

डॉ. शंभू

Leave and license Agreement

Am 3:22

24/6
/ 2023

Receipt (pavti)

453/3597

Thursday, March 03, 2022

11:34 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4085 दिनांक: 03/03/2022

गावाचे नाव: हिंजवडी

दस्तऐवजाचा अनुक्रमांक: मलसर-3597-2022

दस्तऐवजाचा प्रकार: 36-अ-लिह्व अँड लायसन्सेस

सादर करणाऱ्याचे नाव: भाडेकरू-बॅनर इंजिनिअरिंग इंडिया प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकार फिरोज शेख

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 1200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:54 AM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 1160824 /-

मोबदला रु. 146485/-

भरलेले मुद्रांक शुल्क: रु. 27500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013960039202122E दिनांक: 03/03/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0303202201580 दिनांक: 03/03/2022

बँकेचे नाव व पत्ता:


M/S
दुय्यम निबं
श्रेणी - १, मुळशी - २





Am. 8:22

CHALLAN
MTR Form Number-6

GRN	MH013960039202122E	BARCODE			Date	03/03/2022-09:44:21	Form ID	36A
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	MLS2_MULSHI 2 SUB REGISTRAR			Full Name	BASE REALTY PVT LTD			
Location	PUNE			Flat/Block No.	PLOT NO-8, SURVEY NO-234 HISSA NO 1 TO 4			
Year	2021-2022 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	HINJAWADI TA-MULSHI			
0030046401	Stamp Duty	27500.00		Area/Locality	PUNE			
0030063301	Registration Fee	500.00		Town/City/District				
				PIN		4	1	1
						0	5	7
				Remarks (If Any)	SecondPartyName=BANNER ENGINEERING INDIA PVT LTD-			
				Amount In	Twenty Eight Thousand Rupees Only			
				Words				
Total			28,000.00					
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022030311916	2732645708			
Cheque/DD No.		Bank Date	RBI Date	03/03/2022-09:45:28	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. :

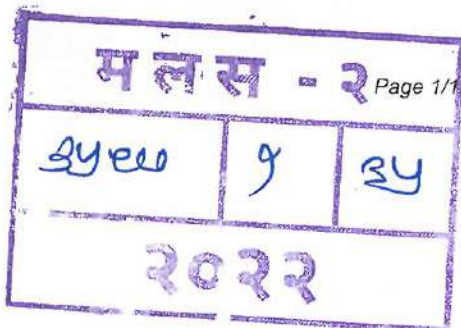
8087871787

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान कॅवळ दुरव्यक्त निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यांसाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यांसाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-453-3597	0006754084202122	03/03/2022-11:34:23	IGR045	500.00
2	(iS)-453-3597	0006754084202122	03/03/2022-11:34:23	IGR045	27500.00
Total Defacement Amount					28,000.00



Print Date 03-03-2022 11:36:48



Lease and license agreement 5 years.

Rent :- /month

01/02/2022 to 31/03/2022 - $82,916 \times 12 = 1,65,900/-$
 01/04/2022 to 31/01/2025 - $1,65,832 \times 34 = 56,38,300/-$
 01/02/2025 to 31/01/2027 - $1,90,700 \times 24 = 45,77,000/-$

1,03,81,200/-

+ deposit 5,80,500/-

109,61,700/-

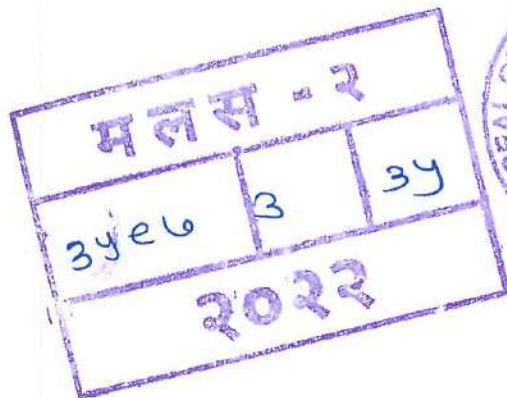
X 0.25%

स्टैम्प = 27,500/-

नो.फी = 5,000/-

Deposit 11,60,824
 X 5 years
= 58,04,120/-
 X 10%
= 5,80,500/-





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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0303202201580	Receipt Date	03/03/2022
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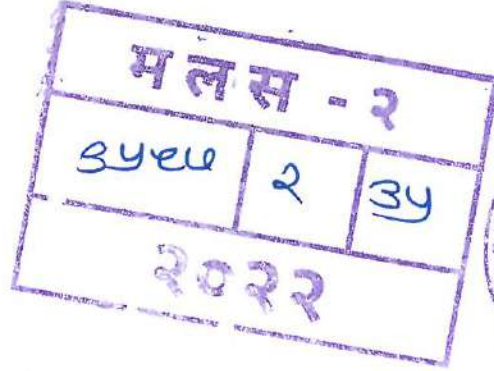
Received from base realty pvt ltd, Mobile number 8087871787, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 3597 dated 03/03/2022 at the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.



Payment Details

Bank Name	IBKL	Payment Date	03/03/2022
Bank CIN	10004152022030301396	REF No.	2747418352
Deface No	0303202201580D	Deface Date	03/03/2022

This is computer generated receipt, hence no signature is required.







CHALLAN
MTR Form Number-6



GRN	MH013960039202122E	BARCODE		Date	03/03/2022-09:44:21	Form ID	36A
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
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Office Name	MLS2_MULSHI 2 SUB REGISTRAR			Full Name	BASE REALTY PVT LTD		
Location	PUNE						
Year	2021-2022 One Time			Flat/Block No.	PLOT NO-8, SURVEY NO-234 HISSA NO 1 TO 4		
Account Head Details	Amount In Rs.		Premises/Building				
0030046401 Stamp Duty	27500.00		Road/Street	HINJAWADI TA-MULSHI			
0030063301 Registration Fee	500.00		Area/Locality	PUNE			
			Town/City/District				
			PIN	4 1 1 0 5 7			
			Remarks (If Any)	SecondPartyName=BANNER ENGINEERING INDIA PVT LTD-			
			Amount In	Twenty Eight Thousand Rupees Only			
Total	28,000.00		Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	69103332022030311916	2732645708
Cheque/DD No.				Bank Date	RBI Date	03/03/2022-09:45:28	Not Verified with RBI
Name of Bank				Bank-Branch	IDBI BANK		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

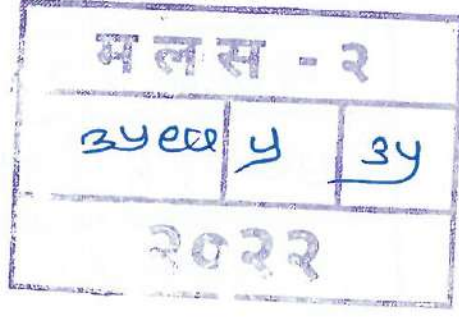
Department ID :

Mobile No. : 8087871787

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सदर चतान केवल दुयम निबंधक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी व कायद्याच्या दस्त्यासाठी सदर चतान लागू नाही.





LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT ("Agreement") is made and entered into at Pune on this 03. March, 2022

[Signature]

By and BETWEEN

M/s. BASE REALTY PRIVATE LIMITED a company incorporated under the Companies Act, 1956 & 2013, having its registered office at 1607, 16th floor, Lodha Supremus, Opposite Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai- 400 013 and Site office at S.No. 234,235 & 245, Hinjawadi Phase 1, Taluka Mulshi, Pune -411057 hereinafter referred to as the **OWNERS/LICENSOR through its authorized signatory Mr. Vikram Khude**, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, representatives, permitted assigns etc) **PARTY OF THE ONE PART [PAN NO. AACCB6445M];**

AND

M/s. Banner Engineering India Private Ltd, a company incorporated under the Companies Act, 1956 & 2013, and having its registered office at 1001, 10th Floor, Sai Capital, opp ICICI Tower, Senapati Bapat Road, Pune-411016, hereinafter referred to as the **COMPANY/LICENSEE through its Authorized Signatories, Mr. Feroze Shaikh** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, representatives and assigns) **PARTY OF THE OTHER PART (PAN NO. AADCB1230H);**

LICENSOR and LICENSEE are hereinafter jointly referred to as the '**Parties**' and individually each as 'Party'.

