

Unison Hotels Private Limited
Vasant Kunj-Phase II
Nelson Mandela Road,
New Delhi-110 070, India
Phone : (91) (11) 2677 1234
Fax : (91) (11) 2670 5891
E-Mail : uhl.corporate@unisonhotels.com
CIN: U74899DL1994PTC058450

February 18th, 2019

Mr. Santosh Kumar Jha
General Manager –Corporate Real Estate
Hero MotoCorp Ltd.
34, Basant Lok, Community Centre,
New Delhi 110057

Dear Mr. Santosh Kumar Jha,

Warm Greetings from 'The Grand'!

We, at The Grand, would like to thank you for patronizing our hotel.

Strategically located in the heart of the South Delhi, less than 20 minutes from National & International Airport, within a short drive to the city center and also well placed access to the business hubs of Gurgaon, Noida and Okhla, we boast of **390** luxurious appointed rooms- including **25 Suites and 5 Serviced Apartments**, and are surrounded by tranquility to ensure that the guest experiences a city resort in this business hotel.

Cuisine at The Grand spans an array of dining experiences offering a variety of national and international options.

Caraway: An Indian brasserie offering delicacies in Kebabs and more.

Woktok: Experience the steaming, frying and tossing of the freshest ingredients and Pan Asian. No last orders.

Cascades: All day dining, an eclectic journey of flavors that spans the world.

Crystal Lounge: Panoramic view of cascading waters in the backdrop and live piano, the Crystal Lounge is a perfect venue for an invigorating breakfast, high tea or even cocktails at a later hour.

G Bar: The newest addition to the city's bar scene, G bar is an amalgam of the celebrated and created.

It: The Italian restaurant at the lobby level introduces the 'Twin taste of Tuscany'- twin tastes of authentic Italian cuisines for the price of one. A great selection of wines, alfresco dining & crunchy conversations make this place grow on you.

Indulge: The best pastry shop Indulge at the lobby level. It is culinary representation of the taste and style. A one stop shop for virtually any meal period of the day specially targeted at the affluent local patrons. All items will be conveniently packaged in beautifully designed boxes.

'Spa Oasis', one of the largest in the region, equipped with 8 spacious treatment rooms, is a place where guests can choose from array of personalized treatments and therapies to



Unison Hotels Pvt. Ltd.

Unison Hotels Private Limited
Vasant Kunj-Phase II
Nelson Mandela Road,
New Delhi-110 070, India
Phone : (91) (11) 2677 1234
Fax : (91) (11) 2670 5891
E-Mail : uhl.corporate@unisonhotels.com
CIN: U74899DL1994PTC058450

rejuvenate one' mind, body and soul. Spa oasis also offers our guests various recreation activities like state of the art gymnasium, yoga session, swimming pool and many more.

Preferential Tariff

In recognition of our mutually beneficial relationship, kindly find enclosed the preferential office tariff with applicable terms & conditions for the below period.

Validity Period : 1st March 2019 – 28th February 2028

Details of 8 Rooms with Room Nos. 322, 324, 326, 328, 522, 524, 526, 528 Situated on 3rd and 5th floor above the Commercial Block

Preferred Tariff:-

INR 1,56,000/- per room per month exclusive of taxes. The Tariff shall have an escalation of 15% after expiry of each period of 36 months from 1st March 2019 over the then prevailing Tariff.

The Billing shall start from 1st May 2019.

Facilities & Benefits: - **Grand Premium Room:**

- Water, Electricity, Air Conditioning, Housekeeping shall be included in the above amount.

Payment Terms:

- Hero MotoCorp Ltd. (hereinafter referred to as "HMCL") shall pay an amount of INR 74,88,000/- (INR Seventy Four Lakhs Eighty Eight Thousand) as interest free security deposit.
- Monthly rent of INR 12,48,000/- plus taxes to be paid in advance by 7th day of current month.
- All other services pertaining to Food and Beverages shall be billed at actuals and separately which shall be settled within 15 days of submitting the invoices.

Terms and Conditions

- Rates, terms and conditions in this contract here under supercede and replace all rates, terms & conditions that may have been communicated prior.
- Taxes will be applicable as per the Government levies
- At the time of vacation of the rooms, HMCL will get 60 days Restoration Period to give the rooms back to hotel in its original condition as they are being provided to HMCL. Hotel has the right to withhold the security deposit until the rooms are restored to the original condition on vacation to the satisfaction of the Hotel.



Unison Hotels Private Limited
Vasant Kunj-Phase II
Nelson Mandela Road,
New Delhi-110 070, India
Phone : (91) (11) 2677 1234
Fax : (91) (11) 2670 5891
E-Mail : uhl.corporate@unisonhotels.com
CIN: U74899DL1994PTC058450

Invoicing Details

All invoices must be settled either by cheques or bank transfer directly to the Hotel on the prevailing terms and condition of the invoice.

GOVERNING LAW AND DISPUTE RESOLUTION

- a) This Agreement will be construed and enforced according to the laws of the Republic of India. Subject to the provisions of this Article, the courts at New Delhi will have the exclusive jurisdiction with respect to all matters arising out of in connection with this Agreement.
- b) Any Dispute between the Parties will be settled between the Parties through friendly consultations and negotiations. If no settlement can be reached through friendly consultations and negotiations within thirty (30) days of one Party delivering a notice of the Dispute to the other Party, then such Dispute will be finally settled by arbitration in accordance with the provisions of this Article .
- c) The arbitration proceedings will be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 ("**Arbitration Act**"). The Dispute will be referred to a sole arbitrator as may be appointed by the mutual consent of the Parties. In the event that the parties fail to appoint the arbitrator within fifteen (15) days from date of initiation of discussion, the arbitrator will be appointed in accordance with the provisions of the Arbitration Act.
- d) The arbitration proceedings will be held at New Delhi and the language to be used in the arbitral proceedings will be English. The arbitrators shall decide any Dispute strictly in accordance with the governing law specified in Article of this Agreement. Any award made by the arbitrator shall be final and binding on each of the Parties to the Dispute. Judgment upon any arbitral award rendered hereunder may be entered in any court having jurisdiction, or application may be made to such court for a judicial acceptance of the award and an order of enforcement, as the case may be.
- e) The prevailing Party in the arbitration proceedings will be awarded reasonable attorney's fees, if any, and all other costs and expenses in relation to the arbitration proceedings unless the arbitrators for good cause determine otherwise.
- f) The Parties shall co-operate in good faith to expedite (to the maximum extent practicable) the conduct of any arbitral proceedings commenced under this Agreement. When any Dispute is under arbitration, except for the matters under Dispute, the Parties shall continue to exercise their remaining respective rights and fulfil their remaining respective obligations under this Agreement.



Unison Hotels Private Limited
Vasant Kunj-Phase II
Nelson Mandela Road,
New Delhi-110 070, India
Phone : (91) (11) 2677 1234
Fax : (91) (11) 2670 5891
E-Mail : uhl.corporate@unisionhotels.com
CIN: U74899DL1994PTC058450

The arrangement of this room agreement will be co-existence and co-terminus with the Leave and License agreement executed between the parties.

Looking forward to a 'Grand' association.

For UNISON HOTELS PVT. LTD.



Rajesh Rustagi
Group CFO & Company Secretary
Unison Hotels Private Limited



Santosh Jha
Head- Corporate Real Estate
Hero MotoCorp Limited