,000/-
3. The **Hirer** shall pay the amenities charges to the **Owners** in advance on or before 7th of each month subject to deduction of Tax at source as may be applicable and the **Hirer** shall issue to the **Owners** certificate of tax deducted at source within two months from the end of every financial year
4. The **Owners** shall provide adequate three-phase electricity supply to the **Leased Villa** at their own cost and the **Hirer** shall pay for the electricity consumed at applicable tariff as per the reading meter provided therein. The **Hirer** shall be responsible for the consequences of non-payment of consumption charges to the APTRANSCO or any statutory authority regulating the electricity supply. The **Hirer** shall also be liable to pay the additional consumption deposit as may be imposed by APTRANSCO or any other regulatory authority in the event that such additional consumption deposit is levied for reasons directly attributable to the usage of the power to the **Villa** by the **Hirer**.
5. The **Owners** shall provide for regular water supply through bore well and HMWSSB or any other authority or services providers at their cost and expenses to the **Leased Villa**. However, the **Hirer** shall bear and pay the charges for the water supplied during the lease period.

515/10/04-8.555/21.
(KJK)

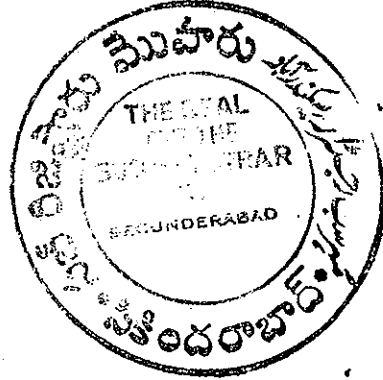
For Sonata Software Limited

 Thomas K. Joseph
 Sr. Vice President & CFO

(RJK)


(SSK)

 Page 3 of 6

దస్తావేజు సంఖ్య 1984/2004
వ పుస్తకము 7 1926 శా. శ. సం.
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 7
ఈ కాగితము వరుస సంఖ్య 3

~~సహ రిజిస్ట్రార్~~



6. The **Owners** shall allow the **Hirer** to use the open land around the Villa and the parking space attached to the villa without any charges.
7. The **Hirer** shall maintain all other equipment's provided by the **Owners** to the **Leased Villa** at their own cost.
8. The **Hirer** shall not remove any of the Said Facilities provided by the **Owners** at the **Leased Villa** and shall maintain the same in good and working order, normal wear and tear excepted.
9. This General Amenities Agreement is co-terminus and co-extensive with the said Lease Deed of even date executed in respect of **Leased Villa**. The parties shall not be entitled to terminate this General Amenities Agreement without at the first instance terminating the said Deed of Lease in respect of **Leased Villa**. On expiry or earlier termination of the said Deed of Lease this General Amenities Agreement shall automatically and simultaneously be terminated and the **Owners** shall refund the entire amount of security deposit paid under the said Deed of Lease to the **Hirer**, at the time of handing over the vacant possession of the **Leased Villa** failing which the **Hirer** shall be entitled to retain possession of the Said Facilities together with the **Leased Villa** till such time the entire amount of Security Deposit is refunded with interest at the rate of 18% per annum till the date of payment and during such period the **Hirer** shall be fully entitled to make use of the **Leased Villa** together with the Said Facilities without being liable to pay any rent or amenities charges or any other charges under this Agreement or any mense profits in respect of the **Leased Villa** or the Said Facilities.
10. The **Hirer** shall use the Said Facilities with normal care and caution, however, normal wear and tear excepted.
11. Upon the expiry of the lease period, this General Amenities Agreement shall be renewed along with the Deed of Lease, subject to mutual consent of both the parties (**OWNERS** and **HIRER**) upon such terms and conditions as may be agreed between them. However, the **OWNERS** shall be entitled to a minimum increase of 15% in the amenities charges.

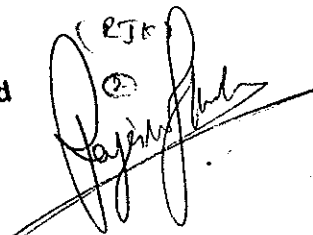
**SCHEDULE ABOVE REFERRED TO
(LEASED VILLA)**

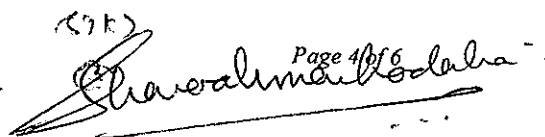
All that part and parcel of residential Villa situated behind commercial building known as "Greens Towers", bearing Municipal Nos.1-10-178/3/1 & 1-10-178/3/2, Begumpet Main Road, Hyderabad – 500016, consisting of Main House with 4 bed rooms, 4 toilets, court yard, living, dining, kitchen, admeasuring about 3,000 square feet and a detached house with 2 units consisting of 1 bedroom, toilet and kitchenette, admeasuring about 800 sft on a total land area of about 1700 square yards butted and bounded a given below:

East By	:	Neighbours property
West By	:	Building known as Greens Towers belonging to Lessor No.1
North By	:	Premises belonging to Mr. Lathif Khan & others and College Premises
South By	:	Premises belonging to Mrs. Khan & Others

శిశిగిరి.ఓ.ఓ.సి.సి.సి.సి.
(KJK)

For Sonata Software Limited
Thomas K. Joseph
Sr. Vice President & CFO

(RJK)


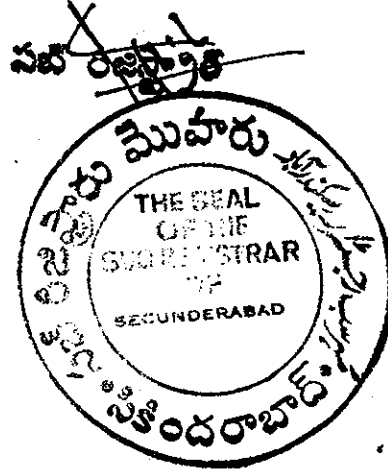
(SK)

Page 4 of 6

దస్తావేజు నంబర్ 19B4/2004

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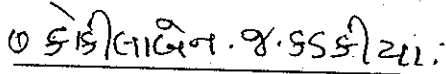
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 7

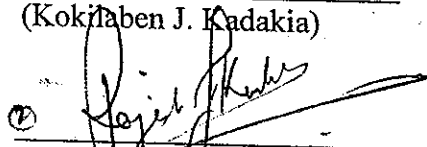
ఈ కాగితము వరుస సంఖ్య 4

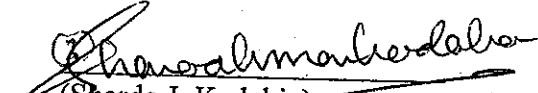


IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day, month and year first above written:


SIGNED AND DELIVERED BY
the **HIRERS** above named


(Kokilaben J. Kadakia)


(Rajesh J. Kadakia)

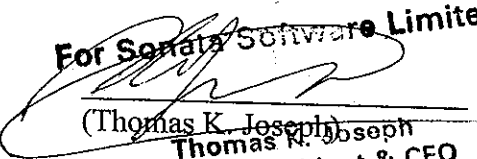

(Sharda J. Kadakia)

In the presence of:



Jigar S. Kotak

SIGNED AND DELIVERED BY
the **HIREE** above named

For Sonata Software Limited

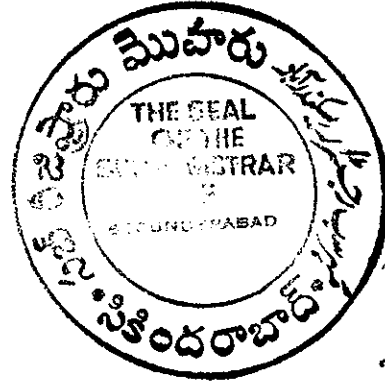

(Thomas K. Joseph)
Thomas K. Joseph
Sr. Vice President & CFO

In the presence of:



పస్తావేలు నంబర్ 1984/1004
వచ్చిన తేదీ 1 1925 శా. శ. సం।
దస్తావేలుల మొత్తం కాగితముల సంఖ్య 7
ఈ కాగితము వచ్చిన సంఖ్య 5

~~సీల్~~



ANNEXURE - 1

1. 5 KVA of LT power supply.
2. Marble flooring.
3. Doors & windows.
4. Bathroom, Sanitary & Plumbing,
5. Water supply through borewell and HMWSSB.
6. Use of Open Land around the Villa.

સોનાટા સોફ્ટવેર લિમિટેડ

(કચ્છ)

①

For Sonata Software Limited
Sr. Manager Joseph
Finance & CFO

(કચ્છ)

②
Rajesh Patel

(કચ્છ)

