

తెలంగాణ తేలంగానా TELANGANA

B 979611

Date: 21/04/2015, 11:53 AM

Serial No: 5,885

Denomination: 100

Purchased By:

L.R. NACHARYULU

S/O LATE L. RAGHAVENDRA RAO

R/O. HYD.

For Whom:

SHARAD J KADAKIA & OTHERS

S/O. HAYANTILAL M KADAKIA

R/O. HYD.

Sub Registrar

Ex. Office Stamp Vendor

SRO: Azampura

SUPPLEMENTARY AGREEMENT

This Supplementary Agreement to the Lease Deed dated 29.11.2014 is made and executed on this the 21st day of April 2015 by and between:

M/s. Onora Hospitality Private Limited a company incorporated under the laws of India and having its registered office at 4H, Beledere Court, Freezer Town, Bangalore - 5 and represented by its Managing Director Shri Ashish Vohra, S/o. Shri. Shri R. D. Vohra aged about 48 years.

(LESSEE)

AND

Shri Valmick K. Desai HUF, represented by its Karta Shri Valmick K. Desai S/o. Shri. Kantilal B. Desai, aged about 61 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003.

(LESSOR - 1)

Onora
Ashish Vohra

Valmick K Desai
Valmick

Valmick K Desai
Valmick

Valmick K Desai
Valmick

Shobha
Shobha Desai

Rajinikanth
Rajinikanth

Shri. Vinod K. Desai HUF represented by its Karta Shri Vinod K. Desai, S/o. Shri. Kantilal B. Desai, aged about 63 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003. (LESSOR – 2)

Shri. Subodh K. Desai HUF represented by its Karta Shri Subodh K. Desai S/o. Shri. Kantilal B. Desai, aged about 65 years, having its office at 5-1-513, Hill Street, Ranigunj, Secunderabad- 500003. (LESSOR – 3)

Shri. Mahesh K. Desai HUF represented by its Karta Shri Mahesh K. Desai S/o. Shri. Kantilal B. Desai, aged about 69 years, having its office at 4-3-161, Hill Street, Ranigunj, Secunderabad- 500003. (LESSOR – 4)

Shri. Sharad J. Kadakia S/o. Late Shri Jayantilal M. Kadakia aged about 55 years R/o. 5-2-223, Gokul Distillery Road, Hyderbasti, Secunderabad – 500 003. (LESSOR – 5)

Shri. Rajesh J. Kadakia S/o. Late Shri. Jayantilal M. Kadakia aged about 59 years R/o. 5-2-223, Gokul Distillery Road, Hyderbasti, Secunderabad – 500 003. (LESSOR – 6)

Hereinafter collectively referred to as LESSORS.

The expressions **LESSEE** and **LESSORS** 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.

WHEREAS:

- A. The LESSORS have executed a Lease Deed in favour of LESSEE dated 29th November 2014 duly registered at SRO, Kavadiguda, Secunderabad vide document No.175/2015 dated 02.02.2015 for the premises aggregating to super built-up area of 19,772 sft. in the Basement (325 sft.), Ground Floor (3,775 sft.), First Floor (7,450 sft.) and Second Floor (7,450 sft.) and in Basement Floor 772 Sq.ft in the building known as S. M. Modi Commercial Complex, bearing Municipal Nos. 5-4-187/5/11, 15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad.
- B. As per clause 1 (g) in page No.4 of the registered Lease Deed it was mentioned that the LESSEE has paid an amount of Rs.50,00,000/- (Fifty Lakhs only) to the LESSORS towards interest free refundable security deposit in the below mentioned proportionate amount.

