

GENERAL AMENITIES AGREEMENT

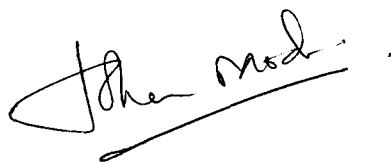
This GENERAL AMENITIES AGREEMENT made and executed at Secunderabad, on this the 20th day of September, 1999 by and between:

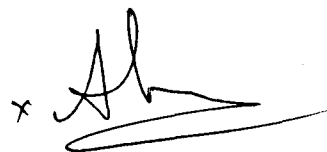
P Anil Kumar S/o. P Kishen Narayan, aged 36 years, R/o. 1-2-333/C/2, Gagan Mahal Road, Hyderabad - 500 029, hereinafter referred to as the "**HIREE**", which term shall mean and include whenever the context may so require his successors-in-interest;

AND

Shri. Soham Modi S/o. Satish Modi, aged 29 years, R/o. Plot No. 1025, Road No. 45, Jubilee Hills, Hyderabad, hereinafter referred to as the "**OWNER**", which term shall mean and include whenever the context may so require its successors-in-interest; witnesseth as follows:

The Hiree has obtained on lease 150 sft of covered area on the terrace of the building known as Modi House, bearing No. 1-10-72/2/3, Begumpet, Hyderabad - 500 016, from the owner vide Lease Deed dated 20th September, 1999. 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.



x 

NOW THIS DEED WITNESSETH:

1. The Hiree shall pay amenities charges of Rs. 2,370/- (Rupees Two Thousand Three Hundred and Seventy Only) per month apart from and along with the rent payable commencing from the 1st June, 1999.
2. The Hiree shall enhance the amenities charges by 10% on the then existing amenities charges at the end of every year.
3. The Hiree shall pay the amenities charges regularly for each month on or before the 5th day of the succeeding month to the Owner.
4. The Hiree also agrees to pay building maintenance charges 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.
5. The Hiree shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
6. 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.

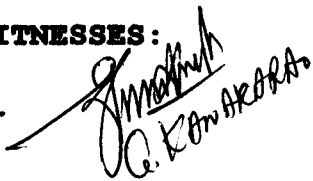
PARTICULARS OF AMENITIES:

1. Providing common parking area.
2. Providing windows and doors.
3. Provision of electric power connection.
4. Provision of Security for common areas.

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

WITNESSES:

1.


A. K. KANAKA

2.


A. ESWATH


OWNER

x 
HIREE