



16/10/15

ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BM 810784

S.No. 22535 Date: 16-10-2014

CH. SHRAVANI

LICENSED STAMP VENDOR

LIC.No.15-31-029/2013,

House on P.No.21, W.S.Colony,

R.R.Dist-501512. Ph:7842562342

Sold to: Sharad S. Kadakia  
S/o. D/o. W/o: Late Jayantilal M. Kadakia  
For Whom: Self & others Pp. Hyderabad.

**GENERAL AMENITIES AGREEMENT**

Executed at: Secunderabad, Andhra Pradesh

Date of execution: 29<sup>th</sup> November, 2014.

M/s. Onora Hospitality Private Limited a company incorporated under the laws of India and having its registered office at 786, 12<sup>th</sup> Main, First Cross, Indira Nagar, Bangalore - 560 005 and represented by its Managing Director Shri Ashish Vohra, S/o. Shri R.D. Vohra, aged about 48 years.

Onora

AND

Shri Valmick K. Desai HUF represented by its Karta Shri Valmick K. Desai, S/o. Shri. Kantilal B. Desai, aged about 63 years, Occupation: Business, R/o. 1-10-38/3/1, Begumpet, Hyderabad - 500 016.

(OWNER - 1)

Shri Vinod K. Desai HUF represented by its Karta Shri Vinod K. Desai, S/o. Shri. Kantilal B. Desai, aged about 65 years, Occupation: Business, R/o. 1-10-38/3/2, Begumpet, Hyderabad - 500 016.

(OWNER - 2)

For Onora Hospitality Pvt. Ltd.

Authorized Signatory

Charoalman Kadakia  
Takesh Kesari  
Vinod K. Desai  
Rajendra Desai  
Subodh K. Desai

Signature of Ashish Vohra

**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8095 paid between the hours of 3 and 4 on the 02/02/15 by M/s. Onora Hospitality Pvt-Ltd, rep by Ashish Vohra

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No Code Thumb Impression Photo Address Signature/Ink Thumb Impression

1 LE



M/S ONORA HOSPITALITY PRIVATE LIMITED REP BY ASHISH VOHRA S/O. R.D.VOHRA 76, INDIRA NAGAR, BANGALORE

Signature/Ink Thumb Impression

*Ashish Vohra*

2 LR



M/S ONORA HOSPITALITY PRIVATE LIMITED [1606-1-2015-165]

RAJESH J.KADAKIA REP BY SPA HOLDER SOHAM MODI S/O. SATISH MODI

PLOT NO.280, JUBILEE HILLS, HYD

*Soham Modi*

3 LR



RAJESH J.KADAKIA F [1606-1-2015-165]

SHARAD J.KADAKIA REP BY SPA HOLDER SOHAM MODI S/O. SATISH MODI

PLOT NO.280, JUBILEE HILLS, HYD

*Soham Modi*

4 LR



SHARAD J.KADAKIA [1606-1-2015-165]

MAHESH K.DESAI HUF KARTA MAHESH K DESAI S/O. KANTILAL B.DESAI

1-11-222/3/1, BEGUMPET, HYD

*Mahesh Desai*

5 LR



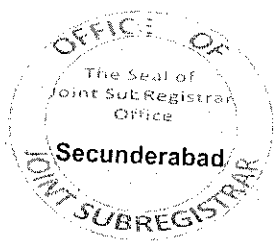
MAHESH K.DESAI HU [1606-1-2015-165]

SUBODH K.DESAI HUF KARTA SUBODH K DESAI S/O. KANTILAL B.DESAI

5-8-40/46, BHANU ENCLAVE, YAPRAL, SEC

*Subodh Desai*

Bk - 1, CS No 165/2015 & Doct No 176 1, 2015 Sheet 1 of 20 Joint Sub Registrar 6 Secunderabad.



**Shri Subodh K. Desai HUF**, represented by its Karta Shri Subodh K. Desai S/o. Shri. Kantilal B. Desai, aged about 66 years, Occupation: Business, R/o. H. No. 5-8-40/46, Plot no. 46, Phase-I, Bhanu Enclave, Yapral, Secunderabad – 500 087.

(OWNER – 3)

**Shri Mahesh K. Desai HUF**, represented by its Karta Shri Mahesh K. Desai S/o. Shri. Kantilal B. Desai, aged about 70 years, Occupation: Business, R/o. 1-11-222/3/1, Begumpet, Hyderabad – 500 016.

(OWNER – 4)

**Shri Sharad J. Kadakia S/o. Late Shri Jayantilal M. Kadakia** aged about 56 years R/o. 5-2-223, Gokul Distillery Road, Hyderbasti, Secunderabad – 500 003.

(OWNER – 5)

**Shri Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia** aged about 58 years R/o. 5-2-223, Gokul Distillery Road, Hyderbasti, Secunderabad – 500 003.

(OWNER – 6)

(Owners 1 to 6 shall hereinafter be collectively referred to as OWNERS)

The expressions **ONORA** and **OWNERS** shall unless excluded by or repugnant to the subject or context shall deem to include their respective legal heirs, executors, administrators, successor and/or assigns.

Each of the Owners and Onora shall be individually referred to as a 'Party' and collectively as the 'Parties'.

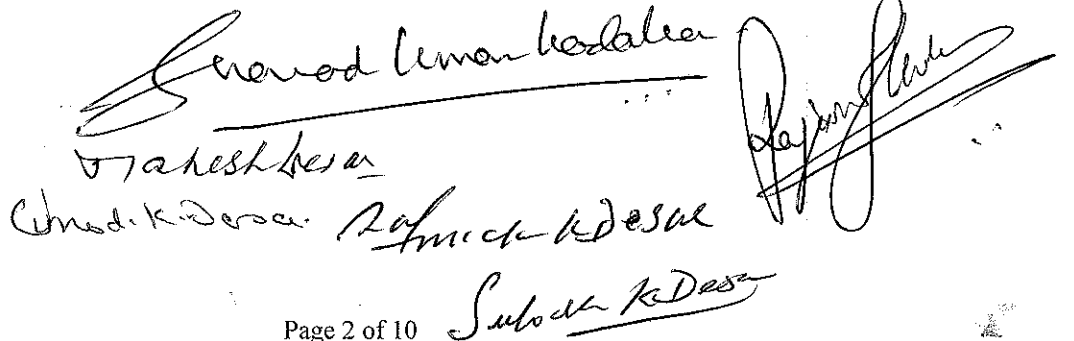
#### WHEREAS


A. By way of a Lease Deed dated 29.11.2014 (hereinafter referred to as "**Lease Deed**") made between Owners and Onora, the OWNERS have granted the lease of Super Built-up Area of 19,739 sft. in the Ground (740 sft.), First Floor (3,916 sft.), Second Floor (7,558 sft.) and Third Floor (7,525 sft.) in the building known as S. M. Modi Commercial Complex ("**Building**"), bearing various Municipal Nos. 5-4-187/5/11, 15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad, more particularly described in the Lease Deed, along with all the easement rights and other appurtenant thereto (referred herein as "**Scheduled Premises**") in favour of Onora.


B. The OWNERS had on an earlier date leased out the Scheduled Premises to M/s. CSR Hotels Pvt. Ltd., (CSR). The Owners had provided bare shell to CSR. CSR at its cost and expense had suitably converted the Scheduled Premises into a hotel consisting of 40 rooms along with a restaurant and kitchen on the terrace floor of the Scheduled Premises. CSR had spent substantial amounts in civil construction, provision of fixtures and furnitures, bathrooms, air conditioners, lighting, HT power connection, lift, generator, kitchen equipment, etc. The Onora was operating a hotel on the ground, first and second floors of the Scheduled Premises on behalf of CSR as per an understanding reached between them. CSR was unable to pay rent and amenity charges to the Owners regularly and has requested the lease to be transferred in favour of Onora. The Owner no. 5 & Owner no. 6 had reached an understanding with CSR and agreed to buy the entire fixtures, furnitures and other equipment installed by CSR in this Scheduled Premises. Accordingly, Owners no. 5 & 6 have become absolute owners of all fixtures, furnitures and all equipment installed by CSR in the Scheduled Premises, including the terrace floor.

