

महाराष्ट्र MAHARASHTRA

2024

CS 360649

29 AUG 2024

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दस्तावा प्रकार..... Agreement.....

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे दर्शन.....

मुद्रांक विकत घेणाऱ्याचे नांव..... ventive Hospitality Limited.
पत्ता..... कराड पुणे - ०६.

दुसऱ्या काराचे नांव..... प्रतिम इन्डिया

हस्ते व्यक्तीचे नांव व पत्ता..... रुपेश महार, सदर

Rupesh SANGIETALI

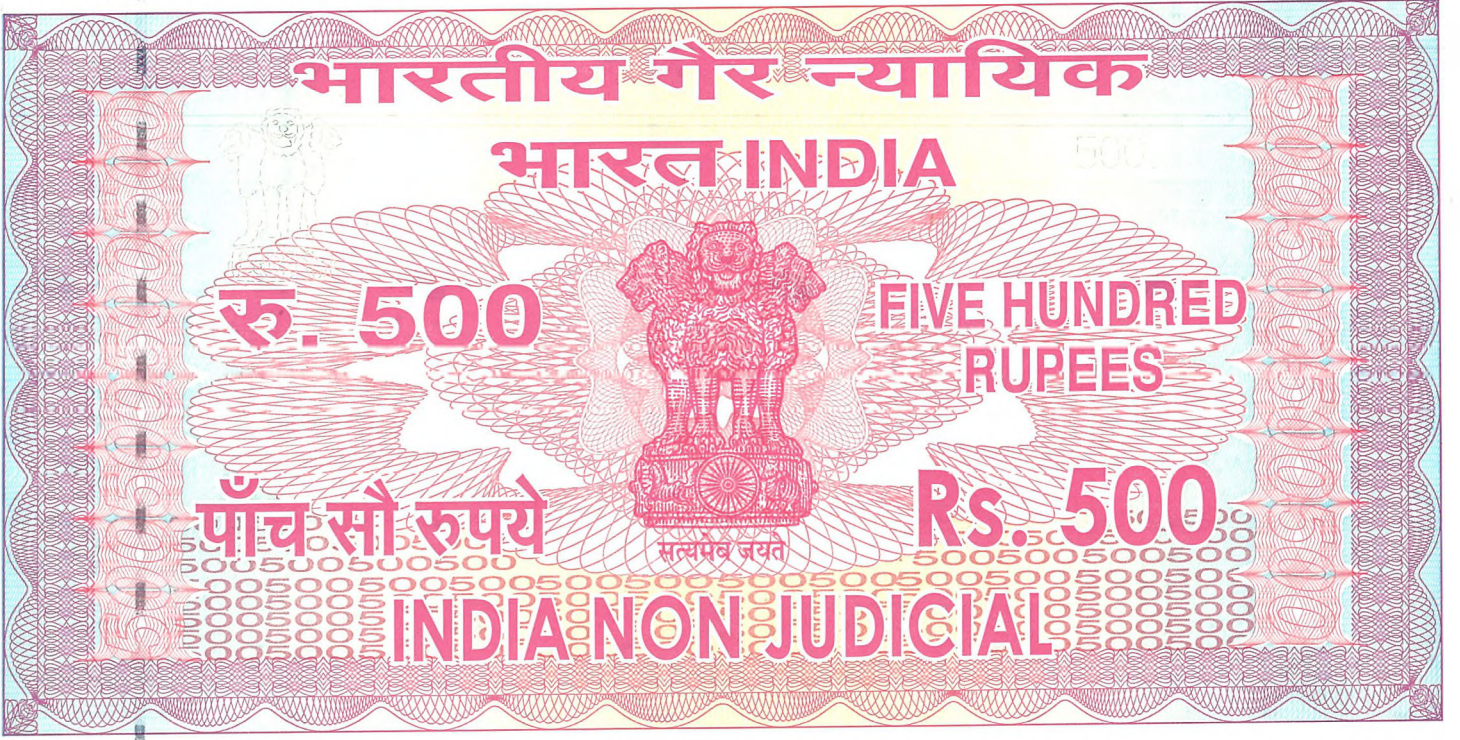
परवाना क्र. २२०११२४

मुद्रांक विकत घेणाऱ्याची सही मोडोज हॉटेल कम्पाऊड, बंडगार्डन रोड पुणे - १

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी
दरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे



पश्चात मुद्रांक लिपीत
का



महाराष्ट्र MAHARASHTRA

● 2024 ●

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१५५५३० दि..... मु. शु. रकम ५०० x २ = १०००

दस्तावा प्रकार Agreement

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव ventive Hospitality Limited

पत्ता

दुसऱ्या पक्षाकाराचे नाव

हस्ते व्यक्तीचे नांव व पत्ता संप्रेश सहायिक, सर

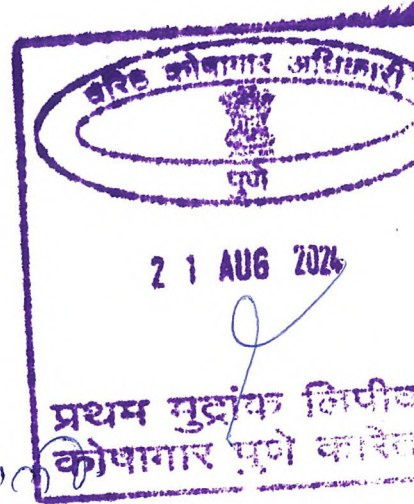
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SANGIETAA LOKANDE

परवाना क्र. २२०११२४

मुद्रांक विकत घेणाऱ्याची सही मोबोज हॉटेल कम्पाऊंड, बंडमार्डन रोड, पुणे-१

या कारणामाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी वेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे



DEED OF ADHERENCE

This deed of adherence (this “**Deed**”) is executed on this _ August 29, 2024 _____ by and amongst:

1. **PANCHSHIL REALTY AND DEVELOPERS PRIVATE LIMITED**, having registered office at Tech Park One Tower ‘E’, S No. 191A/2A/2, next to Don - Bosco School, Off Airport Road, Yerwada, Pune - 411006, Maharashtra, India (hereinafter referred to as the “**New Shareholder**”, which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its legal heirs, executors, successors and permitted assigns) of the **ONE PART**;
2. **VENTIVE HOSPITALITY PRIVATE LIMITED**, having its registered office at Tech Park I, Tower E, next to Don - Bosco School, Off Airport Road, Yerwada, Pune, Maharashtra - 411006, India (hereinafter referred to as the “**Company**”, which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and permitted assigns) of the **OTHER PART**;

WHEREAS

- (A) Premsagar Infra Realty Private Limited, Mr. Atul Chordia, Atul I Chordia HUF and BRE Asia ICC Holdings Limited and the Company, (the “**Original Parties**”) have entered into a Shareholders’ Agreement effective as of July 29, 2024 (the “**Agreement**”).
- (B) In accordance with the terms of the Agreement, the New Shareholder proposes to subscribe to Equity Shares of the Company, subject to the New Shareholder executing a deed of adherence to the Agreement as a condition to the subscription;
- (C) The New Shareholder is an Affiliate of Panchshil Group (the “**Original Shareholder**”) to whom the Company has issued and allotted Securities in accordance with the terms of the Agreement and is now executing this Deed as required under the Agreement.

NOW, THEREFORE, THIS DEED WITNESSETH AS FOLLOWS:

1. **Consent to the terms of the Agreement**
 - 1.1 The New Shareholder covenants, undertakes and agrees with the Original Parties that by its execution of this Deed it shall become a party to the Agreement and that, it shall be bound by all the rights, duties and obligations of any nature whatsoever cast upon and be a member of, the Panchshil Group in accordance with the terms of the Agreement pursuant to Clause 4 (*Transfer of Securities*), and shall assume, keep, observe and perform, duly and punctually, all the terms, covenants, undertakings, agreements, provisions and conditions in accordance with the terms of the Agreement.
 - 1.2 The New Shareholder hereby confirms to the Original Parties that it has received a copy of the Agreement and that all provisions relating to its rights, duties and obligations of any nature whatsoever under the Agreement are incorporated by reference herein and deemed to be part of this Deed to the same extent as if such provisions had been set forth in their entirety herein.
2. **Representations and Warranties**
 - 2.1 The New Shareholder represents and warrants that (i) where the New Shareholder is not a natural person, its execution of this Deed has been duly authorized and (ii) that the execution or compliance with its terms will not now, or at any time in the future, conflict with or result in a breach of any of the terms, conditions or provisions of, or constitute a default or require any consent under, any agreement or other instrument they have executed or by which such New

Shareholder is bound, or violate any of the terms and provisions of (A) its statutory documents, where such New Shareholder is not a natural person, or (B) any judgment, decree or order or any statute, rule or regulation applicable to the New Shareholder.

