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P. K. Ram

Kumar
 Chandras S. S. Raitode
 Sri. R. S. Raitode
 Chaitra Devi Trust - SC

Secunderabad
 Secunderabad
 Secunderabad
 Secunderabad-A. P.

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad, on this the 9th day of November, 1995 by and between:-

M/s. Relevant Technologies Pvt. Ltd., represented by its Director Shri Yogesh Ralli, Son of Late Shri N.L. Ralli, aged 46 years, having its registered office at 39, Dhanalaxmi Society, Mahindra Hills, Secunderabad, hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest.

AND

Smt. Girijabai Modi Charitable Trust, having its office at 1-10-176, Begumpet, Hyderabad - 500 016, represented by its Trustee Shri Pramod Modi S/o. Late Shri Manilal C. Modi residing at 1-8-1793, S.D. Road, Secunderabad - 500 003, hereinafter referred to as the "OWNER", which terms shall mean and include whenever the context may so require its successors in-interest, witnesseth as follows:-

For Relevant Technologies Pvt. Ltd.

P. K. Ram

Director,

For Girijabai Modi Charitable Trust

[Signature]
Trustee

The Hiree has obtained on lease a portion of about 485 sq. ft. of the ground floor of Modi House bearing Municipal No. 1-10-72/2/3/A, Begumpet, Hyderabad - 500 016, from the Owners vide Lease Agreement dated 9th November, 1995. 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. 4,800/- (Rupees Four thousand eight hundred 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 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 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 lessee shall pay a maintenance charge of Rs. 300/- (Rupees Three hundred only) per month. This amount shall be enhanced by 8% compounded at the end of each year.

PARTICULARS OF AMENITIES:

1. Provision of security.
2. Provision of windows and doors.
3. Provision of furniture and fixtures.
4. Plumbing.
5. Provision of common parking area.
6. Provision of common toilets etc.

In Witness whereof, the Hiree and the Owner have signed these presents on the date and at the place mentioned above.

WITNESSES:

1. J. Reddy
2. B. V. Kumar & Co. Chartered Accountants

For Relevant Technologies Pvt. Ltd.

HIREE

Director.

OWNER.

For Guntur Modi Charitable Trust

Trustee