



1428/17 (1995) SE  
 one of the Purchaser B.V. Kumar No. 13 - Chandrabhan  
 Sonabh Modi

A. SUDHAKAR  
 STAMP VENDOR  
 13/10/95  
 CITY CIVIL COURT

### GENERAL AMENITIES AGREEMENT

This GENERAL AMENITIES AGREEMENT executed at Secunderabad, on this the 17th day of October, 1995 by and between :-

Sri. Mahender Mehta S/o. Sri. C.T. Mehta, aged about 49 years residing at 6-3-1219 1/3, Unanganor, Begumpet, Hyderabad - 500 016, hereinafter referred to as the "HIREE", which term shall mean and include whenever the context may so require its successors-in-interest

AND

Sri. Sonabh Modi, S/o. Sri. Satish Modi, aged 24 years residing at 1-8-179/3, S.D. Road, Secunderabad - 500 003, herein after 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 a portion of about 330 sqft of the ground floor of Modi House bearing Municipal No. 1-11-72/3/A Begumpet, Hyderabad - 500 016 from the Owner vide Lease Agreement dated 17th October, 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 Owner

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Sonabh Modi

Owner

NOW THIS DEED WITNESSETH AS UNDER:- +

*Somesh Modi*  
*Owner*  
*Twenty*  
*Owner*

- 1) The Hiree shall pay amenities charges of Rs. 4025/- (Rupees four thousand five 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 on the prevailing amenities charges.
- 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 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 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.
- 7) Maintenance.

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

WITNESSES:

1

*Yogesh Ravi*  
*(YOGESH RAVI)*

*Owner*  
**HIREE**

2

*Janis D'Monte*  
*(JANIS D'MONTE)*

*Somesh Modi*  
**OWNER**