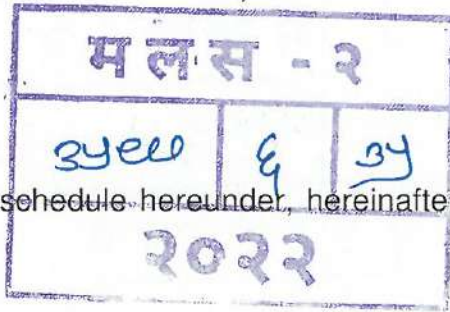
WHEREAS:

- The **LICENSOR hereby represents that** it is the sole and absolute owner of the land bearing Survey No. 234, Hissa No.1 to Hissa No.4, Survey No. 234 Hissa No. 6 to 7, Survey No. 235, Hissa No. 6 to Hissa No.9, Survey No.245, Hissa No.1 to Hissa No.3, totally admeasuring 28 Acres or thereabout situate lying and being at Village Hinjawadi, Taluka Mulshi, District Pune and more particularly



[Signature]





described in the First schedule hereunder, hereinafter referred to as "the said Larger land".

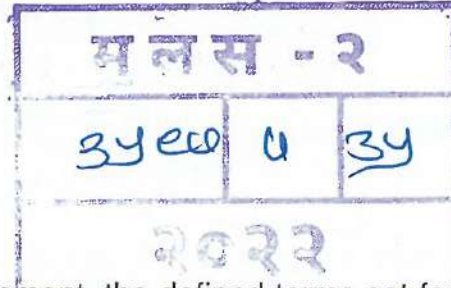
- b. That said Larger land is situated in Industrial Zone as per the certificate dated 11 October 2010 issued by the Director, Town Planning Department, Pune.
- c. That the Sub-Divisional Officer, Pune, by its order bearing no. NA/SR/78/07 dated 13 June 2007 has granted permission for non agricultural (N.A) use of the said Larger land for Industrial use and has approved the development of the said Larger land on the terms and conditions mentioned in the said order.
- d. The LICENSOR, besides being owner of the said Larger land, also has a considerable experience in the field of constructing "Built to Suit Facilities" for various industrial houses in Pune.
- e. The LICENSOR has developed the said Larger land into different industrial plots and has constructed various workshops on the same.
- f. Amongst the various Workshops, the Licensor has Units No. 10 & 11 on Plot No.8 of Survey No. 235 having a Chargeable Area of 4364 sq. ft. (Four Thousand Three Hundred and Sixty Four Square Feet only) hereinafter referred as the "Premises" and more particularly described in the Second Schedule written hereunder;
- g. LICENSEE is engaged in the business of Distribution of Factory Automation products.
- h. LICENSEE has approached the LICENSOR with the intent of taking on license the Premises for its operations for a period of 5 (Five) years and the LICENSOR has agreed to the same;
- i. In pursuance to the above, the Parties have now come forward to enter into this Agreement to record in writing, the terms and conditions (as recorded hereunder) governing the license of the Premises in favour of the LICENSEE.

NOW THEREFORE IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:



ARTICLE 1

Definitions



When used in this Agreement, the defined terms set forth in this Article I shall have, unless otherwise required by the context thereof, the following meanings:

- a. **"AGREEMENT"** means this Agreement, including all annexures and schedules attached hereto and all amendments or variations as agreed to in writing from time to time by duly authorized signatories of the Parties hereto.
- b. **"LICENSE PERIOD"** shall mean the period of 5 (Five) years commencing from the Commencement Date as mentioned in Clause 2.1 below.
- c. **"PERSON"** shall include an individual, an association, a corporation, a partnership, a joint venture, a trust an unincorporated organization, a joint stock company or other entity or organization, including a government or political subdivision, or an agency or instrumentality thereof and/or any other legal entity.
- d. **"PARTIES"** shall mean the **LICENSOR** and the **LICENSEE** being referred to collectively.
- e. **"PREMISES"** shall mean the Chargeable Area of 4364 sq. ft. (Four Thousand Three Hundred and Sixty Four Square Feet only) of the Units bearing Nos.10 &11 on Plot No.8 of Survey No. 235 together with Base building specifications such as Ground floor level in RCC framed structure with PCC/RCC flooring, one wash room with WC, Walls/ceiling plastered with POP and rolling shutter door.

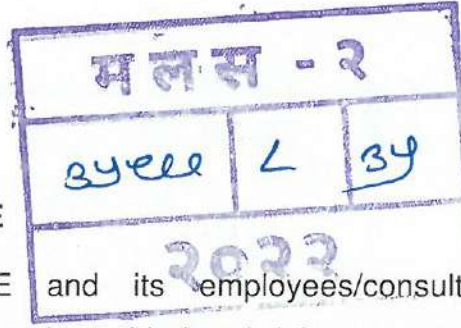
ARTICLE 2

THE PERIOD OF LEAVE & LICENSE, PERMITTED USE, LOCK IN PERIOD, FIT OUT PERIOD, LICENSE FEE, AND OTHER CHARGES PAYABLE

2.1. LEAVE & LICENSE PERIOD

The Agreement is for a period of 5 (Five) years commencing from 1st February, 2022 ("**Commencement Date**") and ending on 31st January, 2027.





2.2. PERMITTED USE

The LICENSEE and its employees/consultants/workers/representatives/visitors shall have the unhindered right to access, occupy and operate within the Premises on a 24 x 7 x 365 basis during the Leave & License Period, and the LICENSOR shall ensure that no person creates any hindrance to the LICENSEE and its employees/ consultants/ workers/ representatives/ visitors from enjoyment of such rights in this Agreement.

The LICENSEE shall be entitled to appoint its own security personnel for internal security purposes.

2.3. LOCK IN PERIOD

Both the Parties herein agree that this Agreement will be locked in by both the Parties for 3 years from the Commencement date ("Lock in Period") i.e. from 01.02.2022 to 31.01.2025.

2.4. LICENSE FEE:

- a. For providing the aforesaid Premises to the LICENSEE for running its activities throughout the License Period, the LICENSEE shall pay to the LICENSOR a monthly License Fee and Common Maintenance Fee (as detailed below) with effect from 01.02.2022 for the Unit No.10 only and from 01.04.2022 for the Units Nos. 10 & 11 both. The License Fee stipulated in this clause shall be escalated at the rate of 15% pa from 37th Month over the License Fee paid in 36th Month.
- b. The table for above monthly fees is as follows:

Unit Nos.	Period	License Fee Per month	Remarks
Unit No. 10	From 01.02.22 to 31.03.2022	Rs.82,916/-	Lock in
Unit No. 10 & 11	From 01.04.22 to 31.01.2025	Rs.1,65,832/-	Lock in
Unit No. 10 & 11	01.02.25 to 31.01.2027	Rs.1,90,707/-	



[Handwritten signature]





- c. The Licensee shall pay the monthly License Fee inclusive of Common Maintenance Fee as mentioned hereinabove plus the goods and services tax (GST) as applicable thereon and any other statutory levies payable on the License Fee and the Common Maintenance Fee for use and occupation of the Premises. The monthly License Fee inclusive of the Common Maintenance Fee shall be paid in advance before the 5th working day (excluding in particular bank holidays) of each calendar month by electronic clearing (RTGS transfer) in the name of the LICENSOR, unless the LICENSEE has been instructed by the LICENSOR in writing to draw the cheque/Demand draft in the name of the bank/financial institution as referred to in clause 9 below. The LICENSEE in such case shall be liable to pay the monthly license fee/utility charges to such bank/financial institution and sign necessary papers for confirming the aforesaid arrangement arrived at by the LICENSOR. Payment of license fee/charges by the LICENSEE in the manner contemplated under this Article shall amount to discharge of the Licensee's obligation to pay license fee/charges under this Agreement and the LICENSEE shall not be affected in any manner.
- d. The payment of License Fee shall be subject to deduction of tax at source at the rate as may be applicable from time to time as per the provisions of the Income Tax Act, 1961.
- e. The **LICENSEE** shall not stop the payment of monthly License Fee on account of any of its internal problems such as strike, lockout or change in management or constitution of the **LICENSEE**.

