

తెలంగాణ తెలంగాణ TELANGANA

Sl.No 209/12-02-2018 Rs 100/-

Purchase. From: Y. Anjanah 3/07. Lingaiah & Co

For whom: Modi Properties PVT. LTD & Co

12-02-2018  
N 626469  
DUSA SRINIVAS RAO  
LICENSED STAMP VENDER  
LIC No: 16-05-23/1998  
RL No: 16-05-025/2017  
H.No: 12-11-696, Warastiguda, Secunderabad.  
Cell No: 9247420863

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 13<sup>th</sup> day of February, 2018 by and between:

1. Mr. Syed Mehdi, son of Mr. Syed Mohammed, aged about 59 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020
2. Mrs. Razia Bano, wife of Mr. Syed Mehdi, aged about 49 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020

represented by their Specific Power of Attorney Holder M/s. Modi Properties Pvt. Ltd, having its registered office at 5-4-187/3 & 4, II floor, M. G. Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the OWNERS, and severally as Owner No. 1 & Owner No. 2 respectively.

AND

M/s. Divya Reddy, having its registered office at H.No.8-2-684/1/15, Road No.12, Banjara Hills, Hyderabad-500 034, represented by its Managing Director Ms. Salla Divya Reddy, D/o. Mr. S. Rami Reddy, aged about 33 years, R/o. H.No.8-2-684/1/15, Road No.12, Banjara Hills, Hyderabad - 500 034, herein after referred to as the HIREE

The term Owner and Hiree shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.

WITNESSETH

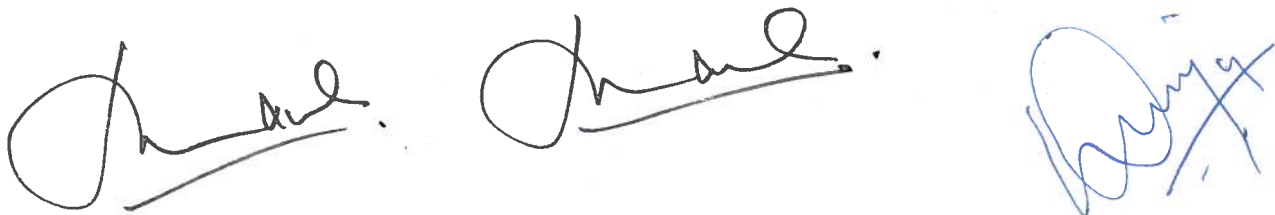
The Hiree has obtained on lease vide Lease Agreement dated 13<sup>th</sup> February, 2018, the of the office space situated on the Lower Basement floor, of the building known as R. M. Mansion, bearing No.8-2-684/1/18, situated at Road No.12, Banjara Hills, Hyderabad-500 034, having a super-built area of about 4,500 sft, 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 apart from the rent payable to the Owner.

NOW THIS DEED WITNESSETH AS UNDER

1. The Hiree shall pay amenities charges of Rs. 27,500/- (Rupees Twenty Seven Thousand and Five Hundred Only) per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder. The details of the amenity charges payable are as under:

| Sl No | Amenity charges payable to | Amount       | From period | To period  |
|-------|----------------------------|--------------|-------------|------------|
| 1.    | Mr. Syed Mehdi             | Rs. 13,750/- | 01.02.2018  | 31.01.2021 |
| 2.    | Mrs. Razia Bano            | Rs. 13,750/- | 01.02.2018  | 31.01.2021 |
| 3.    | Mr. Syed Mehdi             | Rs. 15,813/- | 01.02.2021  | 31.01.2023 |
| 4.    | Mrs. Razia Bano            | Rs. 15,813/- | 01.02.2021  | 31.01.2023 |

2. The Hiree shall enhance the amenities charges by 15% at the end of 3 years on the then existing amenities charges.
3. The Hiree shall pay the amenities charges for each month on or before the 7<sup>th</sup> 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 Hiree shall pay monthly maintenance charges amounting to Rs. 8,000/- (Rupees Eight Thousand Only) per month to the Owner, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

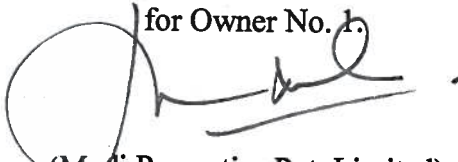


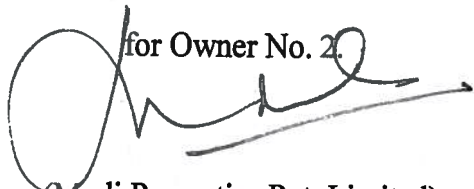
7. The Owner and the Hiree hereby undertake to register this agreement as and when called upon by either of the parties at any time during the currency of this agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the Owner and Hiree equally.
8. The Hiree shall be liable to pay all taxes, levies, charges like VAT, service tax, GST, etc., that are payable or shall become payable to any government or statutorily authority from time to time pertaining to amenities charges and other charges payable under this agreement.
9. The list of amenities provided is given in Annexure – I attached herein. The Hiree shall handover the amenities provided to the Owner at the time of vacating the premises subject to reasonable wear and tear.

In witness whereof the Hiree and the Owner have signed these presents on the date and at the place mentioned above.

Witnesses:

- 1.
- 2.

  
for Owner No. 1.  
(Modi Properties Pvt. Limited)  
rep. by its Managing Director Mr. Soham Modi)

  
for Owner No. 2.  
(Modi Properties Pvt. Limited)  
rep. by its Managing Director Mr. Soham Modi)

Hiree

  
M/s. Divya Reddy

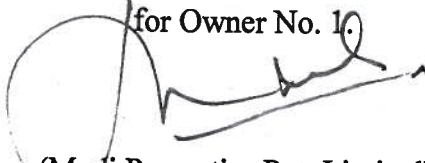
ANNEXURE - I

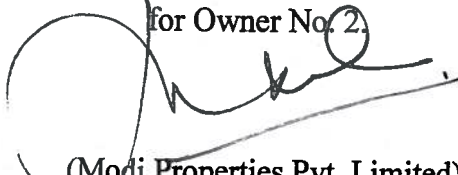
PARTICULARS OF AMENITIES.

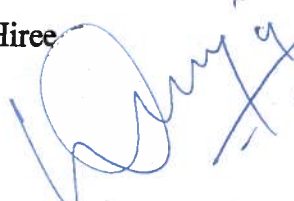
1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.
8. Provision of limited backup power through common generator of the building.

Witnesses:

2.

  
for Owner No. 1.  
(Modi Properties Pvt. Limited)  
rep. by its Managing Director Mr. Soham Modi)

  
for Owner No. 2.  
(Modi Properties Pvt. Limited)  
rep. by its Managing Director Mr. Soham Modi)

Hiree  
  
M/s. Divya Reddy