



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
 9753 24/10/08 Rs. 100
 Id To MR Mahesh Desai
 S/o Sri Kantilal Desai
 For Whom Soff and others

L-6-11-11
 R 767409
LEELA G CHIVALGI
 STAMP VENDOR
 Licence No.02/2006
 5-4-76/A, Gollar Ranigunj,
 SECUNDERABAD-500 003.

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement is made and executed at Secunderabad on this the 26th day of November, 2008 by and between:

- 1) **Mr. Mahesh Desai**, S/o. Sri Kantilal Desai, aged about 63 years, resident of 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad - 16,
- 2) **Mr. Subodh K. Desai**, S/o. Sri Kantilal Desai, aged about 56 years, resident of 1-11-251/10, Opp; Alladin Mansion , Begumpet, Hyderabad - 16,
- 3) **Mr. Vinod K Desai**, Sri Kantilal Desai, aged about 54 years, resident of 1-10-38/3, Ground floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
- 4) **Mr. Valmiki K Desai**, Sri Kantilal Desai, aged about 52 years, resident of 1-10-38/3/1, first floor, Near Rahul Automobiles, Begumpet, Hyderabad - 16,
- 5) **Mrs. Bhopinder Kaur**, W/o. Shri. Tejinder Singh aged 50 years Occupation: Housewife, resident of 32, Wahab Nagar, Sikh Village, Secunderabad,
- 6) **M/s. M. C. Modi Educational Trust**, having its office at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee **Mr. Satish Modi**, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003,

Hereinafter severally referred to as **OWNER NO. 1, OWNER NO. 2, OWNER NO. 3, OWNER NO. 4, OWNER NO. 5, & OWNER NO. 6** respectively and jointly referred to as the **OWNERS** (which term shall mean and include whenever the context may so require their successor-in-interest).

Mahesh Desai
 Subodh K Desai
 Vinod K Desai
 Bhopinder Kaur
 Satish Modi

For Sri Srinivasa Automobiles
 Partner

AND

M/s. Sri Srinivasa Automobiles, a partnership firm, having its registered office at # P. No. 8-2-695/R/4, Akshaya – II, Shankar Valley, Banjara Hills, Road No. 12, Hyderabad – 500 034 represented by its Partner Mr. M. Somasekhara Reddy, S/o. Mr. M. Eswara Reddy, aged about 58 years, hereinafter referred to as the **LESSEE** (which term shall mean and include whenever the context may so require its successors-in-interest).

WITNESSETH

The **HIREE** has obtained on lease vide Lease Agreement dated 1st January, 2009, the showroom space situated on the ground floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4, situated at M. G. Road, Secunderabad – 500 003, having a super built-up area of about 2,230 sft. along with workshop / godown space in the basement of about 525 sft., from the **OWNERS**. At the request of the **HIREE**, the **OWNERS** 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 the rent payable to the **OWNERS**.

NOW THIS DEED WITNESSETH AS UNDER:

1. The **HIREE** shall pay amenities charges of **Rs. 35,000/- (Rupees Thirty Five Thousand Only)** per month as per the details given under, apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder:
 - a) Rent payable in favour of **LESSOR NO. 1** - Rs. 4,156/-
 - b) Rent payable in favour of **LESSOR NO. 2** - Rs. 4,156/-
 - c) Rent payable in favour of **LESSOR NO. 3** - Rs. 4,156/-
 - d) Rent payable in favour of **LESSOR NO. 4** - Rs. 4,157/-
 - e) Rent payable in favour of **LESSOR NO. 5** - Rs. 16,625/-
 - f) Rent payable in favour of **LESSOR NO. 6** - Rs. 1,750/-
2. The **HIREE** shall enhance the amenity charges by 5% at the end of every year on the then existing amenity charges.
3. The **HIREE** shall pay the amenities charges for each month on or before the 5th day of the succeeding 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 **OWNERS** shall be entitled to determine the lease and the **HIREE** shall give vacant possession of the tenancy.

Mahesh Reddy *Sankar Reddy* *Chandik Desai*

Page 2 of 3

Mahesh Reddy *Sankar Reddy* *Satish Reddy*

For Sri Srinivasa Automobiles

M. Somasekhara Reddy
Partner

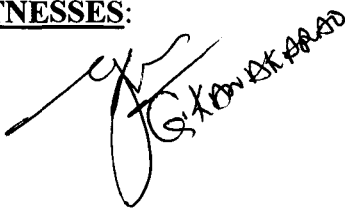
6. The **HIREE** shall pay building maintenance charges amounting to **Rs. 1,378/- (Rupees One Thousand Three Hundred and Seventy Eight Only)** per month to 'Soham Mansion Owners Association' or to any other party that the Owners may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

PARTICULARS OF AMENITIES

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for the 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.

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

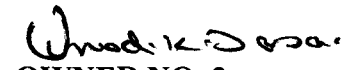
WITNESSES:


1. 

2. 
(Asst. Secy)

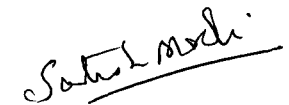

OWNER NO. 1


OWNER NO. 2


OWNER NO. 3


OWNER NO. 4


OWNER NO. 5


OWNER NO. 6

For Sri Srinivasa Automobiles

Partner

HIREE