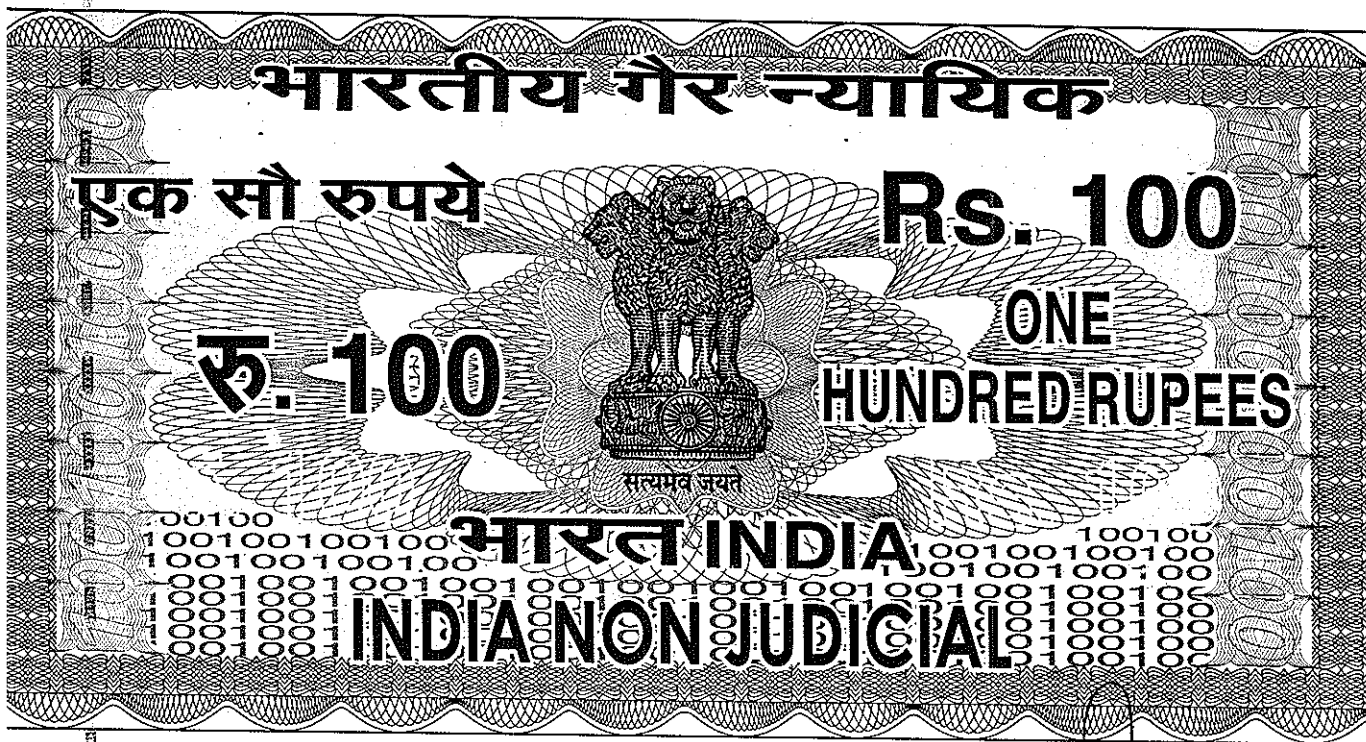




తెలంగాణ తెలంగాణ TELANGANA

No. 2106 Date: 26-02-2020

Sold to: MAHENDAR

S/o. MALLESH

For Whom: M/s. MODI PROPERTIES PVT. LTD.

Z 678579

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 01st day of June, 2020 by and between:

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. Ashish Modi, S/o. Late Shri. Pramod Chandra Modi, aged about 52 years, resident of plot no. 1-8-165, P.G. Road, Secunderabad - 500 003, hereinafter referred to as the OWNER (which term shall mean and include whenever the context may so require his successor-in-interest, assigns, heirs, legal representatives, etc.).

AND

M/s. Modi Properties Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 5-4-187/3 & 4, II floor, Soham Mansion, M.G. Road, Secunderabad, and represented by its Managing Director Shri Soham Modi, S/o. Shri Satish Modi aged 50 years, herein after referred to as the BUYER (which term shall

WITNESSETH:

The HIREE has obtained on lease vide Lease Agreement dated 01st of June, 2020 the office space situated on the second floor, of the building known as Soham Mansion bearing No.5-4-187/3 & 4, situated at Soham Mansion, M. G. Road, Secunderabad, having a super-built area of about 1,016 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. 9,167/- (Rupees nine thousand one hundred and sixty seven 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 LESSEE shall enhance the rent by 6% at the end of every year on the then existing rent.
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 amounting to Rs. 1,524/- (Rupees one thousand five hundred and twenty four Only) per month to Soham mansion owners 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.

x Ashish Modi

Ashish Modi

For MODI PROPERTIES PVT. LTD.

x Soham Modi
Managing 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. G JAI KUMAR *[Signature]*

For MODI PROPERTIES PVT. LTD.

[Signature]
Managing Director
Soham Modi HIREE

2.

[Signature]
OWNER
X
Ashish Modi