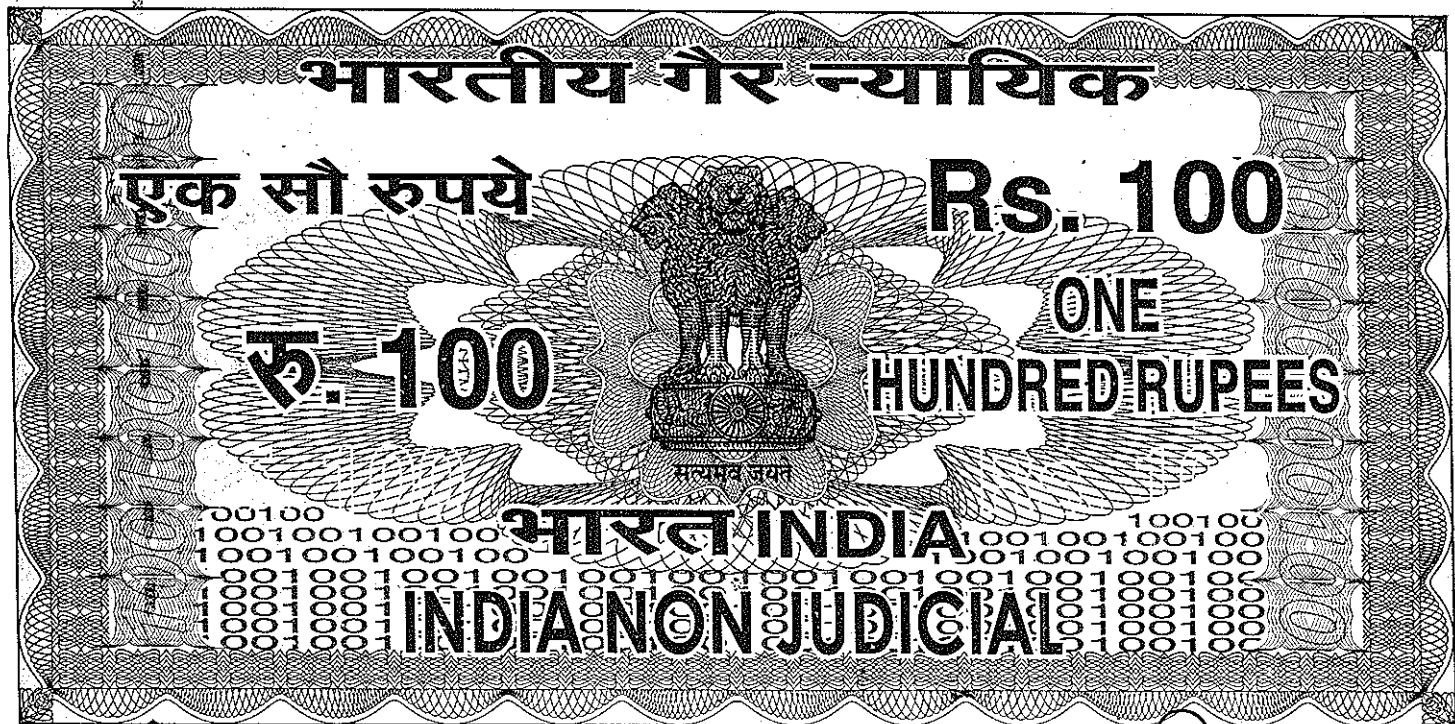




తెలంగాణ తెలంగాణ TELANGANA

Y 478660

Sl.No. 4333 Dt: 28-05-2020

Sold to: Ramesh

S/o. W/o. D/o: Late Narasing Reddy

For Whom: M.C. Modi Educational Trust

K.SATISH KUMAR
LICENSED STAMP VENDOR
LIC No.16-05-059/2012,
R.No.16-05-025/2018
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 28th day of May, 2020 by and between:

M/s. M. C. Modi Educational Trust, having its office at 5-4-187/3&4, IIInd Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Trustee Shri Soham Modi, S/o. Late Shri. Satish Modi, hereinafter referred to as the OWNER (which term shall mean and include whenever the context may so require its successor-in-interest).

AND

M/s. Fortune Motors Pvt. Ltd., having its registered office at 160, Patny nagar, S.P. Road, Secunderabad – 500 003, represented by its Director Shri. Nirav P. Modi S/o. Late. Shri. Pramod Chandra Modi, hereinafter referred to as the HIREE (which term shall mean and include whenever the context may so require its successors-in-interest).

For M. C. Modi Educational Trust

Trustee

For FORTUNE MOTORS PVT. LTD

Director

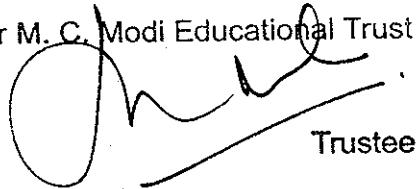
WITNESSETH:

The HIREE has obtained on lease vide Lease Agreement dated 28.05.2020 the office space situated on the first floor, of the building known as Soham Mansion, bearing no. 5-4-187/3&4/5 situated at M. G. Road, Secunderabad – 500 003, having a super-built area of about 1,825 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.

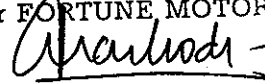
NOW THIS DEED WITNESSETH AS UNDER

1. The HIREE shall pay amenities charges of Rs. 17,064/- (Rupees Twelve thousand seven hundred and fifty-one 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 amenity charges by 6% at the end of every year on the then existing amenity charges. However, the first such enhancement shall be with effect from 01st December 2020
3. The HIREE shall pay the amenities charges for each month on or before the 7th 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 OWNER 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 @ 1.50/- per sft amounting to Rs. 2,738/- (Rupees two thousand seven hundred and thirty eight only) per month to the OWNER, or Association 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.

For M. C. Modi Educational Trust


Trustee

For FORTUNE MOTORS PVT. LTD



Director

PARTICULARS OF AMENITIES

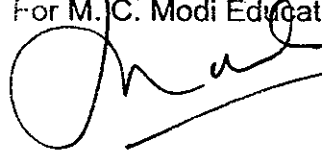
1. Maintenance of common areas.
2. Provision of common area lighting.
3. Provision of security for building.
4. Provision of windows and doors.
5. Provision of toilet.
6. Provision of electric power connection.
7. Provision of common parking for cars & scooters.

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

WITNESSES:

1.

For M. C. Modi Educational Trust



Trustee

OWNER

2.

For FORTUNE MOTORS PVT. LTD



HIREE Director