2.2 Each New Shareholder, who is not a natural person, is duly organized and validly existing under Law. Each New Shareholder has the power and authority to execute, deliver and perform this Deed and to consummate the transactions contemplated by this Deed. This Deed has been duly and validly executed by the New Shareholder and constitutes, and upon the execution and delivery by the New Shareholder enforceable against the New Shareholder in accordance with its terms.

2.3 The execution, delivery and performance by the New Shareholder of this Deed will not:

(i) Violate, conflict with, result in a breach of the terms, conditions or provisions of, result in the creation of Encumbrances (except as created under the Agreement), or constitute a default, an event of default (or event that, with the giving of notice or lapse of time or both, would constitute an event of default) or an event creating rights of acceleration, modification, termination or cancellation or a loss of rights under any or all of the following:

(a) The charter documents of the New Shareholder, where the New Shareholder is not a natural person;

(b) Any Contract to which the New Shareholder is a party;

(c) Any Governmental Approval or Order to which the New Shareholder is a party or by which the New Shareholder is bound;

(d) Any Consents or waivers, as the case may be, of any Third Party required to give effect to and complete the transactions contemplated in this Agreement;

(e) Any Law affecting the New Shareholder; or

(ii) Constitute an act of bankruptcy, preference, insolvency or fraudulent conveyance under any bankruptcy act or other applicable Laws for the protection of debtors or creditors.

2.4 No liquidation, dissolution, winding up, commencement of bankruptcy, insolvency, liquidation or similar proceedings (as applicable), whether voluntary or involuntary, with respect to it is pending or has been pending or to its knowledge, threatened.

2.5 No Consent or Governmental Approval to, from or with any Person is required on the part of the New Shareholder in connection with the execution, delivery and performance of this Deed, the compliance by any of them with any of the provisions hereof or thereof, or the consummation of the transactions contemplated hereby or thereby.

3. **Governing Law and Jurisdiction**

This Deed shall be governed in all respects by the Law of India (without reference to its conflict of Law provisions) and subject to the provisions of Clauses 17 (*Dispute Resolution*) and 22.8 (*Governing Law*) of the Agreement.

4. **Definitions**

Terms used but not defined herein shall have the meanings assigned to them in the Agreement.

5. Notices

The address of the New Shareholder for the purpose of receiving the notices under Clause 19 (Notices) of the Agreement is as follows:

Affiliate:

Attention: Mr. Farookh Khan


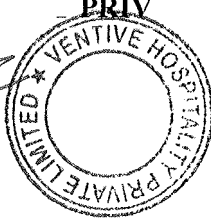
Address: Tech Park One Tower 'E', Next to Don Bosco School, Off Airport Road, Yerwada, Pune, Maharashtra, India - 411006

Email: secretarial@panchshil.com

IN WITNESS WHEREOF, the Parties have entered into this Deed the day and year first above written.

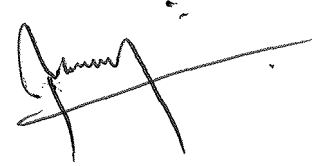
For VENTIVE HOSPITALITY PRIVATE LIMITED

In presence of:

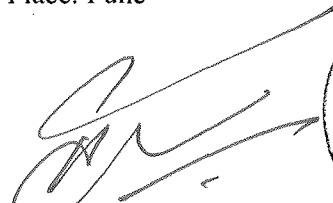
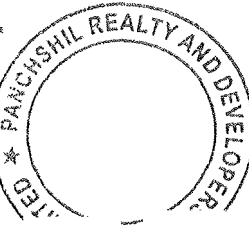



Authorized Signatory
Name: Atul Chordia
Place: Pune

Name:
Address:
Place:



In presence of

For PANCHSHIL REALTY AND DEVELOPERS PRIVATE LIMITED

In presence

Authorized Signatory
Name: Farookh Khan
Place: Pune

Name:
Address:
Place:

