



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BM 810778

S.No. 22529 Date:16-10-2014

Sold to: Sharad J. Kodakia
S/o. D/o. W/o: Late Jayantilal M. Kodakia
For Whom: Self & others Rf. Hyd

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

GENERAL AMENITIES AGREEMENT

Executed at: Secunderabad, Andhra Pradesh

Date of execution: 16th October, 2014.

M/s Onora Hospitality Private Limited a company incorporated under the laws of India and having its registered office at 786, 12th 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.

For Onora Hospitality Pvt. Ltd

Onora
Authorised Signatory

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 Modi Properties & Investments Pvt. Ltd

Managing Director
For Modi Properties & Investments Pvt. Ltd
Managing Director

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

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 16.10.2014 (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.

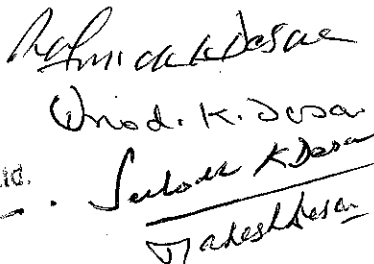
B. The OWNERS had on an earlier date leased out the Scheduled Premises to M/s. CSR Hotels Pvt. Ltd., (CSR). The Owners had provided bare shell to CSR. CSR at its cost and expense had suitably converted the Scheduled Premises into a hotel consisting of 40 rooms along with a restaurant and kitchen on the 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 Modi Properties & Investments Pvt. Ltd.


Managing Director

For Modi Properties & Investments Pvt. Ltd.


Managing Director


Onora Hospitality Pvt. Ltd.

For Onora Hospitality Pvt. Ltd.


Authorised Signatory

- 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 construct, repair, maintain 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 Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

Rajendra Desai
Chodkara

Sudhakar Desai
Trakshara

For Onora Hospitality Pvt. Ltd.

[Signature]
Authorised Signatory

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
TOTAL:	91,824	3,41,824	5,41,824	6,23,098	7,16,562

5. Onora shall pay the Charges to the OWNERS in the following month on or before the 7th 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:
- 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.
 - repairs/ 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.

For Modi Properties & Investments Pvt. Ltd.

Managing Director
For Modi Properties & Investments Pvt. Ltd.

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Managing Director

Onora K. Desai

Managing Director

Subodh K. Desai

For Onora Hospitality Pvt. Ltd.

Authorized Signatory

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. The cost towards replacement is estimated to be Rs. 21,00,000/- (Rupees Twenty One Lakh only). Onora shall determine either to replace or repair the said chiller unit. The costs towards repair or replacement of the chiller, as mutually decided between the Parties in writing, shall be shared between the OWNERS and Onora in the ratio 65:35 respectively.
- 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.
- 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 the ratio 75:25 respectively. 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 Laks Twenty Three Thousand and Ninety Eight only).

For Modi Properties & Investments Pvt. Ltd.

Managing Director

For Modi Properties & Investments Pvt. Ltd.

Managing Director

Rajni Desai

Modi K. Desai

Subal K Desai

Shahesha

For Onora Hospitality Pvt. Ltd.

Authorised Signatory

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, constructing 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 it's 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.
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 Pvt. Ltd.

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

For Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

[Signature]
[Signature]
[Signature]
[Signature]

For Onora Hospitality Pvt. Ltd.

[Signature]
Authorised Signatory

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

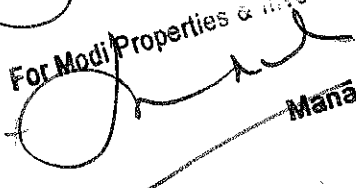
ii. In the case of the ONORA:
Onora Hospitality Private Limited
 Attn. Mr. Ashish Vohra
 786, 12th Main,
 First Cross, Indira Nagar,
 Bangalore – 560 005
 Karnataka, India

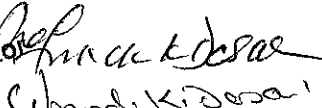
Either Party may notify to the other Party in writing of any change in such address for service of notices upon it.

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.

For Modi Properties & Investments Pvt. Ltd.

 Managing Director

For Modi Properties & Investments Pvt. Ltd.

 Managing Director


 Subash K. Desai


 Subash K. Desai

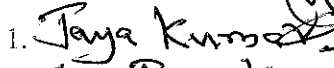
For Onora Hospitality Pvt. Ltd.


 Authorised Signatory

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. 
Jaya Kumar
30. Thaskeppan Nair
K.R. Sadhanam, Anjar, Kerala.

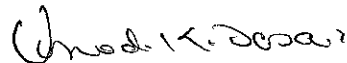
For M/s. Onora Hospitality Private Limited
represented by its Managing Director.

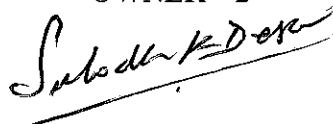
2. 
G. K. Anand


For Onora Hospitality Pvt. Ltd.

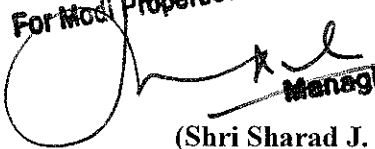

(Ashish Vohra)
Authorised Signatory


(Shri Valmick K. Desai HUF)
OWNER - 1

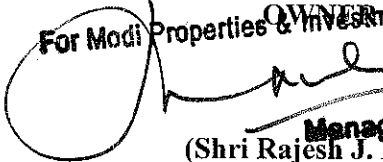

(Shri Vinod K. Desai HUF)
OWNER - 2


(Shri Subodh K. Desai HUF)
OWNER - 3


(Shri Mahesh K. Desai HUF)

For Modi Properties & Investments Pvt. Ltd.

Managing Director
(Shri Sharad J. Kadakia)


Represented by Modi Properties & Investments Pvt. Ltd.,

For Modi Properties & Investments Pvt. Ltd.

Managing Director
(Shri Rajesh J. Kadakia)

Represented by Modi Properties & Investments Pvt. Ltd.,
OWNER - 6

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

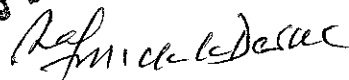
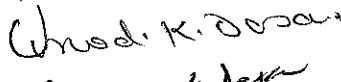
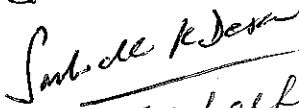

For Modi Properties & Investments Pvt. Ltd.

Managing Director

For Modi Properties & Investments Pvt. Ltd.

Managing Director

For Onora Hospitality Pvt. Ltd.


Authorised Signatory


Rajmika Desai

Vinod K. Desai

Suresh K. Desai

Tahesh Desai

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 Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
For Modi Properties & Investments Pvt. Ltd.


[Signature]
Managing Director
Chand. K. Dersa
Sudhakar Dasa
[Signature]

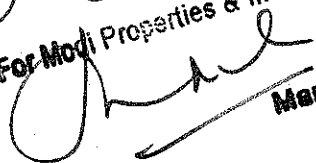
For Onora Hospitality Pvt. Ltd.

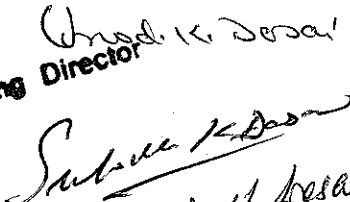
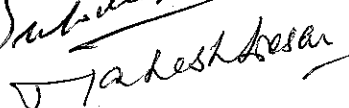
[Signature]
Authorised Signatory

ANNEXURE II

S.No.	Room no. / Location	Fixtures & Furniture belonging to the Lessors (earlier owned by M/s. CSR Hotels)	Quantity	Fixtures & Furniture belonging to the Lessee i.e., Onora Hospitality Pvt. Ltd.	Quantity		
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	Wooden Executive chair	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	Wooden 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 Modi Properties & Investments Pvt. Ltd.

 Managing Director

For Modi Properties & Investments Pvt. Ltd.

 Managing Director


 Subir K. Desai

 Tadesh Desai

For Onora Hospitality Pvt. Ltd.

 Authorised Signatory

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 Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
 For Modi Properties & Investments Pvt. Ltd.

For Onora Hospitality Pvt. Ltd.

[Signature]
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ANNEXURE II

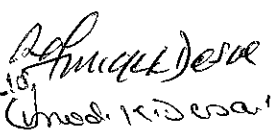
S.No.	Room no. / Location	Fixtures & Furniture belonging to the Lessors (earlier owned by M/s. CSR Hotels)	Fixtures & Furniture belonging to the Lessee i.e., Onora Hospitality Pvt. Ltd.		
20	2021	Double Bed	1	Wooden Executive chair	1
		Executive Chair	1	Coffee Table	1
		Ceiling Fan	1	Picture Frame	1
		Television - Flat	1	Telephone	1
		Locker	1	Remote	2
		Minibar	1	Tata Sky	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

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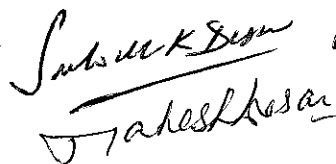
Managing Director

For Modi Properties & Investments Pvt. Ltd.

Managing Director


 Anand K. Desai

For Onora Hospitality Pvt. Ltd.


 Subir K. Desai

Authorised Signatory

ANNEXURE II

S.No.	Room no. / Location	Fixtures & Furniture belonging to the Lessors (earlier owned by M/s. CSR Hotels)	Quantity	Fixtures & Furniture belonging to the Lessee i.e., Onora Hospitality Pvt. Ltd.	Quantity
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
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
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 Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director

For Modi Properties & Investments Pvt. Ltd.
[Signature]
Managing Director

[Signature]
Subodh K Desai

[Signature]
Subodh K Desai

For Onora Hospitality Pvt. Ltd.

[Signature]
Authorised Signatory

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 Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
 For Modi Properties & Investments Pvt. Ltd.


[Signature]
Managing Director
 For Modi Properties & Investments Pvt. Ltd.

For Onora Hospitality Pvt. Ltd.

[Signature]
Authorised Signatory

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 Modi Properties & Investments Pvt. Ltd.

Managing Director

For Modi Properties & Investments Pvt. Ltd.

Managing Director

For Onora Hospitality Pvt. Ltd.


Authorized Signatory

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	Ist floor Kitchen	-	Gas Range Top with 2 burners 1
		-	Single burner gas stove 2
		-	Dosa making machine 1
		-	Deep fridge 1
		-	Big Tables 3
		-	Small Table 2
		-	Dining Table 3
		-	Work Table/bench 1
		-	Wash Basin big 3
		-	Wash Basin small 1
		-	Kitchen Exhaust Hood 6
		-	SS Rack 1
		-	SS Cupboard 1
		-	Coffe Machine 1
		-	Water dispenser 1
		-	Racks (Normal) 3
		-	Short Body 1
		-	Chairs (plastic) 4
		-	Storage Locker 1
		-	French fry Machine 2
		-	Grinder Machine 1
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 Modi Properties & Investments Pvt. Ltd.

[Signature]
Managing Director
 For Modi Properties & Investments Pvt. Ltd.

For Onora Hospitality Pvt. Ltd.

[Signature]
Authorised Signatory