2.5. Delay in payments.

As mentioned hereinbefore the License Fee and Common Maintenance Fee for the Premises is to be paid in advance before the 5th day of each English calendar month. Any delay beyond that shall make the Licensee liable to pay interest on the delay of the said license fee and maintenance charges at the rate of eighteen percent (18%) per annum for the delayed period on the amount due.

2.6. SECURITY DEPOSIT



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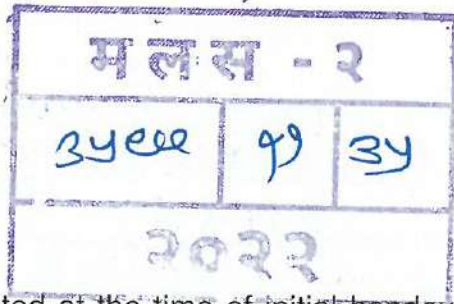


- a. The LICENSEE has deposited with the LICENSOR an interest free refundable security deposit equivalent of 7 (Seven) months License fee amounting to INR Rs.11,60,824/- (Rupees Eleven Lakh Sixty Thousand Eight Hundred and Twenty Four Only) for the Licensed Premises ("Security Deposit") paid/payable in the following manner:
- b. The COMPANY has already paid/shall pay Rs.3,31,664/- (Rupees Three Lakhs Thirty One Thousand Six Hundred and Sixty Four only) on 29.12.2021 vide NEFT HSBCN21363801625. The receipt of which the Licensor hereby acknowledges.
- c. Of the aforesaid security deposit, balance Rs.8,29,160/- (Rupees Eight Lakhs Twenty Nine Thousand One Hundred and Sixty only) shall be paid by the COMPANY on or before the Execution of this Agreement.
- d. It is further agreed that upon termination, the LICENSOR is entitled to adjust and deduct from such Security Deposit, unpaid License Fees, Common Maintenance Fees, electricity charges, water charges, and cost of damages, if any, caused to the Premises, the structure, fixtures and fittings, etc. (however damages shall not include costs incurred in painting the Licensed Premises, costs incurred on account of normal wear and tear caused to the Licensed Premises and shall be limited to only those damages to the Premises or part thereof or the structures, fixtures. Fittings etc. on account of any acts of the LICENSEE), any arrears or outstanding liability related to the premises payable by the Licensee, from the balance of Security Deposit and subject to clause no.5.2 herein, the LICENSEE is entitled to the balance only after lawful and necessary deductions have been made. However the LICENSOR shall make only such deductions towards cost of damages as are certified by a mutually accepted neutral person having technical expertise on this issue to be appointed mutually by both Parties to look into this specific question of damages caused to the Premises etc. and whose decision shall be binding.
- e. It being fully understood between the LICENSOR and the LICENSEE that the repayment of the Security Deposit (subject to deductions if any as mentioned above) by the LICENSOR and handing over of the Licensed Premises by the LICENSEE to the LICENSOR after removing all its assets and effect and in restore at it's sole expense each and every part of the Premises in the same



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condition as it existed at the time of initial handover of the premises, in good order and condition with paint (usual wear and tear by efflux of time excepted) are simultaneous acts to be performed at the same time by the two Parties except on the occurrence of clause 2.6(d). In the event the LICENSOR fails to refund the Security Deposit on time, the LICENSEE shall be entitled to use and occupy the Premises till such time, without payment of License Fee and Common Maintenance Fee, till the LICENSOR refunds the Security Deposit along with interest @ of eighteen percent (18%) per annum and also it is agreed that if Licensor is ready to pay the Security Deposit in the event of termination or expiry of the Agreement and the Licensee fails to hand over the Premises, the Licensor shall deduct the monthly Licensee Fee proportionately for the period of delay in handing over the vacant premises, notwithstanding exercising the other rights and remedies available to the Licensor under the law.

- f. The Licensee agrees and accepts that the Licensee shall not adjust the Security Deposit (deposited as per this Agreement) against the payment of any monthly license fees and/or monthly Common Maintenance Fees that shall periodically become due. Any unpaid rent/maintenance fees by the Licensee shall continue to be treated as unpaid irrespective of the Security Deposit with the Licensor and shall attract the provisions of clause 2.5 herein as long as such rent/fees shall remain unpaid. If the Licensor continues to hold the Security Deposit on grounds of unpaid rent/fees then in such an event the Security Deposit retained by the Licensor shall not attract the provisions of clause 2.6(c) herein. The Licensor agrees and accepts that the Security Deposit shall be handed over to the Licensee after payment of all the outstanding liability, dues arrears by the Licensee to the Licensor including unpaid rent/fees as stated in clause 2.6(b) & (d).

ARTICLE 3

REPRESENTATIONS AND WARRANTIES

3.1. THE LICENSOR hereby represents and warrants to the LICENSEE, as follows;

- a. That they are the absolute owners of the Premises and that no other Person has any right, title interest, claim or lawful demand of any nature over the said land. The LICENSOR has the power and authority to enter into this Agreement



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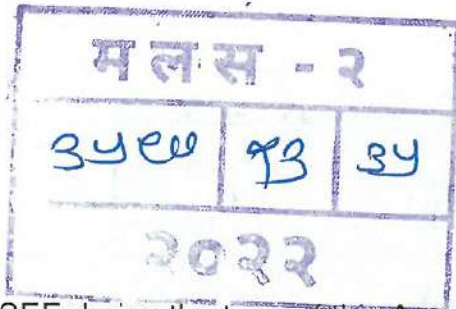
and make the representations and perform all the obligations herein contained and are validly constituted under the applicable laws.

- b. As per the provisions of section of 44-A of Maharashtra Land Revenue Code, 1966, as amended by Mah 26 of 1994, the said land being in Industrial Zone can be used for bonafide industrial use;
- c. The LICENSOR undertakes to provide to the LICENSEE the aforesaid necessary plans, approvals and orders if required for the Premises from the statutory authorities;
- d. That they have paid the necessary Nazarana as per the statutory provisions for converting the said lands from new tenure (restricted LICENSOR ship) to old tenure (freehold land). Pursuant to the said conversion the LICENSOR is free to deal and dispose of the Premises as it deems fit and proper;
- e. They have duly paid and shall pay all the taxes, charges, duties, cesses, fines (if any), penalties (if any), and other outgoings payable to the governmental and/or any other authorities and municipalities with respect to the Premises;
- f. No attachments or warrants have been served on the LICENSOR in respect of Sales Tax, Income Tax, Government Revenues and any other taxes or charges in respect to the Premises;
- g. No notices, including any notice for acquisition, requisition, adverse notice or set back by the Government or by the Municipal Corporation of Pune or any other local, or public body or authority in respect of the Premises or any part thereof have been issued to, served upon or received by the LICENSOR or their agent or any other person on the LICENSOR'S behalf;
- h. No dedicated parking space is allowed in the common areas in the campus, except allowing incoming vehicles for loading and unloading and then allowing to depart after loading and unloading (if any) within reasonable time.;
- i. That there are no legal proceedings pending with respect to the Premises.
- j. The Premises is free from all encumbrances, liens and charges whatsoever as on the date of executing this Agreement. Creation of any charges or encumbrances in future shall not jeopardize the rights, interest and possession



[Handwritten signature]





of the LICENSEE during the term of this Agreement;

- k. Upon LICENSEE carrying out its obligations hereunder, including the obligation to pay and discharge its liability for License fee/compensation and other payments as aforesaid, the Licensee shall be entitled to peacefully occupy the Premises during the subsistence of the license without any interruption by the LICENSOR or any person claiming under or in trust for the LICENSOR;
- l. It shall allow the LICENSEE to install and place its name plate on the main door of the Premises and at the Main Gate.

