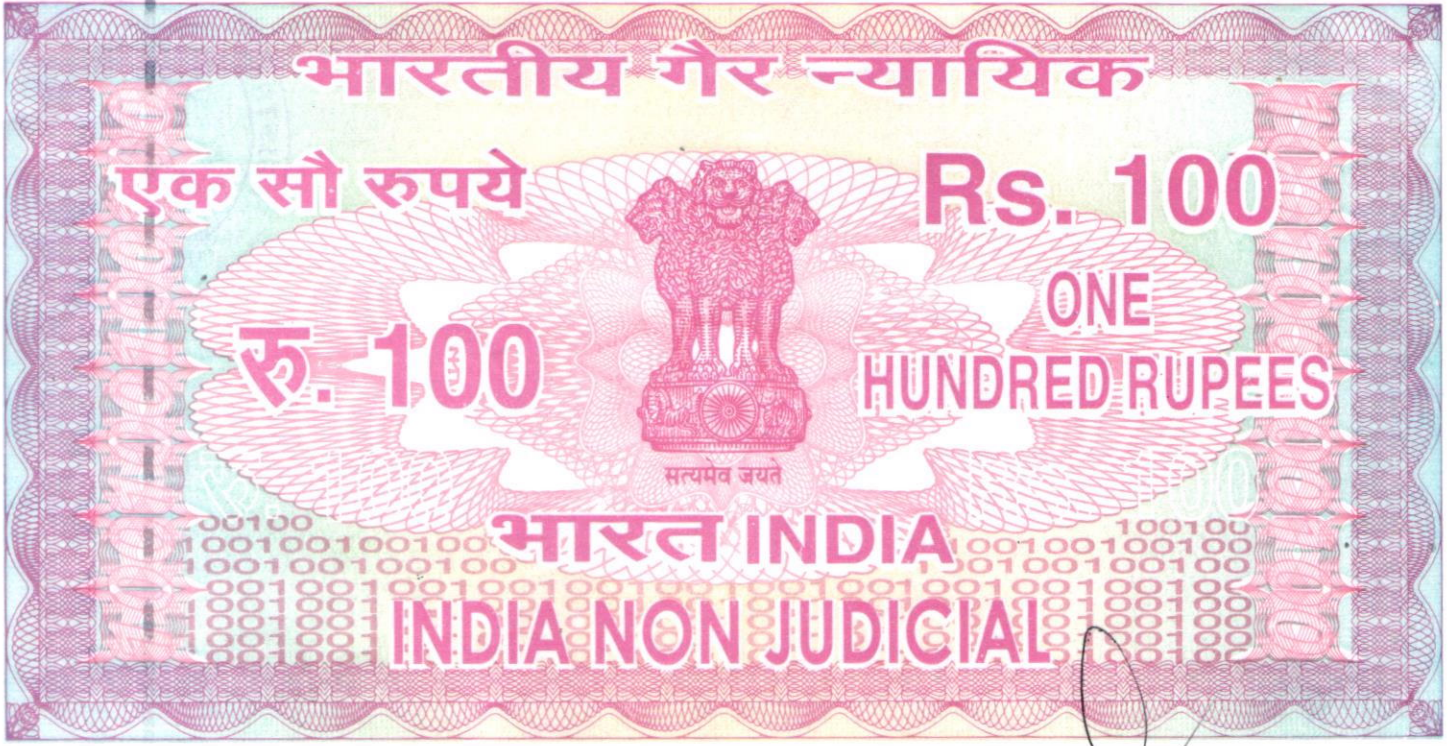




తెలంగాణ తెలంగాణ TELANGANA

AR 714468

SL. No. 15260, Date: 07-05-2022, Rupees: 100/-
Sold to : Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: M C Modi Educational Trust.

KODALI RADHIKA
Licensed Stamp Vendor Lic No.16/7/2010, R.L. No. 22-24
G6, Kubera Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378260, 9440090826

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 07th day of May, 2022 by and between:

- 1) Mr. Mahesh Desai, S/o. Sri Kantilal Desai, aged about 79 years, resident of 1-11-222/3/1, Gurumurthy Lane, Begumpet, Hyderabad – 16.
- 2) Mr. Subodh K. Desai, S/o. Sri Kantilal Desai, aged about 72 years, resident of 1-11-251/10, Opp; Alladin Mansion, Begumpet, Hyderabad – 16.
- 3) Mr. Vinod K Desai, Sri Kantilal Desai, aged about 70 years, resident of 1-10-38/3, Ground floor, Near Rahul Automobiles, Begumpet, Hyderabad – 16.
- 4) Mr. Valmiki K Desai, Sri Kantilal Desai, aged about 68 years, resident of 1-10-38/3/1, first floor, Near Rahul Automobiles, Begumpet, Hyderabad – 16.
- 5) Mrs. Bhopinder Kaur, W/o. Shri. Tejinder Singh aged 66 years Occupation: Housewife, resident of 32, Wahab Nagar, Sikh Village, Secunderabad.
- 6) M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri. Soham Modi, S/o. Late. Satish Modi, aged about 53 years, resident of Plot no.280, Road No.25, Jubilee Hills, Hyderabad – 500 034.

