

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH
Sl.No. 5162 Date 9/7/09 Rs. 100: See
Sold To: Razia Bano
St: 5-4-76/A, Sec. 2, mehdri
For Wh: See

L. G. Chimalgi
S 648086
LEELA G CHIMALGI
STAMP VENDOR
Licence No.1/2009
5-4-76/A, Cellar Ranigunj,
SECUNDERABAD-500 003.

GENERAL AMENITIES AGREEMENT

This **LEASE AGREEMENT** is made and executed at Secunderabad, on this the 1st day of August, 2009 by and between:

1. **MR. SYED MEHDI**, S/o. MR. SYED MOHAMMED, aged about 48 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020.
 2. **MRS. RAZIA BANO**, W/o. MR. SYED MEHDI, aged about 38 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020,
- represented by their Specific Power of Attorney Holder M/s. Modi Properties & Investments (P) Limited, having its registered office at 5-4-187/3 & 4, III floor, M. G. Road, Secunderabad, represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the "OWNENRS" and severally as LESSOR No. 1 & LESSOR No. 2 respectively (which term shall mean and include whenever the context may so require its successors-in-interest);

A N D

MRS. SINDHU SHARMA, W/o. MR. RISHI SHARMA, aged about ___ years, resident of G Block, Flat No. 306, Gardenia, Jeedimetla, Hyderabad.
Hereinafter referred to as the "HIREE" (which term shall mean and include whenever the context may so require its successors-in-interest);

(Handwritten signatures of Mr. Syed Mehdi, Mrs. Razia Bano, and Mrs. Sindhu Sharma)

WITNESSETH

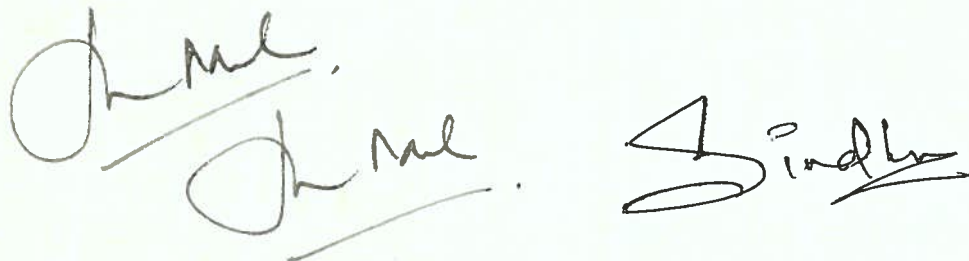
The HIREE has obtained on lease vide Lease Agreement dated 15th July 2009, the duplex bungalow known as Furqan Villa, consisting of 4 bedrooms, drawing, dining, kitchen and servants quarter, situated at Plot No. 141, forming a part of Survey No. 74/3, admeasuring about 2,250 sft. of built-up area on 233 sq. yds. of land, at Ravi Co-operative Housing Society, Marredpally, Secunderabad from the OWNERS. At the request of the HIREE, the OWNERS have 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.

WHEREAS the OWNERS have entered into a property management agreement dated 2nd March, 2004 with M/s. Modi Properties & Investments (P) Limited, represented by its Managing Director Mr. Soham Modi for the management of the said building, to negotiate and enter into lease with prospective tenants, collect rent, amenities and maintenance charges, to undertake regular repairs and maintenance of the building, etc. The OWNERS have also given a Specific Power of Attorney to M/s. Modi Properties & Investments (P) Limited, represented by its Managing Director Mr. Soham Modi, dated 2nd March, 2004 to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc.

NOW THIS DEED WITNESSETH AS UNDER

1. The HIREES shall pay amenities charges of **Rs. 8,250/- (Rupees Eight Thousand Two Hundred and Fifty Only)** per month apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder as per the following details:

Amenities Charges payable to OWNER NO. 1 - Rs. 3,465/-
Amenities Charges payable to OWNER NO. 2. - Rs. 3,465/-
Service Charges payable to Modi Properties & Investments Pvt. Ltd., - Rs. 1,320/-
2. The HIREE shall enhance the amenity charges by 6% at the end of every year on the then existing amenity charges.
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 amenity 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.
6. The HIREE agrees to maintain the bungalow at his own cost.



PARTICULARS OF AMENITIES

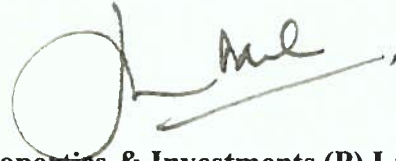
1. Provision of fans, tube light & geyser.
2. Provision of windows and doors.
3. Provision of toilets.
4. Provision of electric power connection.
5. Provision of one car parking.
6. Provision of Kitchen Furniture.

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

WITNESSES:

1.

For OWNER NO. 1



(Modi Properties & Investments (P) Limited
rep. by its Managing Director Mr. Soham Modi)

2.

For OWNER NO. 2.



(Modi Properties & Investments (P) Limited
rep. by its Managing Director Mr. Soham Modi)



H I R E E