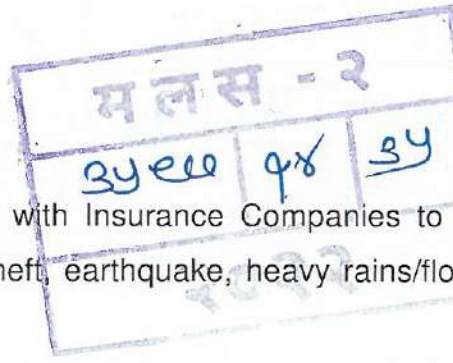
ARTICLE 4

REPRESENTATIONS AND WARRANTIES

4.1. THE LICENSEE hereby represents and warrants to the LICENSOR as follows:

- a. The LICENSEE is a LLP duly Registered, organized and, validly existing and under the laws of India and has the power and authority to enter into this Agreement and perform its obligations hereunder. The execution, delivery and performance of this Agreement by the LICENSEE and the performance of its obligations hereunder have been duly authorized and approved by all necessary action, and no other action on the part of the LICENSEE is necessary to authorize the execution, delivery and performance of this Agreement.
- b. To the best of the LICENSEE's knowledge, the execution, delivery and performance of this Agreement by the LICENSEE will not violate or contravene any law, statute, rule, regulation, licensing requirement, order, writ, injunction or decree of any court, governmental instrumentality or other regulatory, governmental or public body, agency or authority by which it is bound or by which any of its properties or assets are bound; and
- c. It has obtained all statutory and mandatory licenses, clearances, approvals and any other requirements as applicable to establish, run and operate the LICENSEE's activities and a copy of the same be handed over to the LICENSOR.
- d. It shall insure all its properties i.e. machines, equipment's, products and other materials, which may be brought into the Premises by the LICENSEE, by taking

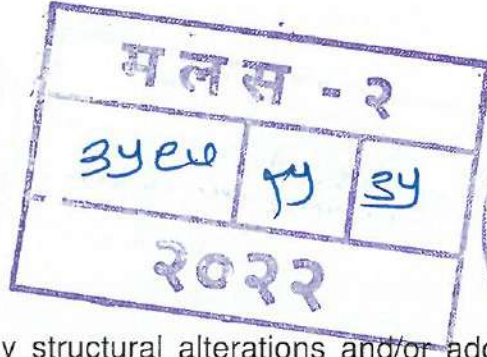




insurance policies with Insurance Companies to cover the risks of riots, civil commotion, fire, theft, earthquake, heavy rains/floods, and natural calamities etc.

- e. To observe and comply all applicable laws, procedures, rules and regulations, bye laws etc. that are in existence from time to time with respect to it carrying on its business in the Premises.
- f. To install the requisite firefighting equipment in the Premises and comply with all the required norms, rules, regulating and obligations as per the applicable norms, acts, rules and statutes;
- g. Not to carry on any activity (except for its usual business) which will endanger the Premises and to ensure that no substances, which are not permitted by law, are stored in the Premises whereby the stability/security of the Premises is jeopardized;
- h. Not do or suffer to be done in the Premises any act, agreement, matter or thing which may cause nuisance to the LICENSOR or the other companies/occupants.
- i. Not to occupy the common areas of the Building/Plot/park for keeping its material during the Leave & License Period;
- j. Not to load more than 1000 kgs / Sq. meter on floor of the Premises and the said 1000 kgs is inclusive of dead load, live load and all fit outs, interiors. For installation of all its machines and equipment, the LICENSEE shall take the LICENSOR's approval on their dimensions and weight per Sq.mt in advance. No heavy point load shall be accepted;
- k. Not to park any of its/employees/representatives/ agents/clients' vehicles in the common areas. Temporary Parking is allowed for Loading and Unloading of Materials at the area specified by the LICENSOR and the Licensee shall ensure that loading and unloading of materials shall be completed within reasonable time;
- l. Not to sub-let, under-let or give on Agreement basis or on any other basis the Licensed Premises or any part thereof to any third party (excluding group companies of LICENSEE) without the permission of the LICENSOR.





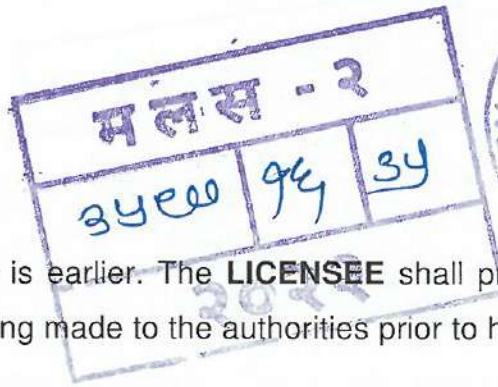
- m. Not to make any structural alterations and/or additions to the Premises save with the written permission of the Licensor. However, LICENSEE shall be at liberty to make, construct or fix any additions, fittings or fixtures in the Premises for such purposes as air-conditioning, installation of pipes, cables TV/Antenna etc. partitions and to remove the same on expiry or termination of the License and to restore the Premises to their original condition subject to normal wear and tear.
- n. The Licensor reserves the right of inspection of the Premises through its authorized personnel who may enter during office hours on giving reasonable and prior notice of at least 48 (Forty Eight) hours to the LICENSEE.

ARTICLE 5

WATER, ELECTRICITY AND DIESEL GENERATORS

- 5.1. All the arrangements and applications for ensuring supply of water and electricity (MSDCL) along with the charges/deposits towards the expenses including common consumption of electricity for the park and water to various Government Authorities, from the date of receipt of part possession/possession of the Premises, till the date of handing over of possession on expiry or termination of the license shall be the responsibility of the **LICENSEE**. The payments of these charges shall be made within the due dates to the Corporation/ Municipality/ Gram Panchayat/ Government Authorities.
- 5.2. On the **LICENSEE** vacating the Premises on expiry of the Leave & License Period or the renewed term or the termination of the license, the **LICENSOR** shall have an option to take a transfer of the MSEDCL and water connection in their name. In such an event, the **LICENSOR** shall pay to the **LICENSEE** the amounts of security deposits paid by it to such authorities and the **LICENSEE** shall also sign the requisite transfer forms in favour of the **LICENSOR** or their nominees. In the event the **LICENSOR** does not desire to take the transfer of the water and MSEDCL connection in its name, then in that event, the **LICENSEE** shall inform the requisite authorities for discontinuing the connections and claim the refund of the deposits paid by it. However, the **LICENSEE** shall ensure that all the bills, including any arrears, if any, are cleared by it prior to handing over the possession of the Premises to the **LICENSOR** on expiry of the Term of the license or the termination of the





license, whichever is earlier. The **LICENSEE** shall produce requisite proofs of such payments being made to the authorities prior to handing over the Premises to the **LICENSOR**.

5.3. The **LICENSEE** is allowed to have its own Diesel Generators for its business purpose within its workshop after confirmation with **LICENSOR**. Before installation of the said Diesel Generators, the **LICENSEE** shall take the **LICENSOR**'s clearance on its weight and dimensions and obtain necessary permission / clearances from relevant authorities as may be applicable from time to time. Diesel / operating cost will be borne by **LICENSEE**.

5.4. Common electricity of the Park:

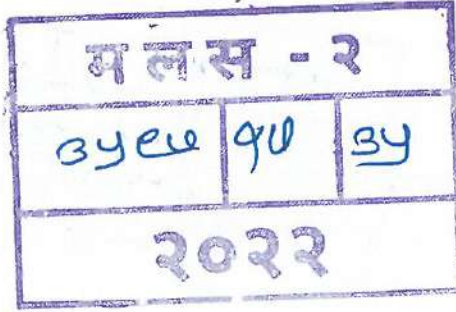
- a. Expenses towards supply of Power for common areas & common facilities of the park shall be paid to the company on prorata basis in addition to the License fee with applicable taxes every month.
- b. The common park electricity charges plus all applicable taxes shall be paid by the **COMPANY** within 7 (seven) days of receipt of the Bills/Invoices from the **OWNERS/Licensors** or any maintenance company duly appointed for the purpose failing which the maintenance services would be discontinued / disconnected without any further notice to the **COMPANY**, Further any delayed payment would attract interest @18% per annum. Above mentioned Charges shall be payable by the **COMPANY** from Commencement Date.

