



S. No. 36151 Date 24/6/2003 Rs. 100  
 Name: Malharata  
 S/o, D/o, W/o: Madhavi  
 For Whom: Madhavi Pro Pertles & Investments PVT  
 42648  
 K. Srinivas  
 S.V.L. No. 26/03, R. No. 32/2001  
 CITY CIVIL COURT  
 SECUNDERABAD

**GENERAL AMENITIES AGREEMENT**

This **GENERAL AMENITIES AGREEMENT** made and executed at Secunderabad, on this the 30<sup>th</sup> day of June 2003 by and between:-

**M/s. Holool E-Business Pvt. Limited**, having its registered office at Plot No. 60, Nagarjuna Hills, Hyderabad – 500 082, India, represented by its Manager Finance & Operations Mr. Syed Fasihuddin, hereinafter referred to as the “HIREE” (which term shall mean and include whenever the context may so require its successors-in-interest);

AND

1. **Mr. Syed Mehdi**, son of Mr. Syed Mohammed, aged about 44 years, resident of 1-5-16/2/1, Musheerabad, Hyderabad – 500 020
2. **Mrs. Razia Bano**, wife of. Mr. Syed Mehdi, aged about 34 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, situated at 5-4-187/3 & 4, III floor, M. G. Road, Secunderabad – 500 003 represented by its Managing Director Mr. Soham Modi, hereinafter jointly referred to as the “HIRERS” and severally as HIRER No. 1 & HIRER No. 2 respectively, (which term shall mean and include, whenever the context may so require its successors-in-interest);

For Holool E. business Private Limited

*[Signature]*

Finance Manager

*[Signature]*

**WITNESSETH**

The HIREE has obtained on lease vide Lease Agreement dated 30<sup>th</sup> the building known as R M Mansion, bearing house No. 8-2-684/1/18, situated at Road No. 12, Banjara Hills, Hyderabad, admeasuring about 18,000 sft. (3,000 sft. each on the ground, first and second floors & 4,500 sft. each on the parking and lower basement floors) from the HIRERS. At the request of the HIREE, the HIRERS 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 and along the rent payable to the HIRERS.

WHEREAS the HIRERS have entered into a property management agreement dated 01<sup>st</sup> June 2003 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 HIRERS 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 01-06-2003 to enter into lease, for collection of rent, amenities and maintenance charges, for issue of receipts etc. The HIREE has agreed to pay service charges to Modi Properties & Investments (P) Limited apart from along with the amenity charges for the property management services provided by them.

**NOW THIS DEED WITNESSETH AS UNDER:**

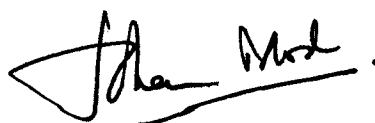
1. The HIREE shall pay amenities charges and service charges of Rs. 51,300/- (Rupees Fifty One Thousand Three Hundred only) per month, apart from and along with the rent payable, subject to clause pertaining to the enhancement of the amenity charges and service charges as per the details given below.

Amenity charges payable to HIREE No. 1	-	Rs. 21,850
Amenity charges payable to HIREE No. 2	-	Rs. 21,850
Service charges payable to M/s Modi Properties & Investments (P) Limited	-	Rs. 7,600/-

2. The HIREE shall enhance the amenities charges & service charges by 6% compounded at the end of every year.
3. The HIREE shall pay the amenities charges & service charges for each month on or before the 7<sup>th</sup> day of the succeeding month to the HIRERS.
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 & service charges shall be deemed to be a breach of the covenants of tenancy and the HIRERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.
6. The HIREE agrees to maintain the building at his own cost.

For Holool E business Private Limited

Finance Manager



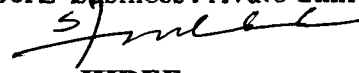
**PARTICULARS OF AMENITIES:**

- 1) Provision of electric power connection.
- 2) Provision of Municipal water connection
- 3) Provision of windows and doors.
- 4) Provision of toilets.
- 5) Provision of parking for cars and scooter.
- 6) Provision of lift.
- 7) Provision of security grills and shutters.

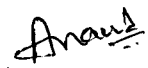
IN WITNESS WHEREOF the HIREE and the HIRER have signed these presents on the date and at the place mentioned above.

**WITNESSES:**

For Holool E-business Private Limited

  
**HIREE**  
Finance Manager

1.   
(P. Solomon)

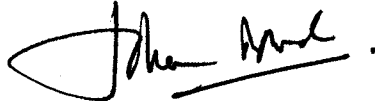
2.   
P.S. ANAND  
Homesai Real Estate

For HIRER No. 1



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

For HIRER No. 2



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