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

  
Sharad Kadakia  
Mahesh Desai  
Anand Kadakia  
Rajesh Kadakia  
Subodh K Desai


6 LR 

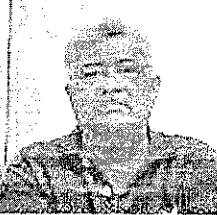


VONOD K.DESAI HUF KARTA  
VINOD K.DESAI  
S/O. KANTILAL B.DESAI  
1-10-38/3/1,BEGUMPET, HYD

VONOD K.DESAI HUF  
[1606-1-2015-165]

*Vinod K. Desai*

7 LR 




VALMICK K.DESAI HUF KARTA  
VALMICK K.DESAI  
S/O. KANTILAL B.DESAI  
1-10-38/3/1,BEGUMPET, HYD


VALMICK K.DESAI HL  
[1606-1-2015-165]

*Valmick K. Desai*

Identified by Witness:

SI No Thumb Impression Photo Name & Address Signature


1 




K.PRABHAKAR REDDY  
[1606-1-2015-165]

K.PRABHAKAR REDDY  
5-4-187/3 AND 4, II FLOOR,  
SOHAM MANSION,  
M.G.ROAD,  
SECUNDERABAD

*Prabhakar*

2 



JAYA KUMAR  
[1606-1-2015-165]

JAYA KUMAR  
5-4-187/5/11, KARBALA  
MAIDAN, NECKLACE  
ROAD, SECUNDERABAD.

*Jaya Kumar*

02nd day of February, 2015

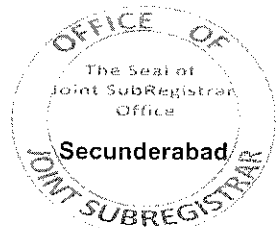
*[Signature]*  
Signature of Joint SubRegistrar6  
Secunderabad

Bk - 1, CS No 165/2015 & Doct No  
Sheet 2 of 20  
Joint SubRegistrar6  
Secunderabad

176 12015



Generated On: 02/02/2015 03:49:55 PM



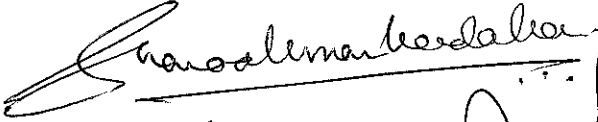
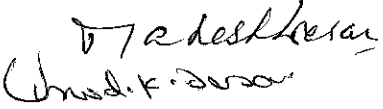
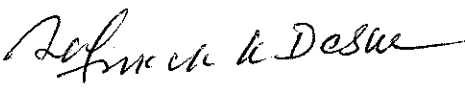

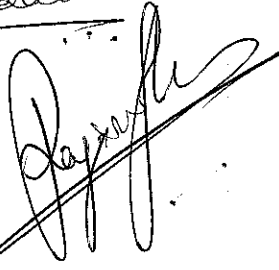
- C. The OWNERS in addition to the granted of lease in the respect of the Scheduled Premises, also have agreed to provide certain facilities and other allied amenities and services, including the right to use the terrace of the Scheduled Premises which are attached to and are part and parcel and/or deemed to be attached and part and parcel of the Scheduled Premises and which are necessary for the use of the Scheduled Premises by Onora.
- D. The OWNERS offer to give and Onora agrees to take the said facilities and other allied amenities and services at the Scheduled Premises on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. That in consideration of the charges payable by the Onora to the OWNERS and the covenants and the terms and conditions appearing hereinafter, the OWNERS have agreed to provide, certain facilities, allied amenities, including the exclusive right to use the terrace of the Scheduled Premises as restaurant and kitchen by Onora, as mentioned in detail in the list annexed to this Agreement as "Annexure -I" and certain furniture and fixtures as details mentioned in the list annexed to this Agreement as "Annexure -II", (hereinafter collectively referred to as the 'Said Amenities') in the Scheduled Premises for the exclusive use and enjoyment of Onora, its employees, authorized representatives, customers, clients, visitors, guests, assigns, etc., free from all encumbrances subject to the terms and conditions mentioned herein below. The Said Amenities are attached to and are part and parcel and/or deemed to be attached and part and parcel of the Scheduled Premises and are handed over on an 'as is where is' basis to Onora.
2. This Agreement shall be co-existent and co-terminus with the Lease Deed executed in respect of the Scheduled Premises. In other words, in the event the Lease Deed is terminated, this Agreement shall stand terminated with effect from the date of termination of the Lease Deed, without requiring any action from either Party.
3. The Parties understand that Onora's exclusive right to use the terrace of the Scheduled Premises by Onora as restaurant and kitchen for the hotel to be operated by Onora from the Scheduled Premises, forms an integral part of the Said Amenities and the terrace shall be used by the OWNERS to provide to Onora the other amenities and facilities comprised in the Said Amenities. However, it is agreed that Onora shall make additions and alterations that may be required for operation of the kitchen, restaurant and other facilities on the terrace floor at its risk and cost. Onora shall also be responsible for dealing with all statutory authorities for operating the kitchen/ restaurant at its risk and cost. In the event, Onora is prevented by any statutory authority to use the terrace for operation of a restaurant/kitchen, then Onora shall be entitled to a reduction in payment of amenity charges to the Owners. However, Onora shall give an advance notice to the Owners of 30 days in case of such an event. Onora shall be entitled to reduction in payment of amenity charges to an extent of Rs. 1,25,000/- (Rupees one Lakh Twenty Five Thousand only) per month. Such a reduction in amenity charges shall be deducted equally from the charges payable to Owner no. 5 & Owner no. 6.

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

I  
 176 / 2015  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 20  
 ఈ కాగితము వరుస సంఖ్య 3

	Description of Fee / Duty	IN THE FORM OF					Total
		Stamp papers	Challan u/s 41 of I.S. Act	Cash	Stamp duty U/s 16 of I.S. ACT	D.D /B.C/PAY ORDER	
1	STAMP DUTY	100				162900	163000
2	TRANSFER DUTY					-	-
3	REGISTRATION FEE					8095	8095
4	USER CHARGES					200	200
	Total	100				171195	171295

*K. Sripathi*  
 Joint-Sub-Registrar-6  
 Secunderabad

Rs. 162900 towards stamp duty including T.D. under section 41 of I.S. Act 1899 and

Rs. 8095 Towards Registration fees on the chargeable value of Rs. 8094100

were paid by the party through Bank S.B.H.KAVADIGUDA, SECUNDERABAD Vide challan/DD/BC/Pay Order

DD. No 360015 date 28/01/15.

*K. Sripathi*  
 Joint-Sub-Registrar-6  
 Collector U/s 41 of I.S Act  
 Secunderabad

**CERTIFICATE OF REGISTRATION**

Registered as Document No. 176 of 2015

(1936.SC) of Book- I and assigned

The identification Number 1606 -I-165-2015

For Scanning.

Date:- 03-02-2015

*K. Sripathi*  
 Registering Officer  
 Joint-Sub-Registrar-6  
 Secunderabad (K.SRIPADA RAO)



NOTE : ONE COPY HAS BEEN REGISTERED  
 ALONG WITH ORIGINAL

SUB-REGISTRAR  
 SECUNDERABAD

4. Onora shall pay the monthly charges for the Said Amenities to the OWNERS as per below mentioned table (“Charges”). Since the Said Amenities are owned and provided by various OWNERS the monthly charges shall be payable proportionately as per table given below:

Name Of the Owner	Amenities charges from 01.08.2014 to 30.09.2014	Amenities charges from 01.10.2014 to 31.07.2015	Amenities charges from 01.08.2015 to 31.07.2017	Amenities charges from 01.08.2017 to 31.07.2020	Amenities charges from 01.08.2020 to 31.07.2023
Shri Valmick K. Desai HUF	13,810	13,810	13,810	15,882	18,263
Shri Vinod K. Desai HUF	13,810	13,810	13,810	15,882	18,263
Shri Subodh K. Desai HUF	13,810	13,810	13,810	15,882	18,263
Shri Mahesh K. Desai HUF	13,810	13,810	13,810	15,882	18,263
Shri. Sharad J. Kadakia	18,292	1,43,292	2,43,292	2,79,786	3,21,754
Shri Rajesh J. Kadakia	18,292	1,43,292	2,43,292	2,79,786	3,21,754
<b>TOTAL:</b>	<b>91,824</b>	<b>3,41,824</b>	<b>5,41,824</b>	<b>6,23,098</b>	<b>7,16,562</b>