Name of the Lessor	Amount of Deposit Rs.
LESSOR -1 Shri. Valmick K. Desai HUF	1,03,168
LESSOR -2 Shri. Vinod K. Desai HUF	1,03,168
LESSOR- 3 Shri.Subodh K. Desai HUF	1,03,168
LESSOR -4 Shri. Mahesh K. Desai HUF	1,03,168
LESSOR -5 Shri. Sharad J. Kadakia	22,63,253
LESSOR- 6 Shri. Rajesh J. Kadakia	23,24,075
Total	50,00,000

- C. In the above mentioned security deposit table it was wrongly mentioned that Desai group (i.e., Shri. Valmick. K. Desai HUF, Vinod K. Desai HUF, Subodh K. Desai HUF and Mahesh K. Desai HUF) shall be paid a sum of Rs.1,03,168/- instead of Rs. 82,105/- to each HUF and Sharad J. Kadakia shall be paid a sum of Rs. 22,63,253 instead of Rs. 23,35,790/- and Rajesh J. Kadakia shall be paid a sum of Rs.23,24,075/- instead of Rs. 23,35,790/-.

[Handwritten signature]

Valmick Desai
Valmick

Vinod K. Desai
Vinod

Subodh K. Desai
Subodh

Mahesh K. Desai
Mahesh

Sharad J. Kadakia
Sharad

Rajesh J. Kadakia
Rajesh

D. The above security deposit amount table rectified as under.

The LESSEE has paid to the LESSORS an amount of **Rs.50,00,000/-** (Rupees Fifty Lakhs only) to the LESSORS towards interest free refundable security deposit in the below mentioned proportionate amount.

Name of the Lessor	Amount of Deposit Rs.
LESSOR -1 Shri. Valmick K. Desai HUF	82,105
LESSOR -2 Shri. Vinod K. Desai HUF	82,105
LESSOR- 3 Shri.Subodh K. Desai HUF	82,105
LESSOR -4 Shri. Mahesh K. Desai HUF	82,105
LESSOR -5 Shri. Sharad J. Kadakia	23,35,790
LESSOR- 6 Shri. Rajesh J. Kadakia	23,35,790
Total	50,00,000

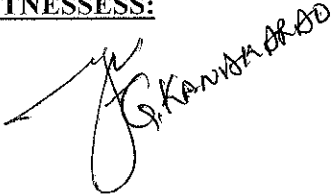
The LESSORS acknowledge and agree that the said amount of **Rs.50,00,000/-** be considered as the interest free refundable security deposit ("Security Deposit") deposited with the LESSORS under the above said Lease Deed. The LESSORS have accepted their liability to repay the Security Deposit to LESSEE as the terms of the above said Lease Deed. Each of the Owners shall refund their respective proportionate Security Deposit amount to M/s. Onora Hospitality Pvt Ltd as per amounts mentioned in the above rectified table.

That the other terms and conditions as contained in the Lease Deed dated 29th November 2014 shall continue to be in force.

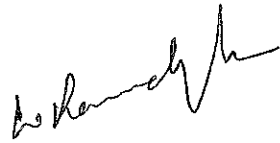
IN WITNESS WHEREOF the parties hereto have signed and executed this Supplementary Lease Deed with their free will and consent on the date, month and year mentioned herein above, in the presence of two witnesses.

WITNESSES:

1.



2.

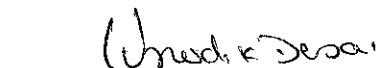



For M/s Onora Hospitality Private Limited




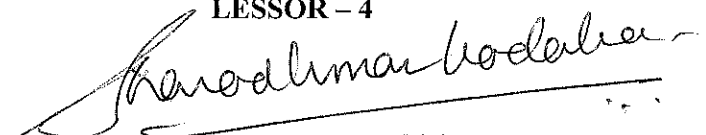
Managing Director
LESSEE

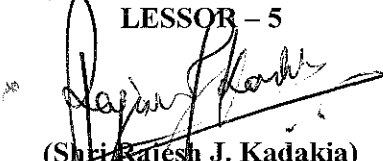

(Shri Valmick K. Desai HUF)
LESSOR - 1


(Shri Vinod K. Desai HUF)
LESSOR - 2


(Shri Subodh K. Desai HUF)
LESSOR - 3


(Shri Mahesh K. Desai HUF)
LESSOR - 4


(Shri Sharad J. Kadakia)
LESSOR - 5


(Shri Rajesh J. Kadakia)
LESSOR - 6