



S. No. 2984 Date 21/10/2000 10.0

Sold to Smt. Nirmala ben Kantilal Desai Charitable Trust

S/o

For Whom Mrs. Subodh

L-G-Allen
LEELA G CHIMALGI
STAMP VENDOR
L. No. 13/97 C. No 12 2000
5 4-76/A, Cellar,
Opp: TVS Show Room,
Ranigunj, SEC'BAD-3.

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 21st day of October, 2000 by and between:-

M/s. ManCon India Services Pvt. Ltd., having its office at K-1/124, Chittaranjan park, New Delhi - 110 019, represented by its HR & Administrative Manager Shilpy Sharma aged 23 years, hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest)

AND

Smt. Niramalaben Kantilal Desai Charitable Trust, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad - 500 003, and represented by its authorised representative Shri. Soham Modi, S/o. Shri. Satish Modi, hereinafter referred to as the "OWNER" (which term shall mean and include whenever the context may so require its successors-in-interest.)

Shilpy
Soham Modi



WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 21st October 2000, the office space, situated on the First Floor of the building known as Soham Mansion, bearing No. 5-4-187/3 & 4/4, situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 1,500 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:

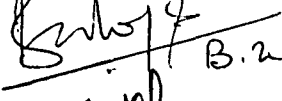
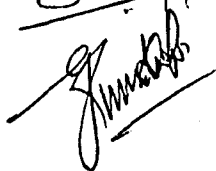
1. The HIREE shall pay amenities charges of Rs. 6,000/- (Rupees Six Thousand Only) per month apart from and along with the rent payable.
2. The HIREE shall enhance the amenities charges by 8% compounded at the end of every year.
3. The HIREE shall pay the amenities charges for each month on or before the 7th 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 OWNER shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE shall pay building maintenance charges amounting to Rs. 600/- (Rupees Six Hundred Only) per month to the OWNER, or to any other party that the owner may direct, towards the maintenance of common areas, 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.
- 4) Provision of reserved parking for 1 car.
- 5) Provision of windows and doors.
- 6) Provision of toilets.
- 7) Provision of electric power connection.
- 8) Provision of common parking for cars & scooters.

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

WITNESSESS:

1.  B. Jay Shankar
2. 

HIREE



OWNER