ARTICLE 6

REPAIRS AND REPLACEMENTS

It is hereby agreed between the Parties that the **LICENSEE** shall get all minor repairs, day to day maintenance and replacements of any nature done at their own cost but major and structural repairs to the Premises shall be caused to be undertaken by the **LICENSOR** as and when required. If the **LICENSOR** does not attend to such major and structural repairs, as pointed out by the **LICENSEE** in writing within a reasonable time, then the **LICENSEE** may get such major and structural repairs done and the **LICENSOR** shall reimburse the **LICENSEE** of such costs or in the alternative the **LICENSEE** shall deduct the same from the monthly license fee or Common Maintenance Fee payable.





ARTICLE 7 INDEMNIFICATION

7.1. BY THE LICENSOR

The **LICENSOR** shall indemnify the **LICENSEE** against all costs, expenses, compensation, levies, dues, duties, or fines etc as may be levied or imposed on **LICENSEE** or demands raised against **LICENSEE** on account of breach of the terms of this Agreement, due to reasons solely attributable to LICENSOR. LICENSOR's indemnity obligation shall however be limited to only direct damages, and shall not extend to indirect, consequential damages, loss of profit, reputation etc.

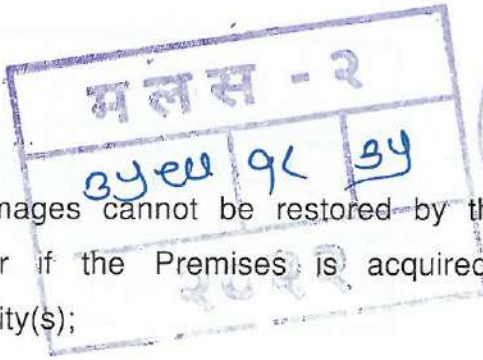
7.2. BY THE LICENSEE

The **LICENSEE** shall indemnify keep indemnified, saved, defended and harmless the **LICENSOR** and its assigns against all costs, expenses, compensation, levies, dues, duties, or fines etc as may be levied or imposed on **LICENSOR** or demands raised against **LICENSOR**, on account of breach of any of the terms of this Agreement, due to reasons solely attributable to **LICENSEE**. **LICENSEE**'s indemnity obligation shall however be limited to only direct damages, and shall not extend to indirect, consequential damages, loss of profit, reputation etc.

ARTICLE 8 TERMINATION

- 8.1. This Agreement stands terminated automatically by efflux of time, on the expiry of the License Period.
- 8.2. The **LICENSEE** will be entitled to terminate this Agreement at any point of time during the License Period by giving a written notice of 90 days after the expiry of the lock in period in any of the following instances;
- In the event the **LICENSOR** commits breach of any of the terms and conditions under this Agreement;
 - if the Premises, or any part/ parts thereof is severely damaged or destroyed due to any unforeseen circumstances, or civil commotion, Acts of God/ Acts of state





etc. and these damages cannot be restored by the LICENSOR within a reasonable time or if the Premises is acquired compulsorily by any governmental authority(s);

c. if the LICENSEE is unable to make use of the Premises for a continuous period of not less than 2 (Two) Months due to occurrence of a Force Majeure event.

8.3. The LICENSOR may terminate this Agreement at any point of time only in the event of non-payment of License Fee by the LICENSEE for a period of more than 2 (two) consecutive months due to reasons solely attributable to LICENSEE. However, to invoke the above clause, the LICENSOR will be required to give a written notice of 30 (thirty) days to the LICENSEE represented by its Director or authorized person calling upon the LICENSEE to pay the arrears of License Fee. If the LICENSEE fails to pay arrears of License Fee even after receiving a written notice to this effect, only then LICENSOR may terminate this Agreement as provided above (i.e. after the expiry period mentioned in the written notice). The LICENSEE shall also be liable to pay an interest of 18% p.a. for each day of delay in paying the License Fee from the due date, if the delay is caused for reasons solely attributable to the LICENSEE.

8.4. In the event the LICENSEE desires to terminate the License during the Lock in Period it shall be liable to pay to the LICENSOR the license fee/utilities charges for the balance un-expired Lock In Period plus all applicable taxes, cess, surcharges, levies etc.

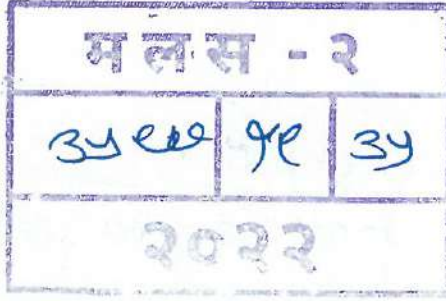
8.5. The LICENSOR will not be able to terminate the Agreement during the Lock in Period except for reason stated in clause (8.3 above).

ARTICLE 9

ASSIGNMENT BY THE LICENSOR

During the License Period, the LICENSOR shall be free to sell the Premises or enter into an Agreement of Sale with respect to the Premises with any other Party, subject to the condition that the LICENSEE'S rights under this Agreement is protected, whereby the new purchaser shall accept this Agreement in toto, without any changes to the same whatsoever. During the License Period, the LICENSOR shall be permitted to assign its obligations under this Agreement to





any third party. The LICENSOR shall be entitled to create a mortgage, charge, or otherwise offer as security, the Premises for the purpose of borrowing any loan or obtaining any financial facility from any party including bank, financial institution or finance company provided that no such mortgage, charge or other security shall adversely affect the rights of the LICENSEE under this Agreement in any manner whatsoever and any such mortgage, charge or other security shall always be subject to the rights of the LICENSEE under this Agreement.

ARTICLE 10

MUTUALLY AGREED TERMS AND CONDITIONS

10.1. NOTICES

Any notices/communication required to be given any of the Parties hereto shall be deemed to be sufficiently given or served, by registered post, courier, e-mail, if served or emailed to the other Party at the following address/e-mail address. If a notice is sent by e-mail, the said notice is required to be confirmed and sent again by prepaid registered post, acknowledgement due, for it to have been validly served:

IF TO THE LICENSOR:

Kind Attention: M/s. Base Realty Private Limited

Address: 1607, 16th floor, Lodha Supremus, Opposite Kamala Mills Compound,
Senapati Bapat Marg, Lower Parel, Mumbai- 400 013.

Phone: 022 66200900

Fax : 022 24212104/ 24816677

E-mail : harshit@americorpfund.com

IF TO THE LICENSEE:

Kind Attention: Mr. Feroze Shaikh

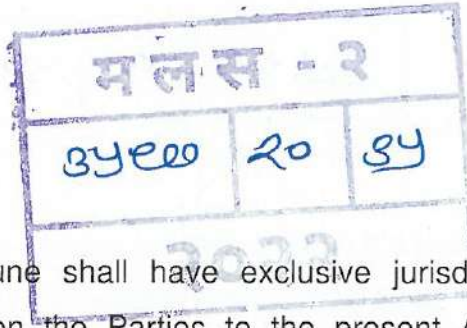
Address: Office No 1001, 10th Fl, Sai Capital, Opp: ICC, Senapati Bapat Road,
Pune-411016

Phone: 020-25654944/25654966

Fax: NIL

E-mail: fshaikh@bannerengineering.com





10.2. JURISDICTION

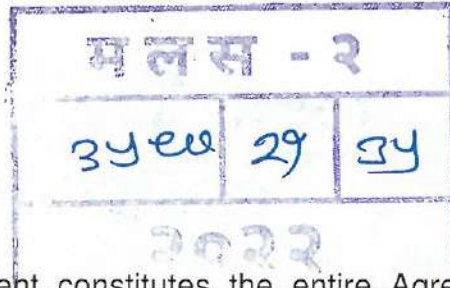
The Courts in Pune shall have exclusive jurisdiction arising out of this Agreement between the Parties to the present Agreement, and no other Courts shall have jurisdiction.

