



తెలంగాణ తెలంగాణ TELANGANA

Z 532789

Sl.No. 478 Date 20/8/2020 Rs. 100/-

Sold to Ramesh

S/o. W/o. Late Narsingh Rao

For whom Modi Builders Methodist Complex

P. LAXMI KANTH REDDY
Licenced Stamp Vendor
SVL No:16-09-082 of 2012
R.L.No.16-09-08/2018
H.No.483, Sai Sunder Tower,
LIC Colony, West Marredpally,
SECUNDERABAD-500 003.
Phone No:9246371455

Sec-4

GENERAL AMENITIES AGREEMENT

This General Amenities Agreement executed at Secunderabad on this the 20th day of August, 2020 by and between:

M/s. MODI BUILDERS METHODIST COMPLEX a partnership firm having its office at 5-4-187/3 & 4, Second floor, Soham Mansion, M. G. Road, Secunderabad – 500 003, represented by its partners/authorized representatives Shri Suresh Bajaj, son of Late Sri Parmanand Bajaj aged 62 years, R/o. 93, Prashant Nagar, Road No. 15, Jubilee Hills, Hyderabad – 500 033 and Shri Soham Modi, S/o. Satish Modi aged 50 years, R/o. Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad, herein after referred to as the OWNER.

AND

M/s. AL-Hind Perfumes & Botique, represented by its partners Shri. Mir Ahmed Ali, S/o. Late Mir Hyder Ali, aged 42 years, R/o. 17-4-24, Pather ka Makan, Debeerpura, Charminar, Hyderabad, Telangana State – 500023 and Shri Syed Zaheeriddin Quadri, S/o. Late Syed Haneefuddin, aged about 43 years, Occupation: Business, R/o. 17-4-236/9/A, Yakutpura, Charminar, Hyderabad, Telangana State 500023, herein after referred to as the HIREE

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

Suresh Bajaj
S Bajaj

Soham Modi
Soham Modi

Mir Ahmed Ali
Mir Ahmed Ali

Syed Zaheeriddin Quadri
Syed Zaheeriddin Quadri

WITNESSETH

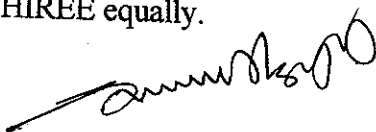
The HIREE has obtained on lease vide Lease Agreement dated 20th day of August, 2020 the shop space situated on the ground floor of the building known as Modi Builders Methodist Complex, bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids Road, Hyderabad, having a super built area about 500 sft of built up area and 520 sft open space, 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. 18,975/- (Rupees eighteen thousand nine hundred and seventy 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:

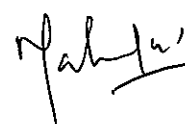
Sl No	Amenity charges payable to	Amount	From period	To period
1.	Modi Builders Methodist Complex	18,975/-	1-08-2020	31-07-2023

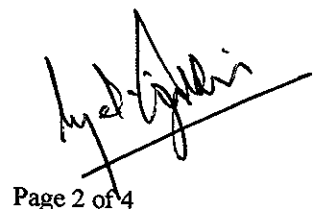
2. The HIREE shall enhance the amenities charges by 15% at the end of 3 years on the then existing amenities charges.
3. The HIREE shall pay the amenities charges for each month on or before the 7th day of the month to the OWNER.
4. The HIREE shall not be entitled to surrender the usage of amenities 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. 2,000/- (Rupees two thousand only) per month 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 OWNER and HIREE equally.



S. Bayaj





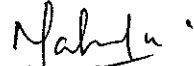


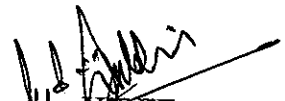
8. The HIREE shall be liable to pay all taxes, levies, charges like VAT, service tax, & GST, etc., that are payable or shall become payable to any government or statutorily authority from time to time pertaining to amenities charges and other charges payable under this agreement.
9. The list of amenities provided is given in Annexure – I attached herein. The HIREE shall handover the amenities provided to the OWNER at the time of vacating the premises subject to reasonable wear and tear.

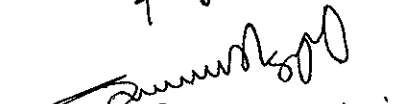
IN WITNESS WHEREOF the HIREE and the OWNER have signed these presents on the date and at the place mentioned above.

Witnesses:

1. G. JAI KUMAR 
- 2.


HIREE


HIREE


OWNER S. Bajaj


OWNER

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. G. JAT KUMAR

- 2.


HIREE


HIREE


OWNER S. S. S. S.


OWNER