5. Onora shall pay the Charges to the OWNERS in the following month on or before the 7<sup>th</sup> of each month subject to statutory deduction as may applicable. Taxes if any levied on the Charges shall be to the account of Onora solely. The OWNERS shall take appropriate third party insurance for the Scheduled Premises, Said Amenities and all furniture and fixtures provided by the Owners in the Scheduled Premises. However, Onora shall take appropriate insurance for all the furniture and fixtures provided by Onora in the Scheduled Premises.
6. It is hereby acknowledged and agreed between the OWNERS and Onora that upon execution of the Lease Deed and this Agreement, the OWNERS have handed over the Scheduled Premises to Onora as a fully functional hotel with 40 rooms along with the Said Amenities. The OWNERS are the absolute owners and have the valid right, title and interest to all the Said Amenities at the Scheduled Premises. In the event Onora:
- a) brings any additional furniture, fixtures or equipment into the Scheduled Premises during the term of the lease, upon the expiry or early termination of the lease, Onora shall be entitled to remove such additional furniture, fixtures and equipment provided that (i) such additional furniture, fixtures or equipment was brought into the Schedule Premises at the cost of Onora; (ii) the list of inventory of such additional furniture, fixtures or equipment to be removed is signed by both the Parties before Onora commences the removal of such furniture, fixtures or equipment, provided signatures on such list is not unreasonably withheld or delayed by the Owners; and (iii) the removal of such additional furniture, fixtures or equipment shall not cause or result in any damage to the Scheduled Premises or the Said Facilities and furniture and fittings in the Scheduled Premises, normal wear and tear and Force Majeure excepted.

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

*Charadimankadale*  
*Mahesh Desai*  
*Vinod K. Desai*  
*Subodh K. Desai*

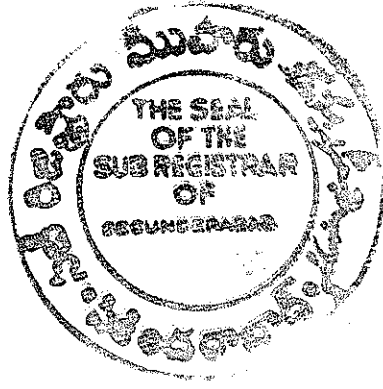
4

పుస్తకము 176 / 2015 I

దస్తావేజాల మొత్తం కాగితముల సంఖ్య 20

ఈ కాగితము వరుస సంఖ్య 4

నల్-రిజిస్ట్రారు

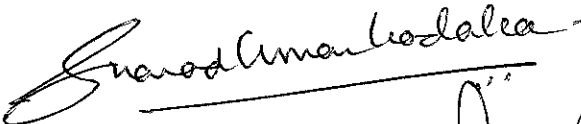
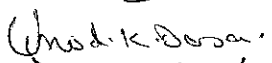

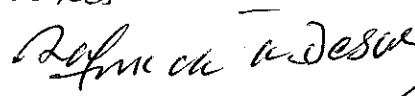





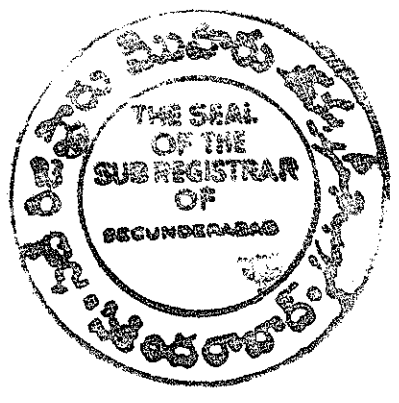
- b) maintains/ replaces/upgrades/modifies any of the Said Amenities after obtaining the prior written consent of the OWNERS, all such furniture, fixtures and amenities which are repaired, replaced, upgraded or modified by Onora shall be deemed to be part and parcel of the Scheduled Premises and the OWNERS shall have absolute and unfettered right, title and interest on the same. Onora shall under no circumstances be entitled to remove any such furniture, fixtures and amenities as set out in Annexure I that are repaired, replaced, upgraded or modified during the term of the lease, except the furniture and fittings installed by Onora in the Scheduled Premises and shall handover a fully functional hotel with restaurant to the OWNERS, normal wear and tear and Force Majeure excepted. However, the OWNERS agree that any furniture, fixtures and amenities which are replaced by new or alternate furniture, fixtures and amenities by Onora shall belong to Onora and the OWNERS will claim no right in the same.
7. The Parties hereby provide the following covenants in respect of certain fixtures and facilities at the Scheduled Premises. It is hereby clarified and agreed that the OWNERS shall be the absolute owners and shall have the sole right, title and interest on all the furniture, fixtures and fittings as stated below and Onora shall not make any claim in connection therewith in any manner whatsoever. The Owners undertake to help Onora complete the works given under by 31.01.2015.
- a) The OWNERS have provided Onora with a chiller unit at the Scheduled Premises, which is currently not in a working state. Onora shall determine either to replace or repair the said chiller unit. The OWNERS shall reimburse the LESSOR costs towards repair or replacement of the chiller, as mutually decided between the Parties in writing.
- b) The OWNERS shall on a one-time basis provide for painting of external structure of the Building and general clean-up of the Building, at their cost and expenses.
- c) The OWNERS shall pay to Onora an amount of up to Rs. 2,00,000 (Rupees Two lakhs only) for purchase of tiles in connection with up-gradation of bath rooms at the Scheduled Premises, after Onora furnishing the relevant invoices to the OWNERS. Provided however that the liability of the OWNERS towards undertaking any up-gradation of the bath rooms at the Scheduled Premises shall not exceed Rs. 2,00,000/- (Rupees Two lakhs only) and Onora shall bear all further costs towards any up-gradation of the bath rooms or installations or repair works thereon during the entire term of the Lease Deed, except any structural defects.
- d) The OWNERS shall pay to Onora an amount of upto Rs. 2,00,000 (Rupees Two lakhs only) towards waterproofing the roof of the building and upto Rs. 1,00,000 (Rupees One lakh only) towards repairing the leakages in OHT area, after Onora furnishing the relevant invoices to the OWNERS. Provided however that Onora shall bear all further costs towards water proofing the roof of the building and repairing the leakages in OHT area at the Scheduled Premises.
- e) The OWNERS shall pay to Onora an amount of upto Rs. 5,00,000 (Rupees Five lakhs only) towards up-gradation of electric power connection to a suitable power load, as mutually decided between the OWNERS and Onora, in writing, after Onora furnishing the relevant invoices to the OWNERS. Provided however that Onora shall bear any further cost towards any up-gradation of electric power connection at the Scheduled Premises during the term of the Lease Deed.

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

176 / 2015 J  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 20  
ఈ కాగితము వరుస సంఖ్య 5  
సబ్-రెజిస్ట్రారు