10.3. ARBITRATION CLAUSE

- a. In the event of any disputes or differences arising at any time hereafter between the parties hereto and/or their associates/nominees, in respect of any matter concerning this Agreement, and/or any document/writing entered into between them in pursuance hereof, the same shall be referred to a Sole Arbitrator conversant in law for arbitration to be mutually appointed by both the parties and such Arbitration shall be governed by the provisions of Arbitration & Conciliation Act, 1996. In the event of the Parties not agreeing to appoint a sole Arbitrator within a time period of 30 (thirty) days, each party shall appoint one arbitrator and the two appointed arbitrators shall appoint the third arbitrator who shall act as the presiding arbitrator to resolve the dispute and difference arising out of or as a result of this Agreement which shall be governed by the provisions of Arbitration & Conciliation Act, 1996.
- b. The venue of such arbitration shall be at Pune and the language to be used in the arbitral proceedings shall be English. The Arbitrators shall give their award in writing.
- c. The arbitrator's fees shall be borne equally by the Parties and all other costs and expenses of the arbitration shall be borne by such party as the arbitrators may award.
- d. The existence of any dispute or difference or the initiation or continuance of the arbitration proceedings shall not postpone or delay the performance by the Parties of their respective obligations under this Agreement.

10.4. ENTIRE AGREEMENT AND ITS VALIDITY.





- a. This Agreement constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes all or any prior negotiations, representations, or Agreements, either written or oral.
- b. If any provision in this Agreement becomes invalid or illegal or adjudged unenforceable, the said provision shall be deemed to have been severed from this Agreement and the remaining provisions of this Agreement shall not, so far as possible, be affected by the severance. In the place of an invalid provision, a valid provision is presumed to be agreed upon by the Parties which come reasonably and economically closer to the one actually agreed upon.
- c. No failure or delay on the part of any of the Parties to this Agreement relating to the exercise of any right, power, privilege or remedy provided under this Agreement shall operate as a waiver of such right, power, privilege or remedy or as a waiver of any preceding or succeeding breach by the other party to this Agreement nor shall any single or partial exercise of any right, power, privilege or remedy preclude any other or further exercise of such or any other right, power, privilege or remedy provided in this Agreement or of any other rights or remedies otherwise available at law to a party.
- d. No waiver of any provision of this Agreement shall be valid unless the same is made in writing and signed by the party so waiving.
- e. No change or modification of this Agreement shall be valid unless the same shall be in writing and signed by both Parties to this Agreement.

10.5. STAMP DUTY EXPENSES:

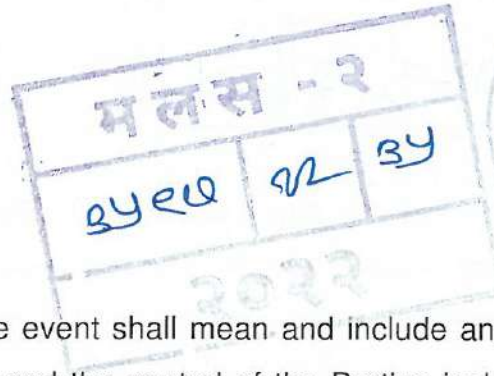
The stamp duty and registration expenses on the execution of this Agreement for the Term and any renewals thereof, for the Premises shall be borne equally by both the Parties. The primary responsibility of registering this Agreement with the concerned governmental authority shall be that of the Parties. The Parties shall provide full and complete co-operation to each other towards completing the registration process within the stipulated period provided under applicable Indian laws. This Agreement shall be executed in two counterparts, each of which will be deemed an original and which together shall constitute one and the same instrument.



ARTICLE 11

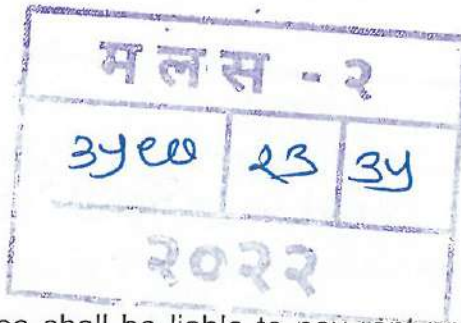
Force Majeure

- a. Force Majeure event shall mean and include any events and/or circumstances which are beyond the control of the Parties including but not limited to acts of God, flood, drought, earthquake or other natural disaster; fire, war, typhoons, strikes, the occurrence or consequences of which are unforeseeable and unavoidable and cannot be overcome by due diligence ("Force Majeure"). The Licensee shall notify the Licensor by cable or telex without delay, followed by a letter within seven (7) days thereafter, providing detailed information concerning the occurrence of such Force majeure events and the reasons preventing or delaying the fulfillment in the whole or in part of its obligations under this Agreement.
- b. In the event the Premises or any portion thereof is destroyed or structurally damaged as a result of any Force Majeure Event so as to render the Demised Premises or any portion thereof (as the case may be) unusable and/or inaccessible or the Demised Premises becomes unusable or inaccessible due to any Force Majeure Event, then the Licensee shall not be liable to make payment of the License Rent or any other outgoings in respect of the Demised Premises for the period commencing from the date of occurrence of Force Majeure (i.e. the date from the which the Premises were destroyed or damaged or became inaccessible) till such time the Licensee is able to utilize the Premises.
- c. In the event the Premises are destroyed or damaged due to a Force Majeure Event, the Licensor shall restore, at its own cost and expense, the Demised Premises or any portion thereof (as the case may be) in good condition as it was at the time of execution of the Agreement in respect of the Premises within a period of 30 (thirty) days or such mutually agreed period from the cessation of the Force Majeure Event ("Restoration Period") and during such Restoration Period, no License rent shall be payable by the Licensee to the Licensor.
- d. The payment of such License rent shall resume only upon the Licensee being permitted to use and occupy the Premises or such portion thereof (as the case may be). In the event the Licensee is permitted to use a portion of the Demised



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Premises, the Licensee shall be liable to pay rent proportionate to the area of the portion of the Demised Premises that is used by the Licensee.

- e. In the event the Licensor fails to restore the Demised Premises or damaged portion (as the case may be) within 30(thirty) days or such mutually agreed period of the cessation of the Force Majeure Event, the Licensee shall have the option of terminating the Agreement immediately upon expiry of the Restoration Period.
- f. Force Majeure shall not include the novel corona virus Covid-19 pandemic which is ongoing as of the date of the execution of this agreement and any other pandemic or epidemic that may occur in future and which is beyond the control of either party hereto. Further for the avoidance of doubt, Force Majeure shall not include (a) financial distress nor the inability of either party to make a profit or avoid a financial loss, (b) changes in the market prices or conditions, or (c) a party's financial inability to perform its obligations hereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land situated at Village Hinjawadi, Taluka Mulshi, District Pune totally admeasuring 28 Acres land bearing comprised of following survey numbers:

S/No. 234, Hissa No. 1 to 4, Survey No. 234 Hissa No. 6 to 7, Survey No. 235, Hissa No. 6 to 9, Survey No. 245, Hissa No. 1 to 3.

THE SECOND SCHEDULE OF THE PROPERTY

Ground floor Unit no. 10 & 11 with a Chargeable Area of 4364 Sq. ft in Plot no. 8 situated within the First Schedule above.



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IN WITNESS WHEREOF the Parties here to have set and subscribed their respective hands to this writing the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

