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 1461 31/3/2004  
 Syed Mehdi - Razia Bano  
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 L. G. Chinnai  
 LEELA G. CHINNAI  
 STAMP VENDOR  
 L. No: 13/37, ... 2003  
 5-4-76/A ...  
 SECUNDERABAD - 500 003.

**GENERAL AMENITIES AGREEMENT**

This **GENERAL AMENITIES AGREEMENT** executed at Secunderabad on this the 01<sup>st</sup> day of April 2004 by and between:

**M/s. Tempest Advertising Pvt. Ltd.**, having its Registered Office at 47, HACP Colony, Vikrampuri, Secunderabad, represented by its Managing Director Shri Turab Lakdawala, S/o. Mohd. Hussain A. Lakdawala, aged 46 years, hereinafter referred to as the "**HIREE**", (which term shall mean and include whenever the context may so require its successors-in-interest);

**A N D**

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

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 his successors-in-interest witnesseth as follows);

For Tempest Advertising Pvt. Ltd

*Syed Mehdi*

*Razia Bano*

*Turab Lakdawala*

Managing Director

WHEREAS The HIRERS are jointly the absolute Owners of the 1<sup>st</sup> Floor of the building known as The Mayflower, situated at Plot No. 72, P & T Colony, Secunderabad admeasuring 1800 sft of super built up area, hereinafter referred to as the said premises.

The HIREE has taken on lease vide Lease Agreement dated 01<sup>st</sup> April 2004 a portion on the First floor in the Building known as "THE MAYFLOWER" situated at Plot No. 72, P & T Colony, Secunderabad, admeasuring 1,800 sq.ft from the HIRER. At the request of the HIREE, the HIRER 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 HIRER.

**NOW THIS DEED WITNESSETH AS UNDER:**

1. The HIREE shall pay amenities charges as given under per month apart from and along with the rent payable.

S.No.	Period	Monthly Rent	Payable In Favour Of
1.	01/04/2004 to 31/03/2005	Rs. 10,000/-	Rs. 5,000/- in favour of Mr.Syed Mehdi Rs. 5,000/- in favour of Mrs.Razia Banu
2.	01/04/2005 to 31/03/2006	Rs. 10,000/-	Rs. 5,000/- in favour of Mr.Syed Mehdi Rs. 5,000/- in favour of Mrs.Razia Banu
3.	01/04/2006 to 31/03/2007	Rs. 10,000/-	Rs. 5,000/- in favour of Mr.Syed Mehdi Rs. 5,000/- in favour of Mrs.Razia Banu
4.	01/04/2007 to 31/03/2008	Rs.11,500/-	Rs. 5,750/- in favour of Mr.Syed Mehdi Rs. 5,750/- in favour of Mrs.Razia Banu
5.	01/04/2008 to 31/03/2009	Rs. 11,500/-	Rs. 5,750/- in favour of Mr.Syed Mehdi Rs. 5,750/- in favour of Mrs.Razia Banu
6.	01/04/2009 to 31/03/2010	Rs. 11,500/-	Rs. 5,750/- in favour of Mr.Syed Mehdi Rs. 5,750/- in favour of Mrs.Razia Banu

For Tempest Advertising Pvt. Ltd

*Syed Mehdi*

Razia Banu

*[Signature]*

Managing Director

2. The **HIREE** shall pay the amenities charges for each month on or before the 7<sup>th</sup> day of the succeeding month as mentioned above.
3. The **HIREE** shall not be entitled to surrender the usage of amenities as long as the tenancy is subsisting.
4. Any default in the payment of amenities charges shall be deemed to be a breach of the covenants of tenancy and the **HIRER** shall be entitled to determine the lease and the **HIREE** shall give vacant possession of the tenancy.
5. The **HIREE** also agrees to pay building maintenance charges of Rs. 900/- per month subject to increase from time to time to the **HIRER** or to any other body or association that the **HIRER** may direct for the maintenance of the common areas of the building, lifts, pumps, etc.
6. The **HIREE** agrees to pay his share of the electricity charges for common lighting, lift and water pumps and water supply charges.

**PARTICULARS OF AMENITIES:**

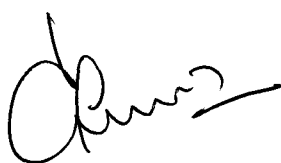
1. Provision of 3 phase electric power connection.
2. Provision of lift and common area lighting.
3. Provision of common parking
4. Provision of parking for 2 cars and 7 scooters.
5. Provision of windows and doors.
6. Provision of bathrooms & sanitary fittings.

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

For Tempest Advertising Pvt. Ltd

**WITNESSES:**

1. A. Srinivasan

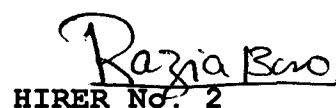


2. Lavanya

(M.V. RAMANA MURTHY)

  
Managing Director  
HIREE

  
HIRER No. 1

  
HIRER No. 2