- f) The OWNERS shall provide Onora with an LED/plasma television set and an electronic door lock in each room at the Scheduled Premises. The OWNERS and Onora shall bear the purchase costs of the same in a mutually agreed ratio. Onora shall solely bear all the costs towards maintenance and repair of such assets.
- g) The OWNERS shall repair the Service lift on the rear side of the Scheduled Premises at its own cost.
8. The Charges mentioned in Clause 2 above and payable to the OWNERS shall be enhanced at the rate of 15% every three (3) years of the last Charges. The first such enhancement shall be with effect from 01.08.2017 and the enhanced monthly amenities charges will be Rs. 6,23,098/- (Rupees Six Lakhs Twenty Three Thousand and Ninety Eight only).
9. The OWNERS have provided a three phase electricity supply of 150 KVA to the Scheduled Premises at their own cost and Onora shall pay for the electricity consumed at the applicable tariff as per the reading of the meter provided therein from the Effective Date as defined in the Lease Deed and through the subsistence of the Lease Deed. In case of requirement of additional power over and above 50 KVA, as stated above, the OWNERS shall execute and provide the necessary documents and co-operate with Onora in obtaining the required additional power supply. Subject to Clause 6(e), all expenses incurred for additional power connection shall be solely borne by Onora. The existing HT power connection is in the name of CSR. The Owners and Onora will cooperate with each other to transfer the electricity supply in favour of Onora.
10. The OWNERS have provided one exclusive lift and other common lift, having a capacity of 6 passengers each to the Scheduled Premises with all relevant licenses and permits for its operation in the Scheduled Premises. As a onetime measure, the OWNERS shall be responsible for repair and service of the said lift in the Scheduled Premises, at its own cost and expenses. However, the maintenance of said lift by way of annual maintenance contract shall be the responsibility of Onora.
11. The OWNERS shall exclusively allow Onora to use the terrace for the purpose of establishing a restaurant and a kitchen and storage / electrical room/ gas bank in the basement of the Scheduled Premises.
12. The OWNERS shall permit and assist Onora to enter into Annual Maintenance Contracts (AMC) for the maintenance of the facilities provided by the OWNERS in the Scheduled Premises. It is also clarified that in the event that the services, provided by the service providers suggested by the OWNERS, are not to the satisfaction of Onora, Onora at its own cost discretion can terminate such services of the said service provider.
13. The OWNERS represent that there is sufficient water supply at the Scheduled Premises in order to meet the requirements of Onora. However, in case Onora require enhancing or obtaining additional water connection from any concerned authorities, it can do so at its own cost and the OWNERS shall help and assist Onora in procuring the same.
14. Onora shall not remove any of the Said Facilities provided by the OWNERS at the Scheduled Premises without the written consent of any of the OWNERS and shall maintain the same in good and working order, normal wear and tear and Force Majeure excepted.

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

*Shanmugan Arulanan*

*Anand K Desai*

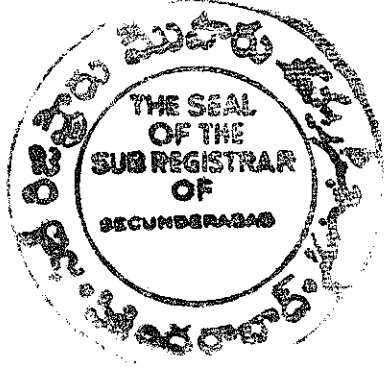
*V. Jadeshwar*

*Rajmohan Desai*

*Sudhakar Desai*

*Jayaram*

176 1.20157  
సర్టిఫికేషన్ మొత్తం కాగితముల సంఖ్య 20  
ఈ కాగితము వరుస సంఖ్య 6






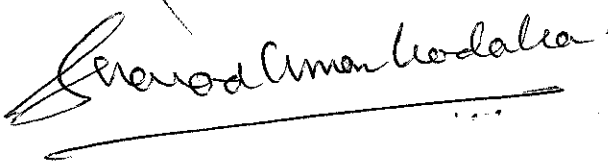
15. Subject to Clause 8, failure to pay Charges for any two consecutive months shall entitle the OWNERS to issue a written notice thereof to Onora calling upon them to rectify the breach. In the event Onora fails to rectify the breach within thirty (30) days of the notice, the OWNERS will be entitled to terminate this Agreement, notwithstanding the fact that the contractual period (that is, the term) of this Agreement has not expired. Onora shall have the right to terminate this Agreement, without assigning any reason, any time by giving prior written notice of 6 months in advance of the termination date, however subject to the lock-in period mentioned in the Lease Deed. Further, Onora shall have the right to terminate this Agreement, in the event the OWNERS are in breach of any of the terms and conditions of this Agreement and such breach is not cured within thirty (30) days of the receipt of notice from Onora. In the event of termination of this agreement, the Lease Deed shall automatically stand terminated.
16. Onora shall have the right to install air-conditioning units in the Scheduled Premises for its internal needs and for the purpose of conducting its business at the Scheduled Premises. The installations will be subjected to the structural limitation of the Building. However, no structural change to the Scheduled Premises is to be done without the written consent of any of the OWNERS.
17. Onora shall use the Said Amenities with normal care and caution, however, normal wear and tear and Force Majeure excepted.
18. If any amount is due and payable to Onora by the OWNERS under this Agreement or otherwise howsoever, Onora shall be entitled to exercise the right to set-off such amount(s) against any amount due to the OWNERS in relation to or under this Agreement.
19. Notwithstanding anything specified in this Agreement or elsewhere, the OWNERS agree and undertake that they shall be jointly and severally liable for all the obligations, duties, warranties, representations, undertakings of the OWNERS under, relating to or in connection with this Agreement.
20. The OWNERS have appointed Modi Properties & Investments Pvt. Ltd., as their representative under Property Management Agreement executed between them. Modi Properties shall represent the OWNERS to perform the rights and obligations of the OWNERS under this Agreement and the OWNERS shall be bound by the acts and omissions of M/s. Modi Properties & Investments Pvt. Ltd. Any change in such nominee shall be intimated in writing to Onora without any delay.
21. All notices required to be served by either of the Parties hereto upon the other shall be deemed to have been duly and effectually served if delivered by hand or addressed by Registered A.D. post at the following addresses and such service shall be deemed to have been effected in the case of delivery by hand, on the date on which it is so delivered and in the case of delivery by Registered A.D. post on the date the Registered A.D. notice is received by the addressee.

- i. In the case of the OWNERS:  
 Managing Director  
**Modi Properties & Investments Pvt. Ltd.,**  
 5-4-187/3&4,  
 II Floor, Soham Mansion,  
 M.G. Road, Secunderabad – 500 003

For Onora Hospitality Pvt. Ltd.

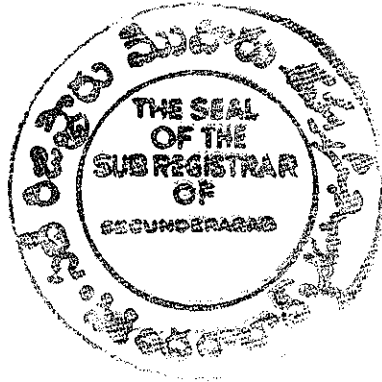
Authorised Signatory

  
 Anand Kumar Desai  
  
 Subash Kumar Desai  
  
 Rajendra Kumar Desai

  
 Anand Kumar Desai

176 120157  
దస్తావీజాల మొత్తం కాగితముల సంఖ్య 20  
ఈ కాగితము పరుస సంఖ్య 7

సబ్-రెజిస్ట్రార్



- ii. In the case of the ONORA:  
**Onora Hospitality Private Limited**  
Attn. Mr. Ashish Vohra  
786, 12<sup>th</sup> Main,  
First Cross, Indira Nagar,  
Bangalore – 560 005  
Karnataka, India

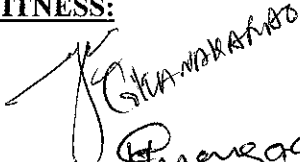
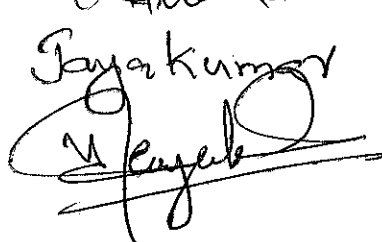
Either Party may notify to the other Party in writing of any change in such address for service of notices upon it.

22. Any modification, variation of any of the terms and conditions set forth herein shall not be valid unless incorporated as an amendment to this Agreement and signed by the duly authorised representatives of the Parties.

23. This Agreement shall be governed by and construed in accordance with the laws of India and all the Parties submit to the exclusive jurisdiction of the Courts of Hyderabad / Secunderabad, Telangana.

**IN WITNESS WHEREOF** the parties hereto have said their respective hands on the date herein above written in the presence of two witnesses.

**WITNESS:**

1.   
2. 

For M/s **Onora Hospitality Private Limited**  
represented by its Managing Director.  
For Onora Hospitality Pvt. Ltd.

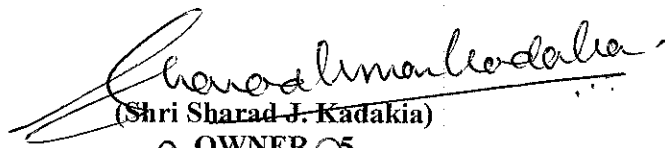
  
(Ashish Vohra)  
Authorized Signatory

  
(Shri Valmick K. Desai HUF)  
OWNER – 1

  
(Shri Vinod K. Desai HUF)  
OWNER – 2

  
(Shri Subodh K. Desai HUF)  
OWNER – 3

  
(Shri Mahesh K. Desai HUF)  
OWNER – 4

  
(Shri Sharad J. Kadakia)  
OWNER – 5

  
(Shri Rajesh J. Kadakia)  
OWNER – 6

176 / 20157  
వస్తావనల మొత్తం కారితముల సంఖ్య 20  
ఈ కారితము పనుల సంఖ్య 8



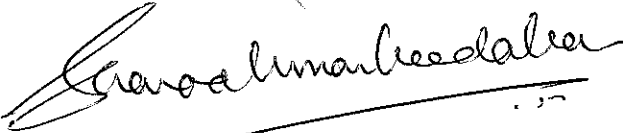


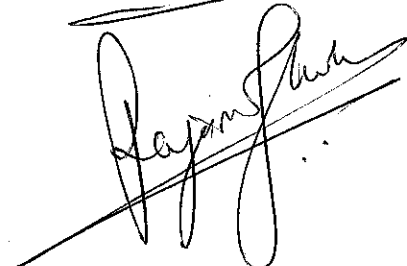
ANNEXURE - I



1. 150 KVA power supply.
2. One 6 passenger lift in the common area.
3. One exclusive 6 passenger lift.
4. Doors & Windows
5. Plumbing & Drainage lines
6. Exclusive open parking area on the western side of the building
7. Exclusive use of Terrace area
8. Sump & overhead tank
9. Furniture, fixtures and equipment as listed in Annexure II

For Onora Hospitality Pvt. Ltd.

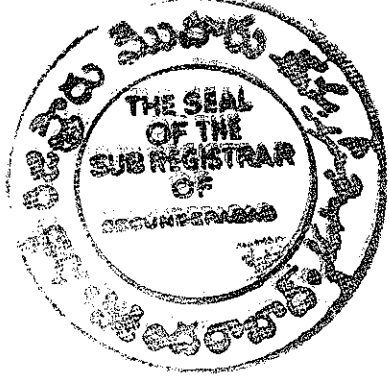
  
Authorised Signatory

  
\_\_\_\_\_

  
\_\_\_\_\_

  
W. K. Desai  
T. K. Desai  
  
\_\_\_\_\_

శ్రీ లక్ష్మణము 176.....12015 I.....  
దస్త్రీపాటల మొత్తం కారితముల సంఖ్య 20.....  
ఈ కారితము వదున సంఖ్య 9.....



**ANNEXURE II**

S.No.	Room no. / Location	Fixtures & Furniture belonging to the Lessors (earlier owned by M/s. CSR Hotels)		Fixtures & Furniture belonging to the Lessee i.e., Onora Hospitality Pvt. Ltd.	
		Particulars	Qty.	Particulars	Qty.
1	2001	Double Bed	1	Wooden Executive chair	2
		Television - Flat	1	Corner Table	1
		Telephone	1	Coffee Table	1
		TCMF Kettle (PHILIPS)	1	Picture Frame	2
		Locker	1	Television - Plasma	1
		Minibar	1	Remote	2
		Hair dryer	1	Tata Sky	1
		-	-	Pillow	4
		-	-	Throw Quilt	1
		-	-	Cushions	4
2	2002	Single Bed	2	Wooden Executive chair	1
		Ceiling Fan	1	Corner Table	1
		Television - Flat	1	Coffee Table	1
		TCMF Kettle (PHILIPS)	1	Picture Frame	1
		Locker	1	Telephone	1
		Minibar	1	Remote	2
		Hair dryer	1	Tata Sky	1
		-	-	Pillow	4
		-	-	Throw Quilt	1
		-	-	Cushions	4
3	2003	Double Bed	1	Wooden Executive chair	2
		Television - Flat	1	Big Sofa	1
		TCMF Kettle (PHILIPS)	1	Small Sofa	2
		Locker	1	Big Carpet	1
		Minibar	1	Corner Table	1
		Hair dryer	1	Coffee Table	2
		-	-	Picture Frame	2
		-	-	Telephone	2
		-	-	Remote	4
		-	-	Tata Sky	2
4	2004	Double Bed	1	Wooden Executive chair	1
		Executive Chair	1	Corner Table	1
		Television - Flat	1	Coffee Table	1
		TCMF Kettle (PHILIPS)	1	Picture Frame	1
		Ceiling Fan	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	Pillow	4
		-	-	Throw Quilt	1
		-	-	Cushions	4
5	2005	Double Bed	1	Coffee Table	1
		Executive Chair	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		TCMF Kettle (PHILIPS)	1	Remote	2
		Locker	1	Tata Sky	1
		Minibar	1	Pillow	4
		Hair dryer	1	Throw Quilt	1
		-	-	Cushions	3
6	2006	Single Bed	2	Wooden Executive chair	1
		Executive Chair	1	Coffee Table	1
		Television - Flat	1	Picture Frame	1
		TCMF Kettle (PHILIPS)	1	Telephone	1
		Ceiling Fan	1	Remote	2
		Locker	1	Tata Sky	1
		Minibar	1	Pillow	4
		Hair dryer	1	Throw Quilt	1
		-	-	Cushions	4

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

*Shrawan Kumar Bedal*

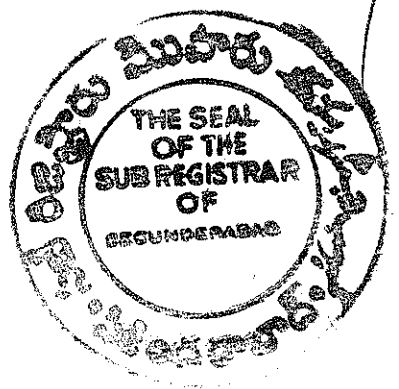
*Prakash Kumar*  
*Shrawan Kumar Bedal*

*Rajendra Kumar Desai*

*Sudhakar Desai*

*[Signature]*

4  
ప పన్నుకా. 176 120757  
దస్తావేజాల మొత్తం కాగితముల సంఖ్య 20  
ఈ కాగితము పదన సంఖ్య 10



**ANNEXURE II**

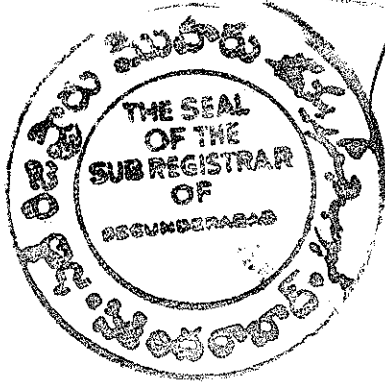
S.No.	Room no. / Location	Fixtures & Furniture belonging to the Lessors (earlier owned by M/s. CSR Hotels)		Fixtures & Furniture belonging to the Lessee i.e., Onora Hospitality Pvt. Ltd.	
7	2007	Double Bed	1	Wooden Executive chair	2
		Television - Plasma	1	Corner Table	1
		TCMF Kettle (PHILIPS)	1	Coffee Table	1
		Locker	1	Picture Frame	3
		Minibar	1	Telephone	1
		Hair dryer	1	Remote	2
		-	-	Tata Sky	1
		-	-	Pillow	4
		-	-	Throw Quilt	1
		-	-	Cushions	4
8	2008	Double Bed	1	Wooden Executive chair	1
		Executive Chair	1	Coffee Table	1
		Television - Flat	1	Picture Frame	1
		TCMF Kettle (PHILIPS)	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	Pillow	4
		-	-	Throw Quilt	1
		-	-	Cushions	4
		9	2009	Double Bed	1
Executive Chair	1			Coffee Table	1
Television - Flat	1			Picture Frame	2
TCMF Kettle (PHILIPS)	1			Telephone	1
Locker	1			Remote	2
Minibar	1			Tata Sky	1
Hair dryer	1			Pillow	4
-	-			Cushions	4
10	2010	Single Bed	2	Wooden Executive chair	1
		Executive Chair	1	Corner Table	1
		Ceiling Fan	1	Coffee Table	1
		Television - Flat	1	Picture Frame	1
		TCMF Kettle (PHILIPS)	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	Pillow	4
		-	-	Cushions	4
		11	2011	Executive Chair	1
Television - Flat	1			Corner Table	1
TCMF Kettle (PHILIPS)	1			Coffee Table	1
Locker	1			Picture Frame	2
Minibar	1			Telephone	1
Hair dryer	1			Remote	2
-	-			Tata Sky	1
-	-			Pillow	4
-	-	Cushions	4		
12	2012	Double Bed	1	Wooden Executive chair	1
		Executive Chair	1	Coffee Table	1
		Ceiling Fan	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	TCMF Kettle (MURPHY)	1
		-	-	Pillow	4
		-	-	Throw Quilt	1
		-	-	Cushions	4

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

*Surosalman Kodaka*  
*Taresh Desai*  
*Chod K. Desai*  
*Rajendra Desai*  
*Subodh K. Desai*

ప పట్టణం 176 120157  
దస్తవేజుల మొత్తం కాగితముల సంఖ్య 20  
ఈ కాగితము వరుస సంఖ్య 11



**ANNEXURE II**

S.No.	Room no. / Location	Fixtures & Furniture belonging to the Lessors (earlier owned by M/s. CSR Hotels)		Fixtures & Furniture belonging to the Lessee i.e., Onora Hospitality Pvt. Ltd.	
13	2014	Single Bed	2	Wooden Executive chair	1
		Executive Chair	1	Corner Table	1
		Ceiling Fan	1	Coffee Table	1
		Television - Flat	1	Picture Frame	1
		TCMF Kettle	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	Pillow	4
		-	-	Throw Quilt	1
-	-	Cushions	4		
14	2015	Double Bed	1	Wooden Executive chair	1
		Television - Flat	1	Coffee Table	1
		Locker	1	Picture Frame	1
		Minibar	1	Telephone	1
		Hair dryer	1	Remote	2
		-	-	Tata Sky	1
		-	-	TCMF Kettle (MURPHY)	1
		-	-	Pillow	4
-	-	Cushions	3		
15	2016	Double Bed	1	Wooden Executive chair	1
		Executive Chair	1	Coffee Table	1
		Ceiling Fan	1	Picture Frame	2
		Television - Flat	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	TCMF Kettle (MURPHY)	1
		-	-	Pillow	4
-	-	Cushions	4		
16	2017	Single Bed	2	Coffee Table	1
		Executive Chair	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	TCMF Kettle (MURPHY)	1
		-	-	Pillow	4
-	-	Cushions	3		
17	2018	Single Bed	2	Wooden Executive chair	1
		Executive Chair	1	Corner Table	1
		Ceiling Fan	1	Coffee Table	1
		Television - Flat	1	Picture Frame	1
		Locker	1	Telephone	1
		Minibar	1	Remote	2
		Hair dryer	1	Tata Sky	1
		-	-	TCMF Kettle (MURPHY)	4
-	-	Cushions	4		
18	2019	Single Bed	2	Wooden Executive chair	1
		Executive Chair	1	Coffee Table	1
		Television - Flat	1	Picture Frame	1
		Locker	1	Telephone	1
		Minibar	1	Remote	2
		Hair dryer	1	Tata Sky	1
		-	-	TCMF Kettle (MURPHY)	1
		-	-	Pillow	4
-	-	Cushions	4		
19	2020	Double Bed	1	Wooden Executive chair	1
		Executive Chair	1	Coffee Table	1
		Ceiling Fan	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	TCMF Kettle (MURPHY)	4
		-	-	Cushions	1

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

*Sunandaman Kodala*

*Datnick K Desai*

*Anod K Desai*

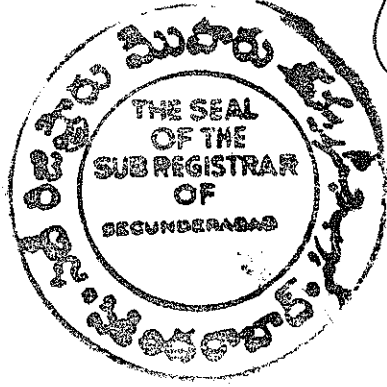
*Sudh K Desai*

*Rajeev Kumar*

7

నంబరు: 176 / 2015  
దస్తావీజుల మొత్తం కాగితముల సంఖ్య: 20  
ఈ కాగితము వరుస సంఖ్య: 12

సబ్-రెజిస్ట్రార్





**ANNEXURE II**

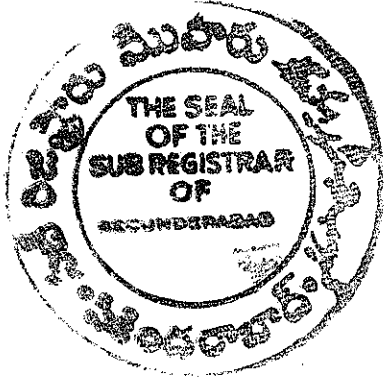
S.No.	Room no. / Location	Fixtures & Furniture belonging to the Lessors (earlier owned by M/s. CSR Hotels)		Fixtures & Furniture belonging to the Lessee i.e., Onora Hospitality Pvt. Ltd.	
20	2021	Double Bed	1	Wooden Executive chair	1
		Executive Chair	1	Coffee Table	1
		Ceiling Fan	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata S'ky	1
		Hair dryer	1	TCMF Kettle (MURPHY)	1
		-	-	Pillow	4
-	-	Cushions	4		
21	1001	Double Bed	1	Wooden Executive chair	2
		Television - Flat	1	Corner Table	1
		TCMF Kettle (PHILIPS)	1	Coffee Table	1
		Locker	1	Picture Frame	2
		Minibar	1	Telephone	1
		Hair dryer	1	Remote	2
		-	-	Tata Sky	1
		-	-	Pillow	4
-	-	Throw Quilt	1		
-	-	Cushions	4		
22	1002	Single Bed	2	Wooden Executive chair	2
		Ceiling Fan	1	Corner Table	1
		Television - Flat	1	Coffee Table	1
		TCMF Kettle (PHILIPS)	1	Picture Frame	1
		Locker	1	Telephone	1
		Minibar	1	Remote	2
		Hair dryer	1	Tata Sky	1
		-	-	Pillow	4
-	-	Cushions	4		
23	1003	Double Bed	1	Wooden Executive chair	2
		Television - Flat	1	Big Sofa	1
		TCMF Kettle (PHILIPS)	1	Small Sofa	2
		Locker	1	Small Carpet	1
		Minibar	1	Corner Table	1
		Hair dryer	1	Coffee Table	2
		-	-	Picture Frame	2
		-	-	Telephone	1
		-	-	Television - Plasma	1
		-	-	Remote	4
		-	-	Tata Sky	2
		-	-	Pillow	4
-	-	Throw Quilt	1		
-	-	Cushions	4		
24	1004	Double Bed	1	Wooden Executive chair	2
		Ceiling Fan	1	Corner Table	1
		Television - Flat	1	Coffee Table	1
		TCMF Kettle (PHILIPS)	1	Picture Frame	1
		Locker	1	Telephone	1
		Minibar	1	Remote	2
		Hair dryer	1	Tata Sky	1
		-	-	Pillow	4
-	-	Throw Quilt	1		
-	-	Cushions	4		
25	1005	Double Bed	1	Coffee Table	1
		Executive Chair	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		TCMF Kettle (PHILIPS)	1	Remote	2
		Locker	1	Tata Sky	1
		Minibar	1	Pillow	4
		Hair dryer	1	Cushions	4

For Onora Hospitality Pvt. Ltd.

Authorized Signatory

*Suresh Kumar Kodalia*  
*Pratima Kishore*  
*Anand K. Desai*  
*V. Suresh Kumar*  
*Sudhakar K. Desai*

A  
 పత్రికా సంఖ్య 176 / 2015  
 దస్తావేజుల నిమిత్తం కాగితముల సంఖ్య 20  
 ఈ కాగితము వరుస సంఖ్య 13  
 పరిశీలించారు



**ANNEXURE II**

S.No.	Room no. / Location	Fixtures & Furniture belonging to the Lessors (earlier owned by M/s. CSR Hotels)		Fixtures & Furniture belonging to the Lessee i.e., Onora Hospitality Pvt. Ltd.	
26	1006	Single Bed	2	Wooden Executive chair	1
		Ceiling Fan	1	Executive Chair	1
		Television - Flat	1	Corner Table	1
		TCMF Kettle (PHILIPS)	1	Coffee Table	1
		Locker	1	Picture Frame	1
		Minibar	1	Telephone	1
		Hair dryer	1	Remote	2
		-	-	Tata Sky	1
-	-	Pillow	4		
-	-	Cushions	3		
27	1007	Double Bed	1	Wooden Executive chair	1
		Executive Chair	1	Corner Table	1
		TCMF Kettle (PHILIPS)	1	Coffee Table	1
		Locker	1	Picture Frame	2
		Minibar	1	Telephone	1
		Hair dryer	1	Television - Plasma	1
		-	-	Remote	2
		-	-	Tata Sky	1
-	-	Pillow	4		
-	-	Cushions	4		
28	1008	Double Bed	1	Wooden Executive chair	1
		Executive Chair	1	Coffee Table	1
		Ceiling Fan	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		TCMF Kettle (PHILIPS)	1	Remote	2
		Locker	1	Tata Sky	1
		Minibar	1	Pillow	4
		Hair dryer	1	Throw Quilt	1
-	-	Cushions	4		
29	1009	Double Bed	1	Wooden Executive chair	2
		Television - Flat	1	Corner Table	1
		Locker	1	Coffee Table	1
		Minibar	1	Picture Frame	2
		Hair dryer	1	Telephone	1
		-	-	Remote	2
		-	-	Tata Sky	1
		-	-	TCMF Kettle (MURPHY)	1
-	-	Pillow	4		
-	-	Throw Quilt	1		
-	-	Cushions	4		
30	1010	Single Bed	2	Wooden Executive chair	1
		Executive Chair	1	Corner Table	1
		Ceiling Fan	1	Coffee Table	1
		Television - Flat	1	Picture Frame	1
		Locker	1	Telephone	1
		Minibar	1	Remote	2
		Hair dryer	1	Tata Sky	1
		-	-	TCMF Kettle (MURPHY)	1
-	-	Pillow	4		
-	-	Cushions	4		
31	1011	Single Bed	2	Wooden Executive chair	2
		Television - Flat	1	Corner Table	1
		Locker	1	Coffee Table	1
		Minibar	1	Picture Frame	2
		Hair dryer	1	Telephone	1
		-	-	Remote	2
		-	-	Tata Sky	1
		-	-	TCMF Kettle (MURPHY)	1
-	-	Pillow	4		
-	-	Cushions	4		

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

*Suwardana Budaka*


*Rafinik Kidesu*

*Wahesh Besu*

*Subh Kidesu*

*Rajen*

పట్టణము 176 / 2015  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య 20  
 ఈ కాగితము వరుస సంఖ్య 14

  
 సబ్-రెజిస్ట్రార్



**ANNEXURE II**

S.No.	Room no. / Location	Fixtures & Furniture belonging to the Lessors (earlier owned by M/s. CSR Hotels)		Fixtures & Furniture belonging to the Lessee i.e., Onora Hospitality Pvt. Ltd.	
32	1012	Double Bed	1	Wooden Executive chair	2
		Ceiling Fan	1	Corner Table	1
		Television - Flat	1	Coffee Table	1
		Locker	1	Picture Frame	1
		Minibar	1	Telephone	1
		Hair dryer	1	Remote	2
		-	-	Tata Sky	1
-	-	TCMF Kettle (MURPHY)	1		
-	-	Pillow	4		
33	1014	Single Bed	2	Wooden Executive chair	2
		Ceiling Fan	1	Coffee Table	1
		Television - Flat	1	Picture Frame	1
		Locker	1	Telephone	1
		Minibar	1	Remote	2
		Hair dryer	1	Tata Sky	1
		-	-	TCMF Kettle (MURPHY)	1
-	-	Pillow	4		
-	-	Cushions	4		
34	1015	Double Bed	1	Coffee Table	1
		Executive Chair	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	TCMF Kettle (MURPHY)	1
		-	-	Pillow	4
-	-	Throw Quilt	1		
-	-	Cushions	4		
35	1016	Double Bed	1	Wooden Executive chair	2
		Ceiling Fan	1	Coffee Table	1
		Television - Flat	1	Picture Frame	1
		Locker	1	Telephone	1
		Minibar	1	Remote	2
		Hair dryer	1	Tata Sky	1
		-	-	TCMF Kettle (MURPHY)	1
-	-	Pillow	4		
-	-	Throw Quilt	1		
-	-	Cushions	4		
36	1017	Single Bed	2	Coffee Table	1
		Executive Chair	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	TCMF Kettle (MURPHY)	1
		-	-	Pillow	4
-	-	Cushions	4		
37	1018	Single Bed	2	Wooden Executive chair	1
		Executive Chair	1	Coffee Table	1
		Ceiling Fan	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	TCMF Kettle (MURPHY)	1
-	-	Pillow	4		
-	-	Cushions	4		
38	1019	Single Bed	2	Wooden Executive chair	2
		Television - Flat	1	Coffee Table	1
		Locker	1	Picture Frame	1
		Minibar	1	Telephone	1
		Hair dryer	1	Remote	2
		-	-	Tata Sky	1
		-	-	TCMF Kettle (MURPHY)	1
-	-	Pillow	4		
-	-	Cushions	4		

For Onora Hospitality Pvt. Ltd.

Authorized Signatory

*Sanjiv Kumar*  
*Pratik Kumar*  
*Chodika*  
*Shreshtha*  
*Subhankar*

176 / 2015 1  
దస్తావేజుల మొత్తం కాగితముల సంఖ్య 20  
ఈ కాగితము వరుస సంఖ్య 5



**ANNEXURE II**

S.No.	Room no. / Location	Fixtures & Furniture belonging to the Lessors (earlier owned by M/s. CSR Hotels)		Fixtures & Furniture belonging to the Lessee i.e., Onora Hospitality Pvt. Ltd.	
39	1020	Single Bed	2	Wooden Executive chair	1
		Executive Chair	1	Coffee Table	1
		Ceiling Fan	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	1
		Hair dryer	1	TCMF Kettle (MURPHY)	1
		-	-	Pillow	4
		-	-	Throw Quilt	1
		-	-	Cushions	4
40	1021	Double Bed	1	Wooden Executive chair	1
		Executive Chair	1	Corner Table	1
		Ceiling Fan	1	Coffee Table	1
		Television - Flat	1	Picture Frame	1
		Locker	1	Telephone	1
		Minibar	1	Remote	2
		Hair dryer	1	Tata Sky	1
		-	-	TCMF Kettle (MURPHY)	1
		-	-	Pillow	4
		-	-	Throw Quilt	1
-	-	Cushions	4		
41	Conference Room	-	-	Round Tables	5
		-	-	Rectangular Tables	5
		-	-	Chairs	30
42	Reception area	EPABX telephone system	1	Tables including reception	3
		-	-	Centre table for customers	3
		-	-	Single seater/Guest chairs	8
		-	-	Backless sofa	3
		-	-	Cushions	14
		-	-	Newspaper stand	1
		-	-	Fire Extinguisher	4
43	Lobby & Public area	Reception counter	2	Long Table (wood)	3
		computers	2	Single sofa	4
		IFDS software installed	1	double sofa	2
		Telephone	5	2 seater sofa	2
		DVD Player - sansui	5	Carpets	3
45	Equipments & Accessories	Lift - Jhonson(6 people capacity)	1	Computer desktop	11
		Lift - Otis (6 people capacity)	1	Computer Key Board	11
		Solar System - panels	16	UPS	12
		Air conditioner system-78 TR Scroll Compressor Unit	1	Big Ups in server room	2
		Transformer - 250 KW	1	Printers	5
		4 in 1 Scan/copier/print/fax machine	1	Split AC -server room	1
		Kirloskar Generator 250 kva	1	16 port Internet Box	1
		-	-	Tata Boradband Modem	1
		-	-	Wifonic Port switch	1
		-	-	Routers	8
-	-	EDC Machine	2		