By the within named LICENSOR

BASE REALTY PRIVATE LIMITED

By the hand of its duly authorized signatory

Mr. Vikram S Khude



SIGNED, SEALED AND DELIVERED

By the within named LICENSEE

Banner Engineering India Pvt Ltd

By the hand of its duly authorized signatory

Mr. Feroze Shaikh

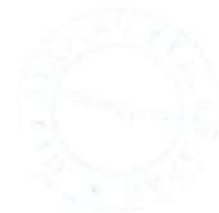


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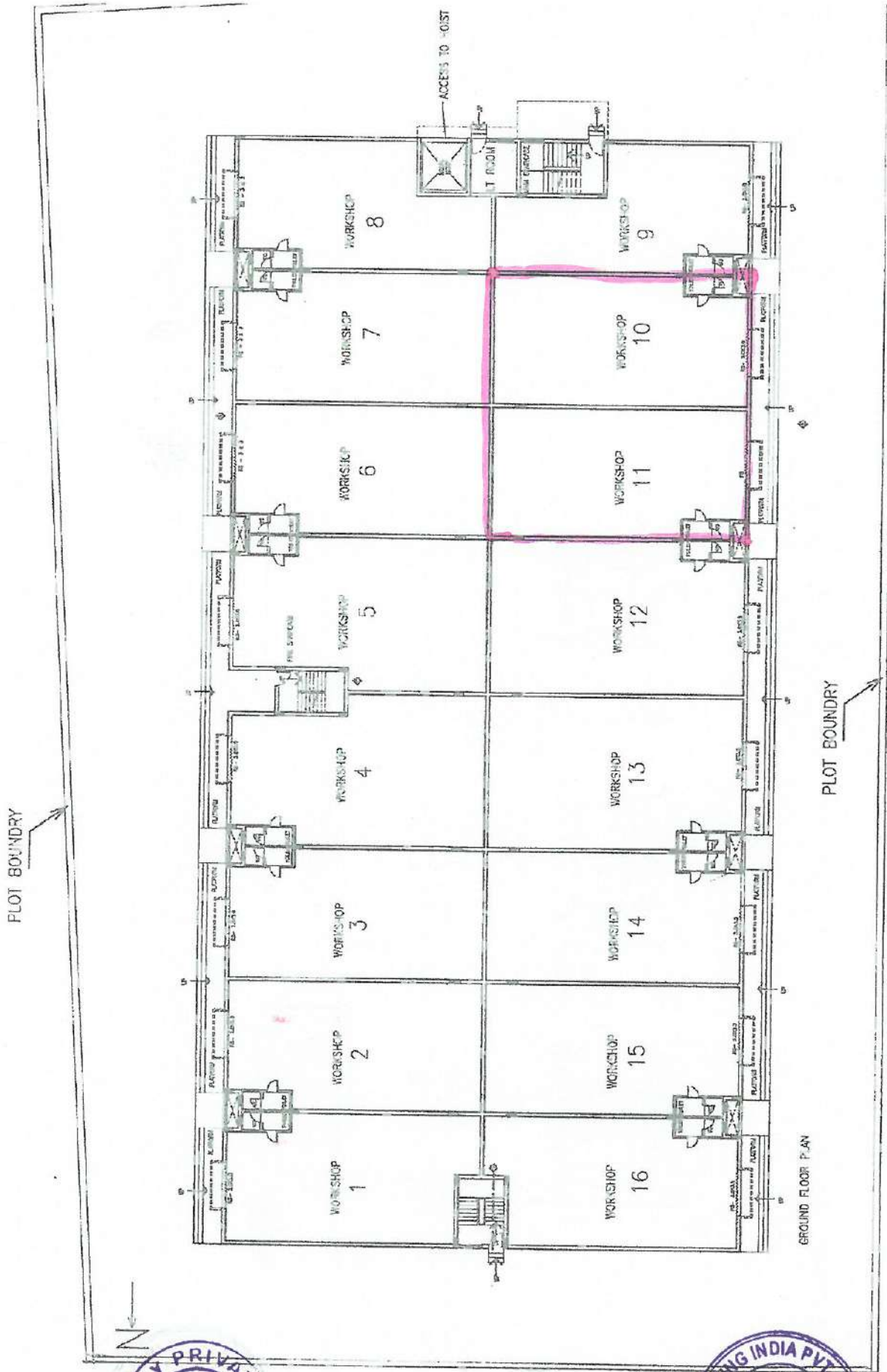
1. Indira Shreepad Patil
Hinjawane nagar, Kondhwa (BK)
Pune - 411048
2. Ashok vitthal Pawar
A-706, Revu Estate, Kasarwad
Pune-411034

Indira

Ashok



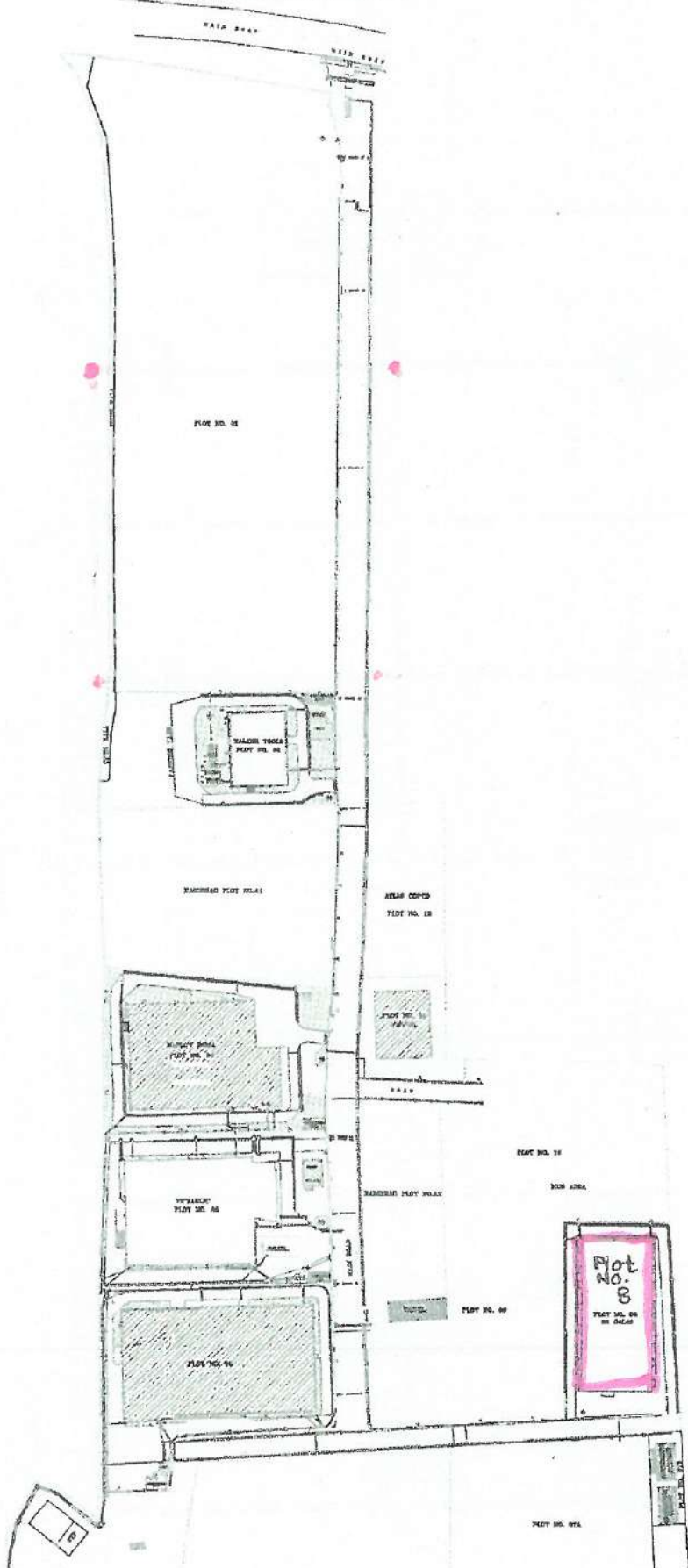
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 Ground Floor Layout



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Annexure "A"
 LAYOUT PLAN LAND



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BANNER ENGINEERING INDIA PRIVATE LIMITED

CIN: U29299PN2007PTC129787

Registered Office: 1001, 10th Floor, Sai Capital, Opp. International Convention Centre, Senapati Bapat Road, Pune – 411016

Email Id: fshaikh@bannerengineering.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BANNER ENGINEERING INDIA PRIVATE LIMITED HELD ON 1ST DAY, MARCH 2022 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 1001, 10TH FLOOR, SAI CAPITAL, OPP. INTERNATIONAL CONVENTION CENTRE, SENAPATI BAPAT ROAD, PUNE – 411016 AT 11.00 AM

AUTHORITY TO OBTAIN VARIOUS GOVERNMENT REGISTRATIONS FOR AND ON BEHALF OF THE COMPANY:

The Board was informed that the Company is required to obtain registrations under different legislations, as may be applicable to the Company, and therefore, an officer of the Company needs to be authorized in this regard to make the necessary applications to various statutory authorities/regulatory bodies, etc. to obtain the required registrations for and on behalf of the Company.

