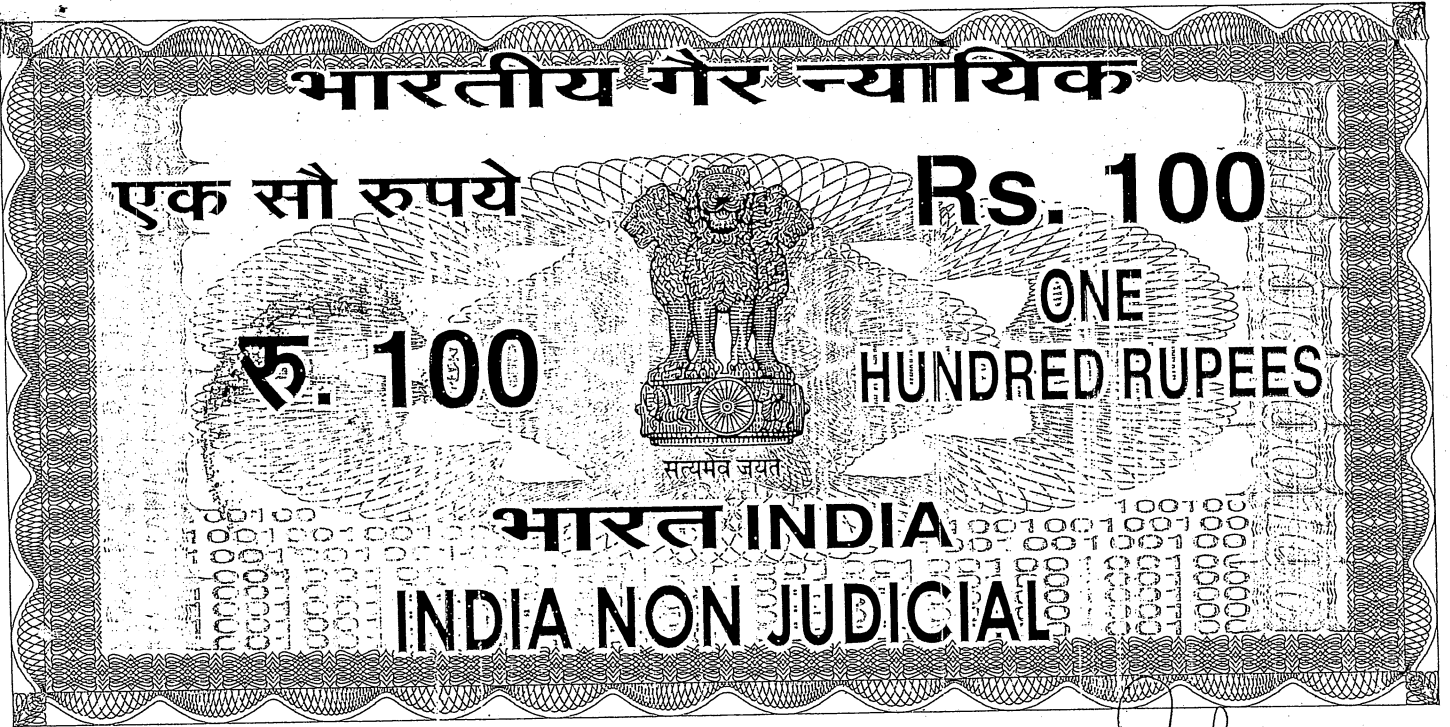




● తెలంగాణ తేలంగానా TELANGANA

S.No. 13277 Date:07-10-2015

Sold to: RAMESH

S/o. NARASING RAO

For Whom: MODI BUILDERS METHODIST COMPLEX

 D 503946

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-029/2015
Plot No.227, Opp.Back Gate
of City Civil Court,
West Marredpally, Sec'bad.
Mobile: 9849355156

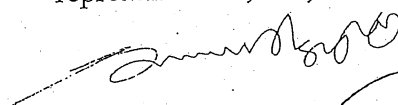
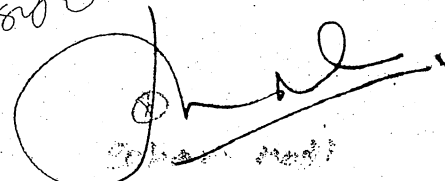
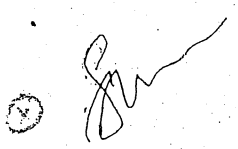
GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 26th day of March, 2016 by and between:

M/S. MODI BUILDERS METHODIST COMPLEX, a partnership firm, having its office at 5-4-187/3 & 4, M G Road, Secunderabad – 500 003 and represented by its Partners Shri Soham Modi, S/o. Shri Satish Modi, aged about 47 years and Shri Suresh Bajaj, S/o. Late Shri Parmanand Bajaj, aged about 60 years, herein after referred to as the OWNER (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).

AND

MRS. SAJDA SULTANA D/o. Mr. Abdul Razzak; aged about 29 years, Office address: M/s. Protos, # 311, 312, Methodist Complex, Abids, Hyderabad – 500001, herein after referred to as the HIREE (which term shall mean and include whenever the context may so require its successor-in-interest, assigns, heirs, legal representatives, etc.).

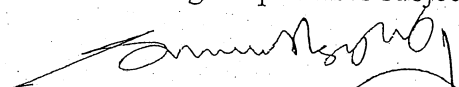



Soham Modi Sajda Sultana

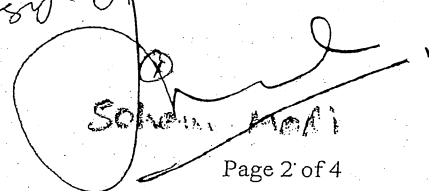
WITNESSETH

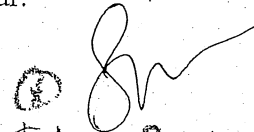
The HIREE has obtained on lease vide Lease Agreement dated 26th day March, 2016, the office space bearing no. 309, 310B, situated on the third floor of the building known as Methodist Complex, bearing No. 5-5-189/190, situated at Chirag ali lane, Abids, Hyderabad, having a super built area about 2,470 sft, from the OWNER. 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 OWNER.

NOW THIS DEED WITNESSETH AS UNDER

1. The HIREE shall pay amenities charges of Rs. 12,000/- (Rupees twelve thousand 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.
2. The HIREE shall enhance the amenities charges by 15% at the end of three years 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 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 amenities charges shall be deemed to be a breach of the covenants of tenancy and the OWNER 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 amounting to Rs. 1/- per sft to the OWNER, 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.
7. The OWNER 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 HIREE in full.
8. The HIREE shall be liable to pay all taxes, levies, charges like VAT, service tax, 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 OWNER at the time of vacating the premises subject to reasonable wear and tear.


Subash Chandra


Subash Chandra


Subash Chandra

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

Witnesses:

1. Martand Mois
2. PA

HIREE

(Sadda Sultana)

OWNER

Suman Modi
Suman Modi
Suman Modi

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 toilets.
6. Provision of electric power connection.
7. Provision of lift in common area.

Witnesses:

1. Mortand M. G. Rao
2. [Signature]

HIREE

([Signature] Sudhakar)
OWNER

[Signature]
[Signature]
[Signature]
[Signature]