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

*[Signature]*

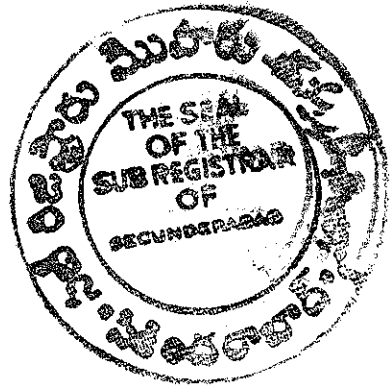
*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

సంఖ్య: 176 / 2015  
దస్తవీరిల మొత్తం లాగితముల సంఖ్య: 20  
ఈ లాగితము వదుల సంఖ్య: 16





**ANNEXURE II**

S.No.	Room no. / Location	Fixtures & Furniture belonging to the Lessors (earlier owned by M/s. CSR Hotels)	Fixtures & Furniture belonging to the Lessee i.e., Onora Hospitality Pvt. Ltd.
46	1st floor Kitchen	-	Gas Range Top with 2 burners
		-	Single burner gas stove
		-	Dosa making machine
		-	Deep fridge
		-	Big Tables
		-	Small Table
		-	Dining Table
		-	Work Table/bench
		-	Wash Basin big
		-	Wash Basin small
		-	Kitchen Exhaust Hood
		-	SS Rack
		-	SS Cupboard
		-	Coffe Machine
		-	Water dispenser
		-	Racks (Normal)
		-	Short Body
		-	Chairs (plastic)
		-	Storage Locker
		-	French fry Machine
		-	Grinder Machine
44	IIIrd floor area & kitchen	A.C. outdoor unit	1
		Spilt Ac	1
		Podium	1
		White sofa - 3 seater	2
		Deep Fridge (Big) 4 door	1
		Deep Fridge (Small) 2door	1
		Side Station desk	4
		Backless sofa	1
		Sofa - 3 seater (black)	1
		New partition glasses	11
		Table - big	2
		Table - small	1
		Wooden Chair	1
		Gas Range Top with 2 burners	3
		Gas Range Top with 1 burner	1
		Gas Range Top with 4 burners	3
		Dosa Maker with gas 2 burners	1
		Dosa Maker with gas 1 burner	1
		S.S Wash basin 2'x1'	2
		S.S. Table with sink	1
		S.S. Table with racks	1
		S.S. Refridgarators	4
		Trays - SS	18
		2 Rack SS Table	9
		2 door storage cabinet SS (small)	2
		Wooden Tables	8
		SS Grill Stand big	1
SS Curry Trays	8		
White Chairs	55		

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

*Chandima Redaha*

*Rafiqul Karim Desai*  
W. No. K. 20/20.

*T. Cheshkhesar*

*Surbodh K Desai*

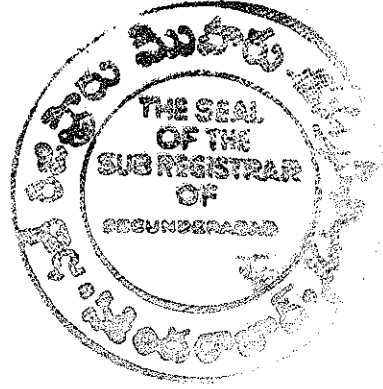
*Rajendra Desai*

176 / 2015

వ పుస్తకము.....

దస్తావేజుల మొత్తం కాగితముల సంఖ్య. 20.....

ఈ కాగితము వరుస సంఖ్య. 17.....



आयकर विभाग  
INCOME TAX DEPARTMENT  
SUBODH KANTILAL DESAI



भारत सरकार  
GOVT. OF INDIA

KANTILAL BHIMBHAI DESAI

05/04/1948

Permanent Account Number

ADOPK5729P

*Subodh Kantilal Desai*  
Signature



27122012



భారత ప్రభుత్వం

Government of India

సుబోధ్ కంటిలాల దేశాయి  
Subodh Kantilal Desai



పుట్టిన సంవత్సరం / Year of Birth: 1948  
పురుషుడు / Male



9828 6593 7120

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

శ్రీకృష్ణ (ని హకు)

आयकर विभाग

भारत सरकार



AERPK6958C  
नाम /NAME  
RAJESH KUMAR JAYANTILAL  
KADAKIA

पिता का नाम /FATHER'S NAME  
JAYANTILAL KADAKIA

जन्म तिथि /DATE OF BIRTH  
21-01-1955

हस्ताक्षर /SIGNATURE

*Rajesh Kumar Kadakia*

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

INCOME TAX DEPARTMENT

GOVT. OF INDIA

SHARAD KUMAR JAYANTILAL  
KADAKIA  
JAYANTILAL KADAKIA

25/08/1959  
Permanent Account Number  
ACBPK9161F

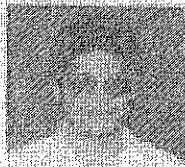
*Sharad Kumar Kadakia*  
Signature



16052010

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



नाम /NAME  
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME  
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH  
18-10-1969

हस्ताक्षर /SIGNATURE

*Soham Satish Modi*

मुख्य आयकर अधिकारी, आंध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

F [ 176 / 2015 ]  
ಇಲ್ಲಿಂದ ದಾಖಲೆ ಸಂಖ್ಯೆ: 20  
ಈ ದಾಖಲೆಯ ಮೇಲೆ ಸಂಖ್ಯೆ: 18  
[Faint text and signature]



गमल जान पर कृपया जॉरी करन  
को सूचित / वापस कर दें  
मुक्त.

004.

If is lost/found, kindly inform/return to  
authority :  
Director of Income-tax,  
Hydrabad.

004.

स्थायी लेखा संख्या /PERMANENT ACCOU  
AABHV78

नाम /NAME  
VALMICK KANTILAL DESAI

निगमन/बनने की तिथि /DATE OF INCORPORATIC  
ANCESTRAL

Chief Commissio

*Valmick K Desai*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AABHV7803D

नाम /NAME  
VINOD KANTILAL DESAI

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION  
ANCESTRAL

*IVF*

*Prdy*

इस कार्ड के खो / गिल जान पर कृपया जॉरी करन  
वाले प्राधिकारी को सूचित / वापस कर दें  
मुख्य आयकर आयुक्त,  
आयकर भवन,  
इशीर बाग,  
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Chief Commissioner of Income-tax,  
Aayakar Bhavan,  
Basheerbagh,  
Hyderabad - 500 004.

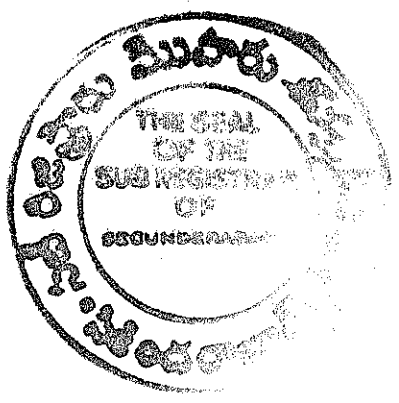
*Vinod K Desai*

ASHISH VOHRA  
RAMESH VOHRA  
07/07/1966  
AASPV4792L

1177  
12  
UPC/1333

*[Handwritten signature]*

పత్రము **176** / **12015** / .....  
 దస్తావేజుల మొత్తం కాగితముల సంఖ్య **20** .....  
 ఈ కాగితము వరుస సంఖ్య **19** .....  
 సబ్-రెజిస్ట్రారు



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAYA KUMAR

NAIR THANKAPPAN

26/05/1976

Permanent Account Number

AKCPJ5057G

Signature



2006ZD08

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRABHAKAR REDDY K

PADMA REDDY KANDI

15/01/1974

Permanent Account Number

AWSP8104E

Signature



1005Z001

వ. నం. 176 / 2015 / 1  
 ధస్తావేజుల మొత్తం కారితముల సంఖ్య 20  
 ఈ కారితము వరుస సంఖ్య 20  
 సబ-రెజిస్ట్రారు

