



महाराष्ट्र MAHARASHTRA

2022

BR 366034

प्रधान मुद्रांक कार्यालय, मुंबई
प.म. वि. क्र. १.००००९०
30 AUG 2022
सक्षम अधिकारी

श्रीमती लता सांगळे

ADDENDUM AGREEMENT DATED 01/09/22

THIS ADDENDUM AGREEMENT (Addendum) is made at Mumbai on 1st September, 2022

BY AND BETWEEN

M/s Sudarshan Chokhani & Co (Partnership Firm) having its registered office at 23 Maheshwari Mansion 1 Nepean Sea Road, Mumbai 400036 hereinafter called "The Licensor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors and administrators) of the **FIRST PART**

AND

Sudal Industries Limited, a company limited by shares through its CFO & Director; Mr Mukesh V Ashar, residing at B 502, Ram Tower, Yogi Nagar, Borivali (west), Mumbai 400091 hereinafter called "The Licensee" (which expression shall unless it be repugnant to the meaning and context thereof be deemed to mean and include their successors in business, title and assigns) of the **OTHER PART**;

The Licensor and the Licensee shall be hereinafter be collectively referred to as the 'Parties'

For SUDARSHAN CHOKHANI & CO.

Sudarshan Chokhani
PARTNER

For SUDAL INDUSTRIES LTD.

Mukesh V Ashar
CFO / DIRECTOR.

जोडपत्र - २ Annexure - II

दस्तावा प्रकार	LEAVE & LICEN. AGREEMENT
दस्त नोंदणी करणार आहेत का ?	YES/NO
मिळकतीचे वर्णन -	
मुद्रांक विकत घेणाऱ्याचे नाव	
दुसऱ्या पक्षकाराचे नाव	
हस्ते असल्यास त्याचे नाव व पत्ता	
मुद्रांक शुल्क रक्कम	
मुद्रांक विक्री नोंद वही अनु. क्रमांक/दिनांक	261
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक विकेतल्याची सही	<i>[Signature]</i>
परवाना क्रमांक : ८००००९०	
मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश प्रेमजी गाला	
शॉप नं.४, भाग्योक्त बिल्डिंग, ७९ बंगीनदास मास्टर रोड, फोर्ट, मुंबई-४०० ००९	
ज्या कारणामुळे ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणामुळे	
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे अर्जाकारक	

SUDAL INDUSTRIES LTD
26 NARIMAN BHAVAN
227 NARIMAN POINT
MUMBAI 400 021

SUDARSHAN CHOKHANI & CO.
26, NARIMAN BHAVAN,
227, NARIMAN POINT,
MUMBAI - 400 021.

11 SEP 2022

for SUDAL INDUSTRIES LTD.

SUDARSHAN CHOKHANI & CO.

CEO, DIRECTOR.

22/09/2022

WHEREAS:

- A. The Licensor is solely carrying in the business of dealing in Aluminium Products in the name and style M/s Sudarshan Chokhani & Co (Partnership Firm) at its corporate office situated at 26 Nariman Bhavan, 227 Nariman Point, Mumbai 400021. The said premises has an adequate space and necessary facilities for use of premises for business purpose who requires premises at business hub of Mumbai City for their business on contract basis at 26 Nariman Bhavan, 227 Nariman Point, Mumbai 400021. (hereinafter referred to as –“the said premises”)
- B. The Parties had executed and entered into the Leave and License Agreement dated 20.10.2021 (**‘Leave and License Agreement’**) whereby the Licensor has agreed to provide the said Premises (as defined) to the Licensee on the terms and conditions more particularly set out in the Leave and License Agreement.
- C. As per Clause 4A of the Leave and License Agreement the Term (*as defined*) is for a period of 11 months commencing from the Effective Date *viz.* 01.10.2021, with the option for extension for the next 22 months will be given to the Licensee under this Agreement beginning from 1st September 2022, subject to 10% yearly increment in the Service Charge as recorded in Clause 5
- D. The Parties, are desirous of mutually extending the terms of the Leave and License Agreement, the details of which are set out hereinafter more particularly and have executed this Addendum to make the necessary modifications and amendments to the Leave and License Agreement.

THE PARTIES HEREBY AGREE AS FOLLOWS:

1. The term of the Leave and License Agreement in respect of the said Premises shall be extended for a period of 11 months, commencing from 1st September 2022 till 31st August 2023, with the option for extension for a further period of 11 months upon mutual agreement to be recorded in writing only.
2. The Service Charge for the said Premises shall be revised in the terms of Clause 5 as per the said Leave License Agreement. The Service charge for the period 1st September 2022 till 31st August 2023, shall be Rs.2,75,000/- [*Rupees Two Lakhs Seventy Five Thousand Only*] payable per month.
3. Upon execution of this Addendum, the Leave and License Agreement shall stand modified and amended to the extent set out hereinabove. This Addendum is an integral part of the Leave and License Agreement.
4. Except as modified and amended by this Addendum, the original Leave and License shall continue to have full force and effect and terms and conditions set out therein continue to be binding on the parties.

For SUDARSHAN CHOKHANI & CO.

Sudarshan Chokhani
PARTNER

For SUDAL INDUSTRIES LTD.

N. Shro
CFO / DIRECTOR.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribe their respective hands the day and year first hereinabove written.

FOR M/S SUDARSHAN CHOKHANI & CO


Sudarshan S. Chokhani,

Partner

Witness:

1. Krishna S. Dupri



2. Suresh B. Pandhare



FOR SUDAL INDUSTRIES LIMITED


M. V. Ashar
CFO & Director

Witness:

1. Krishna S Dupri



2. Suresh B. Pandhare

