

Letter of Confirmation

From,
Mr. Ashish Vohra,
M/s. Onora Hospitality Pvt. Ltd.
Regd. Office: 786, 12th Main,
First Cross, Indira Nagar,
Bangalore – 560005.

To,
Mr. Rajesh Kadakia, Mr. Sharad Kadakia & others,
Represented by Mr. Soham Modi,
Managing Director, Modi Properties Pvt. Ltd.
5-4-187/3 & 4,
Soham Mansion, M.G. Road
Secunderabad – 500 003

Sub: Payment of rent and amenity charges for the month of December, 2019, January, 2020 & February, 2020.

- Ref: 1. Lease deed dated 29th November, 2014 registered as document no.175/2015 for the premises admeasuring about 19,739sft consisting of ground + 2 upper floors, in the building known as S.M. Modi Complex, bearing no. 5-4-187/5/11,15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003.
2. General Amenities agreement dated 29th November, 2014 registered as document no. 176/2015 for amenities provided for the said premises.
3. Supplementary Lease Deed dated 6th November, 2018.

Dear sir,

Please find enclosed cheques for payment of rent and amenity charges for the above referred months as per details given below:

Sl. No.	Rent + amenity charges + GST less TDS	For the month of	Cheque no.	Cheque date	Drawn on	In favour of
1	Rs. 2,97,000	December, 2019	002297	31 st December, 2019	HDFC Bank Ltd.	Sharad Kadakia
2	Rs. 2,97,000	December, 2019	002298	31 st December, 2019	HDFC Bank Ltd.	Rajesh Kadakia
3	Rs. 2,97,000	January, 2020	002299	30 th January, 2020	HDFC Bank Ltd.	Sharad Kadakia
4	Rs. 2,97,000	January, 2020	002300	30 th January, 2020	HDFC Bank Ltd.	Rajesh Kadakia
5	Rs. 2,97,000	February, 2020	002301	24 th February, 2020	HDFC Bank Ltd.	Sharad Kadakia
6	Rs. 2,97,000	February, 2020	002302	24 th February, 2020	HDFC Bank Ltd.	Rajesh Kadakia

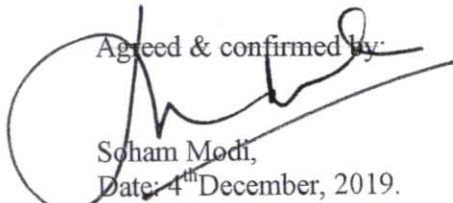
We confirm that we shall pay the TDS related to the above rent and amenities charges by 24th February, 2020

Thank you,

Yours sincerely,

For M/s. Onora Hospitality Pvt. Ltd.

Ashish Vohra
Managing Director.
Date: 4th December, 2019.

Agreed & confirmed by:

Soham Modi,
Date: 4th December, 2019.

Letter of Confirmation

From,
Mr. Ashish Vohra,
M/s. Onora Hospitality Pvt. Ltd.
Regd. Office: 786, 12th Main,
First Cross, Indira Nagar,
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To,
Mr. Rajesh Kadakia, Mr. Sharad Kadakia & others,
Represented by Mr. Soham Modi,
Managing Director, Modi Properties Pvt. Ltd.
5-4-187/3 & 4,
Soham Mansion, M.G. Road
Secunderabad – 500 003

Sub: Removal of furniture & fixtures.

- Ref: 1. Lease deed dated 29th November, 2014 registered as document no. 175/2015 for the premises admeasuring about 19,739sft consisting of ground + 2 upper floors, in the building known as S.M. Modi Complex, bearing no. 5-4-187/5/11, 15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003.
2. General Amenities agreement dated 29th November, 2014 registered as document no. 176/2015 for amenities provided for the said premises.
3. Supplementary Lease Deed dated 6th November, 2018.

Dear sir,

As mutually agreed between us, we have installed some furniture and fixtures at our cost in the above referred premises.

We request you to permit us to remove the fixtures and furniture that belong to us from the premises. A list of the items to be removed from the premises is attached as Annexure – A.

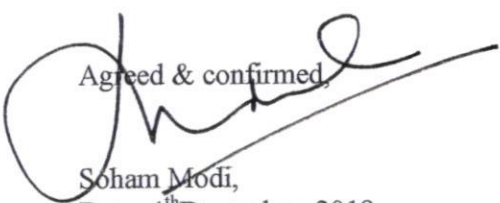
We further confirm that all other items including furniture, fixtures, crockery, cutlery, kitchen equipment, false ceiling, curtains, beds, pillows, pillow covers, cushions, bed sheets, blankets, sofa sets, desks, TV, air conditioners, panel boards, decorative items, etc., that form a integral part of the above referred premises and shall absolutely belong to you. We shall handover these items on an as is where is basis at the time of vacating and handing over the premises to you.

Thank you,

Yours sincerely,

For M/s. Onora Hospitality Pvt. Ltd.


Ashish Vohra
Managing Director.
Date: 4th December, 2019.


Agreed & confirmed,

Soham Modi,
Date: 4th December, 2019.

Annexure – A – (A list of the items to be removed from the premises)

S.No.	Room no. / Location	Particulars	Qty.
1	2001	Picture Frame	2
2	2002	Picture Frame	1
3	2003	Picture Frame	2
4	2004	Picture Frame	1
5	2005	Picture Frame	1
6	2006	Picture Frame	1
7	2007	Picture Frame	3
8	2008	Picture Frame	1
9	2009	Picture Frame	2
10	2010	Picture Frame	1
11	2011	Picture Frame	2
12	2012	Picture Frame	1
13	2014	Picture Frame	1
14	2015	Picture Frame	1
15	2016	Picture Frame	2
16	2017	Picture Frame	1
17	2018	Picture Frame	1
18	2019	Picture Frame	1
19	2020	Picture Frame	1
20	2021	Picture Frame	1
21	1001	Picture Frame	2
22	1002	Picture Frame	1
23	1003	Picture Frame	2
24	1004	Picture Frame	1
25	1005	Picture Frame	1
26	1006	Picture Frame	1
27	1007	Picture Frame	2
28	1008	Picture Frame	1
29	1009	Picture Frame	2
30	1010	Picture Frame	1
31	1011	Picture Frame	2
32	1012	Picture Frame	1
33	1014	Picture Frame	1
34	1015	Picture Frame	1
35	1016	Picture Frame	1
36	1017	Picture Frame	1
37	1018	Picture Frame	1
38	1019	Picture Frame	1
39	1020	Picture Frame	1
40	1021	Picture Frame	1
41	Conference Room	Round Tables	5
		Rectangular Tables	5
		Chairs	30
42	Reception area	Single seater/Guest chairs	8
		Newspaper stand	1
43	Lobby & Public area	Long Table (wood)	3
		Single sofa	4

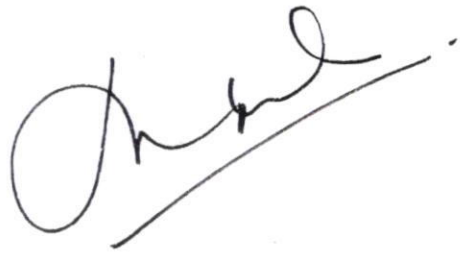
44	Equipments & Accessories	Computer desktop	11
		Computer Key Board	11
		UPS	12
		Big Ups in server room	2
		EDC Machine	2
45	1st floor Kitchen	Gas Range Top with 2 burners	1
		Single burner gas stove	2
		Dosa making machine	1
		Deep fridge	1
		Big Tables	3
		Small Table	2
		Dining Table	3
		SS Rack	1
		SS Cupboard	1
		Coffe Machine	1
		Water dispenser	1
		Racks (Normal)	3
		French fry Machine	2
		Grinder Machine	1
46	Roof top conference	chandelier	1
		drop lights	6
		Art works & consoles	3
		Round Tables & chairs	50+200



 CASEY CHAIRS FROM ALL 40 ROOMS & 4 SOFA CHAIRS TO BE IN NOISE

 TO ANSWER A: INCLUDING PUBLIC AREA ARTWORKS





Letter of Confirmation

From,
Mr. Ashish Vohra,
M/s. Onora Hospitality Pvt. Ltd.
Regd. Office: 786, 12th Main,
First Cross, Indira Nagar,
Bangalore – 560005.

To,
Mr. Rajesh Kadakia, Mr. Sharad Kadakia & others,
Represented by Mr. Soham Modi,
Managing Director, Modi Properties Pvt. Ltd.
5-4-187/3 & 4,
Soham Mansion, M.G. Road
Secunderabad – 500 003

Sub: Confirmation of furniture & fixture belonging to Lessor.

- Ref: 1. Lease deed dated 29th November, 2014 registered as document no.175/2015 for the premises admeasuring about 19,739sft consisting of ground + 2 upper floors, in the building known as S.M. Modi Complex, bearing no. 5-4-187/5/11,15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003.
2. General Amenities agreement dated 29th November, 2014 registered as document no. 176/2015 for amenities provided for the said premises.
3. Supplementary Lease Deed dated 6th November, 2018.

Dear sir,

As mutually agreed between us, you have agreed to let us to remove certain items from the premises as given in Annexure – A.

We further confirm that all other items including furniture, fixtures, crockery, cutlery, kitchen equipment, false ceiling, curtains, beds, pillows, pillow covers, cushions, bedsheets, blankets, sofa sets, desks, TV, air conditioners, panel boards, decorative items, etc., that form a integral part of the above referred premises and shall absolutely belong to you. We shall handover these items on an as is where is basis at the time of vacating and handing over the premises to you.