The Board considered the same and after discussion the following resolution was passed in this regard:

“**RESOLVED THAT** Mr. Feroze Pyarmohamad Shaikh, (DIN: 03248441), Director of the Company be and is hereby authorized to apply for registration with different Central, State, Semi-Government, Municipal, Local and Other Authorities as may be required and to sign on behalf of the Company, various forms, applications, proofs, tenders, letters, agreements including rent agreement and its registration and any other documents.

RESOLVED FURTHER THAT Mr. Feroze Pyarmohamad Shaikh (DIN: 03248441), Director of the Company be and is hereby authorized to approach and represent the Company with all such authorities, as and when required, and to do all such acts, deeds and things as may be necessary or incidental in this regard.

RESOLVED FURTHER THAT wherever necessary, a certified true copy of this resolution signed by any one Director of the Company be forwarded to such authorities for being acted upon.”

For and on behalf of
BANNER ENGINEERING INDIA PRIVATE LIMITED

Mr. Ashok Pawar

Director

DIN: 08915511

Address: Flat No. A-706, Revu Estate,
Kasarwadi, Near Sitangan Garden,
Pune - 411034



BASE REALTY PRIVATE LIMITED

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BASE REALTY PRIVATE LIMITED HELD ON MONDAY, JANUARY 31, 2022 AT 11.00 AM AT THE REGISTERED OFFICE OF THE COMPANY

AUTHORITY TO MR. VIKRAM KHUDE TO EXECUTE AGREEMENT/DEED WITH BANNER ENGINEERING INDIA PRIVATE LIMITED:

The Board was informed about the need to enter into "Leave and License Agreement" with Banner Engineering India Private Limited for the suit facility provided by the Company at Hinjewadi, Pune. It was further suggested that the Company should authorize one person to sign the necessary documents at the concern Sub registrar office to register the documents on behalf of the Company. After discussion, it was decided to authorize Mr. Vikram Khude, Authorized Signatory to sign and execute the documents on behalf of the company and following resolution was passed unanimously.

"RESOLVED THAT Mr. Vikram Khude, Authorized Signatory of the Company be and is hereby authorized to sign and execute the Leave and License Agreement and all other necessary documents on behalf of the Company with Banner Engineering India Private Limited for suit facility on Plot No.8 of Survey No. 235 at Village Hinjewadi, Taluka Mulshi, District Pune for the period of 60 months (5 years) as more specifically described in the Leave and License Agreement Schedule Part.

RESOLVED FURTHER THAT Mr. Vikram Khude be and is hereby authorized to do the registration of Leave and License Agreement entered between the Company and Banner Engineering India Private Limited and to do all such acts, things which are necessary to give effect to the above resolution

RESOLVED FURTHER THAT the signature of Mr. Vikram Khude be verified and lodged for the record purpose."

Signature of Mr. Vikram Khude



Verified by Director

For Base Realty Private Limited

Sriram Rajagopalan
Director
DIN: 01200475



Regd. Off.: 1607, 16th Floor, Lodha Supremus, Opp. Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013
Tel No: - 022 - 66200900 Fax: + 91 22 2421 2104 / 2481 6677
Email: info@americorpfund.com CIN: U70100MH2005PTC154540





भारत सरकार

Government of India



विक्रम सुरेशचंद्रा खुडे
Vikram Sureshchandra Khude
जन्म तारीख / DOB : 25/09/1979
पुरुष / Male



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आधार - सामान्य माणसाचा अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BASE REALTY PRIVATE LIMITED



06/07/2005

Permanent Account Number

AACCB6445M

02062016



High Court of
Maharashtra & Goa
HIGH COURT BOMBAY



Name : LAGAD MOHIT SHRIDHAR
Residence : ASHTI, DIST. BEED
Roll No. : MAH/508/2014
Enrolled On : 07-03-2014
Date Of Birth : 27-06-1988
667 B0000042215

A.P. Deshmukh

CHAIRMAN



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BANNER ENGINEERING INDIA
PRIVATE LIMITED



15/03/2007

Permanent Account Number

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAIKH FEROZE PYARMOHAMAD

PYARMOHAMAD CHAND SHAIKH

02/10/1967

Permanent Account Number

BABPS5602N

Basil

Signature



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भारत सरकार
Government of India



शेख फेरोझ प्यारमोहम्मद
Shaikh Feroze Pyarmohammad
जन्म तारीख/DOB: 02/10/1967.
पुरुष/ MALE
8208 8922 9075

MAI: 9197 0753 4344 4176

माझे आधार, माझी ओळख



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दस्त क्रमांक: 3597/2022

दस्त क्रमांक: मलमर /3597/2022

वाजार मूल्य: रु. 11,60,824/-

मोबदला: रु. 1,46,485/-

भरलेले मुद्रांक शुल्क: रु.27,500/-

दु. नि. मह. दु. नि. मलमर यांचे कार्यालयान

पावती:4085

पावती दिनांक: 03/03/2022

अ. क्र. 3597 वर दि.03-03-2022

मादरकरणाचे नाव: भाडेकरू-बॅनर इंजिनियरिंग इंडिया प्रायव्हेट लिमिटेड
तर्फे अधिकृत स्वाक्षरीकार फिरोज शेख

रोजी 11:33 म.पू. वा. हजर केला.

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

दस्त हजर करणाऱ्याची मंत्री:

एकुण: 1200.00

MLS2
दुय्य निबंधक

श्रेणी - १, मुळशी - २

दस्ताची प्रक्रार: 36-अ-लिहट अॅड लायमन्मेस

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिक्षा क्र. 1 03 / 03 / 2022 11 : 33 : 09 AM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 03 / 03 / 2022 11 : 34 : 19 AM ची वेळ: (फी)

प्रतिज्ञापत्र

“सदर दस्तऐवज हा नोंदणी कायदा: १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता जयदेशीर बाबींसाठी दस्त निष्पादक व कबुलीकारक हे संपूर्णपणे जबाबदार राहतील

लिहन देणारे

लिहन घेणारे







दस्त गोपवारा भाग-2

मलमर 38/24
दस्त क्रमांक:3597/2022

03/03/2022 11:36:13 AM

दस्त क्रमांक :मलमर/3597/2022

दस्ताचा प्रकार :-36-अ-लिक्ट अॅड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मालक-वेम रिअलटी प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकार विक्रम खुडे पत्ता:प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: ,, रोड नं: ट्रिंजवडी, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AACCB6445M	लायसेन्सार् वय :-43 स्वाक्षरी:-		
2	नाव:भाडेकरू-बॅनर इंजिनिअरिंग इंडिया प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकार फिरोज शेख पत्ता:प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: ,, रोड नं: 1001, साई कॅपिटल, सेनापती बापट रोड, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AADCB1230H	लायसेन्सी वय :-54 स्वाक्षरी:-		

वरील दस्तगवेज करून देणार तथाकथीत 36-अ-लिक्ट अॅड लायसन्सेस चा दस्त गेवज करून दिल्याचे कबूल करतात.

शिकका क्र.3 ची वेळ:03 / 03 / 2022 11 : 35 : 40 AM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे अमुन दस्तगवेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वकील मोहित एम लराड वय:34 पत्ता:त्रिंजवडी, पुणे पिन कोड:411057		

शिकका क्र.4 ची वेळ:03 / 03 / 2022 11 : 36 : 05 AM

ML S2
दुय्यम निबंधक

श्रेणी-2, मुदली-2
Payment Details - 2

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BASE REALTY PVT LTD	eChallan	69103332022030311916	MH013960039202122E	27500.00	SD	0006754084202122	03/03/2022
2	BASE REALTY PVT LTD	eChallan		MH013960039202122E	500	RF	0006754084202122	03/03/2022
3		DHC		0303202201580	700	RF	0303202201580D	03/03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3597 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com




म ल स - २		
३५९०	३५	३५
२०२२		



प्रमाणित करण्यात येते की
या दस्तामध्ये
एकूण ३५ पाने आहेत

पहिले नंबरचे पुस्तकाचे
३५९० नंबरी नोंदला.


दुय्यम निबंधक श्रेणी-१
मुळशी-२


दुय्यम निबंधक श्रेणी - १
मुळशी - २
दिनांक: ०३/०३/२०२२

