



S. No. 7185 Date 23/11/2000 50
 Sold to Macneil
 U/o. B/o. W/o. Macneil
 For Whom M.C. Modi Educational Trust

K. Satish Kumar
K. Satish Kumar
 S.V.L No 13/2000
 5-2-39, PREMAVAHIPE (V)
 B.NAGAR (M), B.B. DIST.

GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 24th day of November, 2000 by and between:-

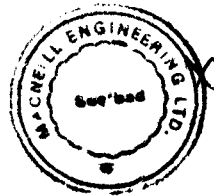
M/s. Macneil Engineering Ltd., having its office at 5-4-187/2, M.G.Road, Secunderabad - 500 003 represented by its Regional Manager (Southern Region) Mr. V C Muthu, S/o. Late Dr. D V G Muthu, hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest)

AND

M. C. Modi Educational Trust, having its office at 5-4-187/3 &4, 3rd Floor, Soham mansion, M. G. Road, Secunderabad - 500 003, and represented by its Trustee Shri. Pramod Modi, S/o. Late Shri. Manilal C. Modi, hereinafter referred to as the "OWNER" (which term shall mean and include whenever the context may so require its successors-in-interest.)

For M. C. Modi Educational Trust

[Signature]
Trustee



[Signature]

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 24th November 2000, the office space, situated on the First Floor of the building known as Soham Mansion, forming a portion of premises bearing No. 5-4-187/3 & 4/5, situated at M. G. Road, Secunderabad – 500 003 having a super built area of about 950 sft, and 275 S.ft of common area, 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. 4,000/- (Rupees Four Thousand Only) per month apart from and along with the rent payable.
2. The HIREE shall enhance the amenities charges by 7% 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. 435/- (Rupees Four Hundred and Thirty Five 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.

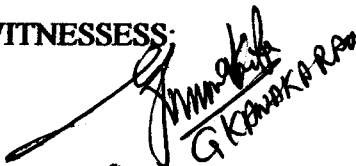
PARTICULARS OF AMENITIES:

- 1) Maintenance of common areas.
- 2) Provision of common area lighting.
- 3) Provision of security.
- 4) Provision of windows & doors.
- 5) Provision of toilets.
- 6) Provision of electric power connection.
- 7) Provision of common parking for scooters.

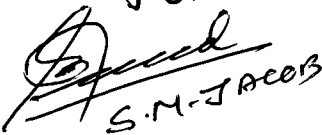
IN WITNESS WHEREOF the HIREE and the OWNER have signed these presents on the date and at the place mentioned above.

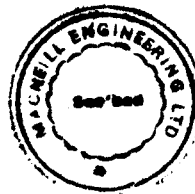
WITNESSES:

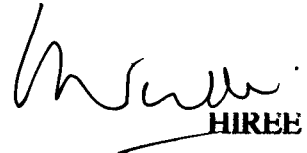
1.


G. KANAKARA RAO

2.

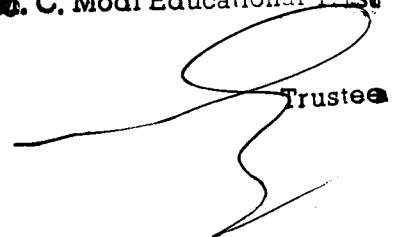

S.M. JACOB




HIREE

OWNER

For M. C. Modi Educational Trust


Trustee