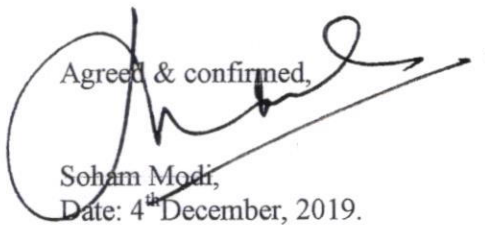
The photographs of all the rooms, kitchen, lobby and other areas are attached herein as Annexure - B. Apart from items mentioned in annexure -A, all items shall be handed over to you on an as is where is basis, subject to normal wear and tear.

Thank you,

Yours sincerely,

For M/s. Onora Hospitality Pvt. Ltd.

Ashish Vohra
Managing Director.
Date: 4th December, 2019.

Agreed & confirmed,

Soham Modi,
Date: 4th December, 2019.

Annexure – A – (A list of the items to be removed from the premises)

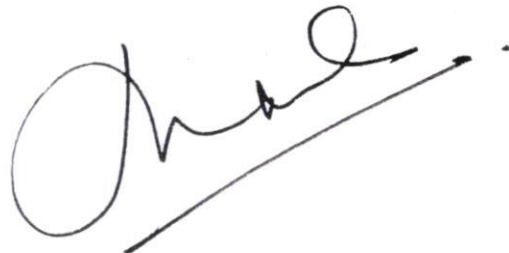
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		drop lights	6
		Art works & consoles	3
		Round Tables & chairs	50 + 200



 EASY CHAIRS FROM ALL 40 ROOMS & 4 SOFA CHAIRS
 TO BE INCLUDED IN BUDGET 'A'. INCLUDING PUBLIC AREA ARTWORKS





Letter of Possession

From,
Mr. Ashish Vohra,
M/s. Onora Hospitality Pvt. Ltd.
Regd. Office: 786, 12th Main,
First Cross, Indira Nagar,
Bangalore – 560005.

To,
Mr. Soham Modi,
Managing Director,
Modi Properties Pvt. Ltd.
5-4-187/3 & 4,
Soham Mansion, M.G.Road
Secunderabad – 500 003

Sub: Termination of lease and confirmation of handing over possession.

- Ref: 1. Lease deed dated 29th November, 2014 registered as document no.175/2015 for the premises admeasuring about 19,739sft consisting of ground + 2 upper floors, in the building known as S.M. Modi Complex, bearing no. 5-4-187/5/11,15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad – 500 003.
2. General Amenities agreement dated 29th November, 2014 registered as document no. 176/2015 for amenities provided for the said premises.
3. Supplementary Lease Deed dated 6th November, 2018.

Dear sir,

This is to confirm that we have handed over possession of the above referred premises to you. We further confirm that all the fixtures and furniture within the said premises shall be your absolute property and we have no claim of whatsoever nature against you on the said premises.

Thank you,

Yours sincerely,

For M/s. Onora Hospitality Pvt. Ltd.


Ashish Vohra
Managing Director

THIS LETTER HAS BEEN SIGNED IN DUPLICATE



Letter of Confirmation

From,
Mr. Ashish Vohra,
M/s. Onora Hospitality Pvt. Ltd.
Regd. Office: 786, 12th Main,
First Cross, Indira Nagar,
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To,
Mr. Soham Modi,
Managing Director,
Modi Properties Pvt. Ltd.
5-4-187/3 & 4,
Soham Mansion, M.G.Road
Secunderabad – 500 003

Sub: Arrears of rent, amenity charges and other charges.

- Ref: 1. Lease deed dated 29th November, 2014 registered as document no.175/2015 for the premises admeasuring about 19,739sft in the building known as S.M. Modi Complex, Situated at Karbala Maidan, Necklace Road, Secunderabad - 03
2. General Amenities agreement dated 29th November, 2014 registered as document no. 176/2015 for amenities provided for the said premises.
3. Supplementary Lease Deed dated 6th November, 2018.

Dear sir,

As per terms of our lease deed and supplementary lease deed mentioned above, we confirm that the total arrears of rent and amenity charges upto 30th November, 2019 is Rs. 51,31,000/-. This has been arrived at after considering the discounted rent envisaged in the supplementary lease deed referred above. Further, the amount has been arrived at after adding GST and deducting TDS as applicable.

We request you to adjust the security deposit of Rs. 50 lakhs paid to you against the arrears of rent and amenity charges. Please find enclosed a cheque of Rs. 65,500/- bearing no. 002310 drawn on HDFC Bank Ltd. dated 24.02.2020 in favour of Rajesh Jayatilal Kadakia), & another cheque of Rs. 65,500/- bearing no. 002311 drawn on HDFC Bank Ltd. dated 24.02.2020 in favour of Sharad Kumar Jayatilal Kadakia) being the balance arrears upto November, 2019. With this all arrears upto November, 2019 are fully paid.

Thank you,

Yours sincerely,

For M/s. Onora Hospitality Pvt. Ltd.


Ashish Vohra
Managing Director

THIS LETTER HAS BEEN SIGNED IN DUPLICATE