Hereinafter severally referred to as OWNER NO.1, OWNER NO.2, OWNER NO.3, OWNER NO.4, OWNER NO.5, & OWNER NO.6 respectively and jointly referred to as the LESSORS (which term shall mean and include whenever the context may so require their successor-in-interest).

Mahesh Desai
Subodh K. Desai
Vinod K. Desai
Bhopinder Kaur

AND

M/s. Ashoka Motors India Pvt Ltd., having its registered office at # 12-8-452 & 453, Opp. Railway Kalyan, Mettuguda, Secunderabad – 500 017 represented by its Managing Director Mr. Ashok Vardhana Muppa, S/o. Mr. M.Venkaiah, aged about 41 years, herein after referred to as the HIREE

The term Owners and Hiree shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.

WITNESSETH

The HIREE has obtained on lease vide Lease Agreement dated 07th May, 2022, the showroom space situated on the ground floor, of the building known as Soham Mansion bearing No. 5-4-187/3 and 4, situated at M.G. Road, Secunderabad, having a super-built area of about 2,230 sft, along with workshop / godown space in the basement of about 525 sft, from the OWNERS. 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 OWNERS.

NOW THIS DEED WITNESSETH AS UNDER

1. The HIREE shall pay amenities charges of Rs. 65,995/- (Rupees sixty five thousand nine hundred and ninty five 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. The details of the amenity charges payable are as under:

Sl. No.	Amenity charges payable to	Amount	From period	To period
1.	Lessor No.1	7,837.00	01-04-2022	31-03-2023
2.	Lessor No.2	7,837.00	01-04-2022	31-03-2023
3.	Lessor No.3	7,837.00	01-04-2022	31-03-2023
4.	Lessor No.4	7,838.00	01-04-2022	31-03-2023
5.	Lessor No.5	31,348.00	01-04-2022	31-03-2023
6.	Lessor No.6	3,299.00	01-04-2022	31-03-2023

2. The HIREE shall enhance the amenities charges by 5% at the end of every year on the then existing amenities charges.
3. The HIREE shall pay the amenities charges for each month on or before the 7th day of the month to the OWNERS.
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 OWNERS shall be entitled to determine the lease and the HIREE shall give vacant possession of the tenancy.

6. The HIREE shall pay monthly maintenance charges @ 1.50/- per sft. amounting to Rs. 7,830/- (Rupees seven thousand eight hundred and thirty only) per month to the OWNERS, or to any other party that the owners may direct, towards the maintenance of common areas, common area security, water charges, etc. subject to increase from time to time. (For reference - Desai group- 1100sft, Kaur-1130/-, MCMET-525sft & Kedia- 1580+885=2465sft)
7. The OWNERS and the HIREE hereby undertake to register this agreement as and when called upon by either of the parties at any time during the currency of this agreement. The expenses of stamp duty and registration charges of this agreement in duplicate and all other incidental expenses shall be borne by the OWNERS and HIREE equally.
8. The HIREE shall be liable to pay all taxes, levies, charges like VAT, service tax, and GST, etc., that are payable or shall become payable to any government or statutorily authority from time to time pertaining to amenities charges and other charges payable under this agreement.
9. The list of amenities provided is given in Annexure – I attached herein. The HIREE shall handover the amenities provided to the OWNERS at the time of vacating the premises subject to reasonable wear and tear.

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

Witnesses:

- 1.
- 2.



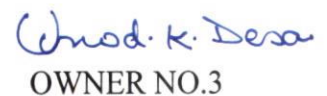
HIREE



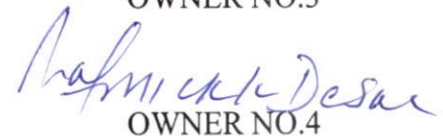
OWNER NO.1



OWNER NO.2



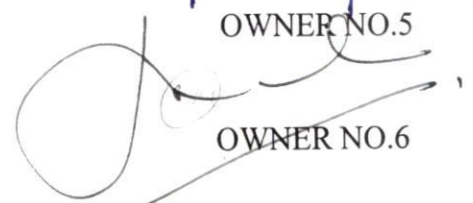
OWNER NO.3



OWNER NO.4



OWNER NO.5



OWNER NO.6

ANNEXURE - I

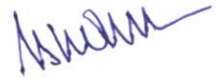
PARTICULARS OF AMENITIES.

1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for 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.

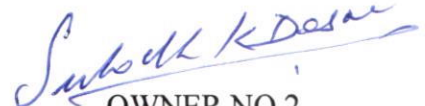
Witnesses:

1.

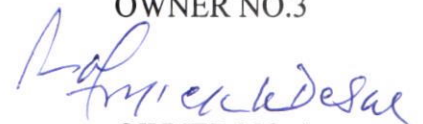
2.


HIREE

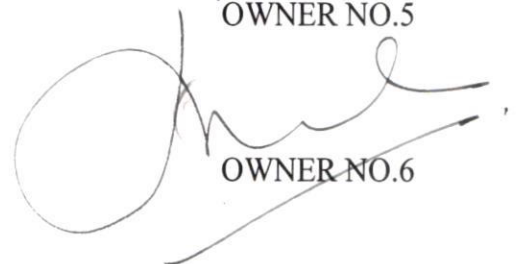

OWNER NO.1


OWNER NO.2


OWNER NO.3


OWNER NO.4


OWNER NO.5


OWNER NO.6