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07AA 429212

S. No. 7053 138/07
Sold to... Pramod Modi
S/o... M.C. Modi
For Whom... Sec

LEELA G. CHIMALGI
STAMP VENDOR
L. No: 13/97
5-4-76/A
SECUNDERABAD - 500 003



GENERAL AMENITIES AGREEMENT

This General Amenities Agreement is executed at Secunderabad on this the 16th day of August, 2005 by and between:

- 1) **Mr. Pramod Modi**, aged about 66 years, resident of 1-8-165, P. G. Road, Secunderabad – 500 003,
- 2) **M/s. Regal Sports**, having its office at 127, M.G. Road, Secunderabad represented by its Partner Mr. Rajiv Dhupar, aged about 34 years, resident of 106, West Marredpally, Road No. 3, Secunderabad – 500 003,

Hereinafter severally referred to as **OWNER NO. 1 & OWNER NO. 2** respectively and jointly referred to as the **OWNERS** (which term shall mean and include whenever the context may so require their successor-in-interest).

AND

M/s. Neoteric Infomatique Pvt. Ltd., having its registered office at 225, Chintamani Plaza, Off. Andheri Kurla Road, Andheri (E) Mumbai – 400 099, represented by its Chief Executive Officer, Mr. Paras Shah S/o. Mr. Harshad Shah, aged about 38 years, hereinafter referred to as the **HIREE** (which term shall mean and include whenever the context may so require its successors-in-interest).

For REGAL SPORTS CO.

Rajiv Dhupar
Proprietor / Manager



WITNESSETH

The **HIREE** has obtained on lease vide Lease Agreement dated 16th August 2005, office space situated on the ground floor, of the building known as Usha Kiran Complex, bearing No. 1-8-167 to 179/2, situated at Sarojini Devi, Secunderabad – 500 003, having a built-up area of about 2,250 sft. 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**.

NOW THIS DEED WITNESSETH AS UNDER:

1. The **HIREE** shall pay amenities charges of **Rs. 14,000/- (Rupees Fourteen Thousand Only)** per month as per the details given under, apart from and along with the rent payable, subject to the clause pertaining to the enhancement of the amenities charges given hereunder.
 - a) Amenities charges payable in favour of **OWNER NO. 1** - Rs. 9,100/-
 - b) Amenities charges payable in favour of **OWNER NO. 2** - Rs. 4,900/-
2. The **HIREE** shall enhance the amenity charges by 5% 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 10th 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** shall pay building maintenance charges amounting to **Rs. 1,000/- (Rupees One Thousand Only)** per month to the **OWNER NO. 1**, or to any other party that the owner may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time.

PARTICULARS OF AMENITIES.

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for the building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

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

WITNESSES:

1. *[Handwritten signature]*
(S. V. New'kins)
2. *[Handwritten signature]*
(PVS NEW'RU)

[Handwritten signature]
OWNER NO. 1

For REGAL SPORTS CO.

[Handwritten signature]
Proprietor / Manager
OWNER NO. 2

