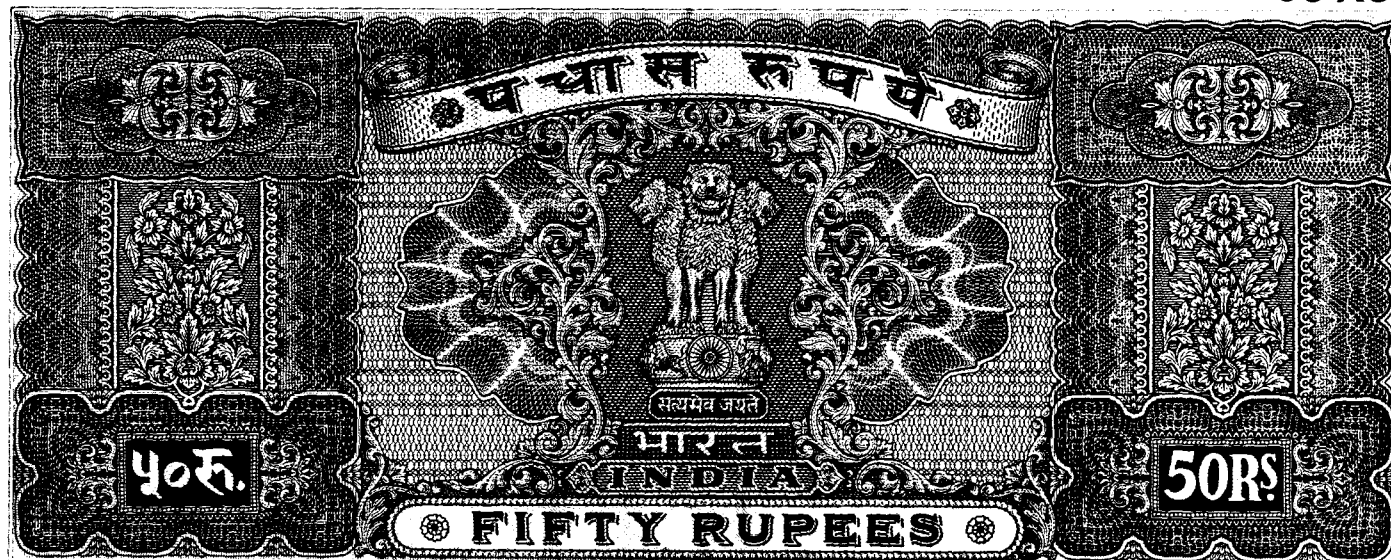


50 Rs.



S. No...1537.....Date 23/3/02 Rs...50/-  
 Sold to.....Suresh Modi.....  
 S/o.....Suresh Modi.....  
 For Whom.....Self.....

*See*

*L. G. Ching*  
 LEELA G. CHING  
 L. No. 1025, Road No. 45, Jubilee Hills, Hyderabad - 500 016  
 Gen. Inv. Show Room,  
 Kalligunj, SEC 10-3.

**GENERAL AMENITIES AGREEMENT**

This General Amenities Agreement is made and executed at Secunderabad on this the 26<sup>th</sup> day of March 2002 by and between:

**Shri. Sourabh Modi S/o. Shri. Satish Modi** aged 30 years Occupation: Business, residing at Plot No.1025, Road No. 45, Jubilee Hills, Hyderabad having his office at 5-4-187/3 & 4, M. G. Road, Secunderabad hereinafter referred to as the **OWNER** (which term shall mean and include whenever the context may so require his successors-in-interest);

**AND**

**Mrs. Yasmin Ajmal Asad W/o. Ajmal Asad** aged 28 years, resident of 19 Uma Nagar, Begumpet, Hyderabad - 500 016, hereinafter referred to as the **HIREE** (which term shall mean and include whenever the context may so require their successors-in-interest, witnesseth as follows):

*Sourabh Modi*

*Yasmin Asad*

The **HIREE** has obtained on lease a portion of the Ground Floor admeasuring 330 sft (396 sft of super built-up-area) consisting one shop bearing No. 1-10-72/3/A, situated at Begumpet, Secunderabad – 500 016 from the **OWNER** VIDE Lease Agreement dated 26<sup>th</sup> March 2002. 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**.

**NOW THIS DEED WITNESSETH AS UNDER:**

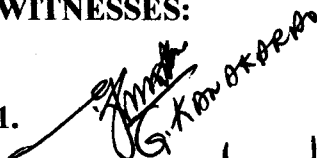
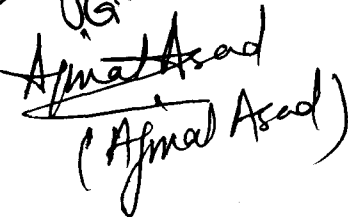
1. The **HIREE** shall pay amenities charges of Rs. 16,866/- (Rupees Sixteen Thousand Eight Hundred and Sixty Six Only) per month apart from and along with the rent payable.
2. The **HIREE** shall enhance the Amenities charges by 8% (eight) p.a. compounded at the end of every year.
3. The **HIREE** shall pay the amenities charges for each month on or before 10<sup>th</sup> day of each calendar month in advance to the **OWNER** or his authorised agent.
4. The **HIREE** shall not be entitled to surrender the usage of Amenities as long as the tenancy is subsisting.
5. This General Amenities Agreement shall be for a period of 3 (three) years, commencing from the 1<sup>st</sup> February, 2002.
6. Any default of payment in 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.

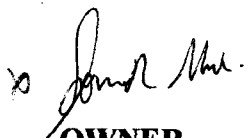
**PARTICULARS OF AMENITIES:**

1. Provision of Shutter.
2. Provision of Electrical wiring & Electrical Points.
3. Provision of Electricity Meter.

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

**WITNESSES:**

1.   
G. K. Rao
2.   
(Ajmal Asad)

  
**OWNER**  
Jasmin Asad  
**HIREE**