



36/12/03

Mahender
Nallesh
M.C. Modi

Educational Trust

M.R.

M. RAMADEVI
STAMP VENDOR

No. 22/93, New L. 108/200
Beside A.P.S.E.B. Office,
City Civil Court Compound
East Marredpally, Secunderabad.

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT made and executed at Secunderabad, on this the 12th day of December, 2003 by and between:

Shri. M.C.Modi Educational Trust represented by its Trustee Shri. Pramod Modi, having its registered office at 5-4-187/ 3 & 4, Soham Mansion, M. G. Road, Secunderabad – 500 003, hereinafter called the "OWNER", which expression shall mean and include not only the Lessor but also its trustees, successors-in-office/Trust of the ONE PART:

AND

M/s. Forbes Gokak Ltd, having its registered office at Forbes Building, Charanjit Rai Marg, Mumbai – 400 001, represented by its authorised signatory Mr. Vivek Aiyer, Regional Manager, and having its branch office at Secunderabad, hereinafter called the "HIREE", which expression shall mean and include not only the Lessee but also its executors, administrators, of the OTHER PART.

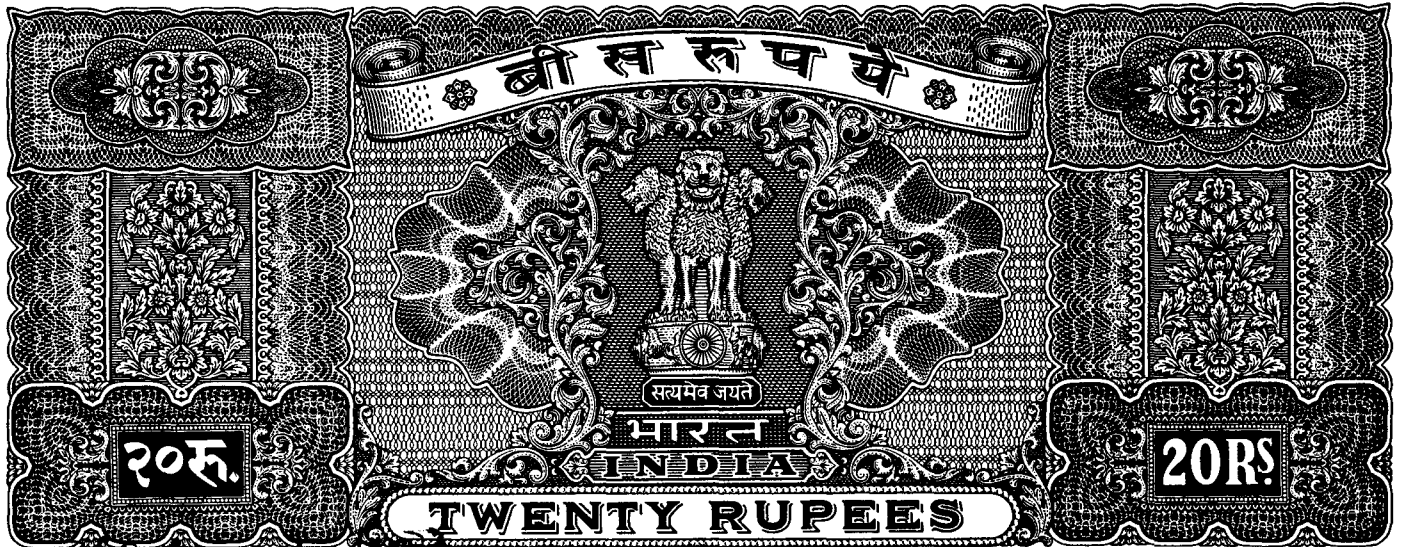
The Hiree has obtained on lease 516 sft of office space on the second floor of the building known as Soham Mansion, bearing No. 5-4-187/ 3 & 4/6, 2nd floor, Soham Mansion, M.G.Road, Secunderabad – 500 003, from the owners vide Lease Agreement, dated 12th DAY OF December 2003. At the request of the Hiree, 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 owners.

For M. C. Modi Educational Trust

Trustee

FOR FORBES GOKAK LIMITED

Authorised Signatory



S. No. 36944 Date 11/12/03 Rs. 20
 Name Malender
 S/o. D. D. W. Mallesh
 For Whom M. C. Modi Educational Trust

MR

M. RAMADEVI
 STAMP VENDOR
 No. 22/58, New L. 18/2003
 Beside A.P. S.E. 3. Office,
 City Civil Court Compound
 East Marredpally, Secunderabad.

-2-

NOW THIS DEED WITNESSETH:

1. The Hiree shall pay amenities charges of Rs. 2,000/- (Rupees Two Thousand Only) per month apart from and along with the rent payable commencing from the 01st day of January 2004.
2. The Hiree shall enhance the amenities charges by 20% on the then existing amenities charges at the end of every 4 years.
3. The Hiree shall pay the amenities charges for each month on or before the 5th day of the month to the Owner.
4. The Hiree shall also deposit a sum of Rs. 24,000/- (Rupees Twenty Four Thousand Only) as security deposit, for provision of amenities, which shall not carry any interest and shall be refunded by the Owner to the Hiree at the time the Hiree, vacates and hands over the vacant portion of the said premises.
5. The Hiree also agrees to pay building maintenance charges of Rs. 250/- per month, subject to increase from time to time to the Lessor or to any other body or association that the Lessor may direct for the maintenance of the common areas of the building, provision of water and security.
6. The Hiree shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.

For M. C. Modi Educational Trust

Trustee

FOR FOREES GOKAK LIMITED,

Authorised Signatory



36949 u/12/2003
No. 36949
Name Mahender
S/o. T. Mallash
For M.C. Modi Educational Trust

M. RAMADEVI
STATE MINTOR
No. 43/2004
Office,
and
Mumbai

7. Any default in the payment of amenities 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.

PARTICULARS OF AMENITIES:

1. Providing common parking area.
2. Providing windows and doors.
3. Providing plumbing & sanitary fittings.
4. Provision of electric power connection.

IN WITNESSES WHEREOF the Hiree and all Owners have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. G. K. on AKASO
M. C. Modi Educational Trust

For M. C. Modi Educational Trust
OWNER
Trustee

2. K. V. SARMA
FORBES GOKAK CH.
Secunderabad - 500 003

FORBES GOKAK LIMITED.
Authorized Signatory