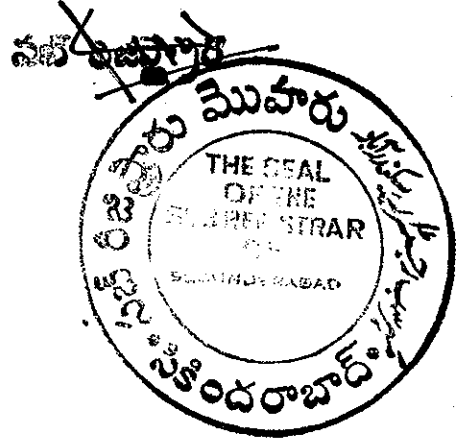
Shamulmal Solanki

ఉస్తావేజు నంబ్ర 1984/2004

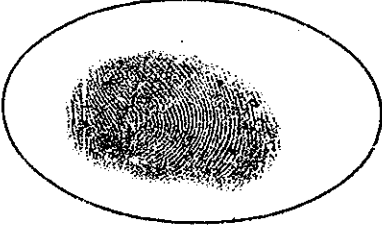

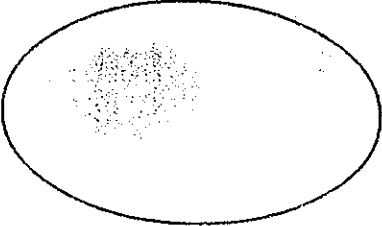
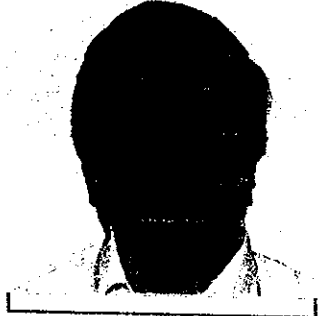

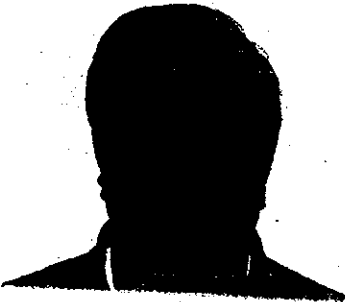
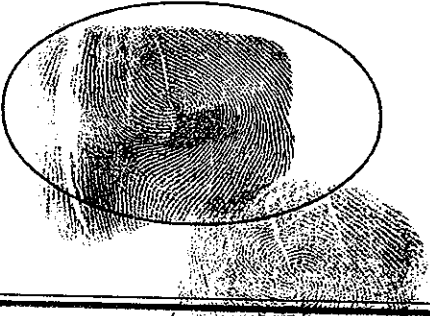
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దస్తావేజుల మొత్తు కాగితము ల సంఖ్య 7

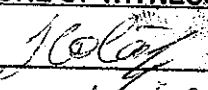
ఈ కాగితము వరుస సంఖ్య 6




PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

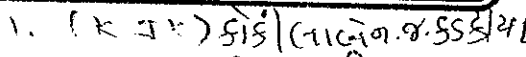
Sl. No.	FINGER PRINT IN BLACK INK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT/SELLER/ BUYER
			<u>Mrs. KORILABEN J. KADARIA</u> <u>Fl. 1-10-176, Begumpet, Hyd - 06</u> <u>Temp. (C) # 910, South Elcamino,</u> <u>Real Samclemank, California - 9569</u> <u style="text-align: right;">U.S.A</u>
			<u>② Mr. RAJESH J. KADARIA</u> <u># 910, South, Elcamino,</u> <u>Real Samclemank,</u> <u>California - 92672 - U.S.A</u>
			<u>3) Mr. SHARAD J. KADARIA</u> <u>Fl. # 5405, Alton, Plyson - 639</u> <u>Irvine, California - USA</u>
		<div style="border: 1px solid black; padding: 5px; text-align: center;"> PASSPORT SIZE PHOTO BLACK & WHITE </div>	<u>1) Mrs. SONATA SOFTWARE LIMITED</u> <u>having office Mrs. TRUFI BUILDING</u> <u>Ball Peelyke Road, Mrs. Colony, Ballyna</u> <u>Rel Ly: S.V.P. E.C.F.O No. 11/2000/10.108</u>

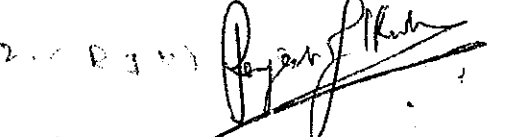
SIGNATURE OF WITNESSES:

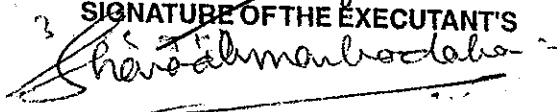
1. 

2. 



1. 

2. 

3. **SIGNATURE OF THE EXECUTANT'S**


దిస్తావేజు నంబర్ 1904/1004

వ శుభ్రము 1 1926 కౌశ నం

దస్తావేజుల మొత్తం కాగితము ల సంఖ్య 7

ఈ కాగితము పదున సంఖ్య 7

~~సంఖ్య~~

