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Leave and license agreement

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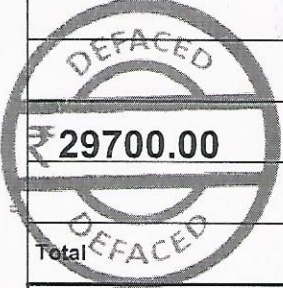


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MTR Form Number-6



GRN	MH004040665202223U	BARCODE		Date	27/06/2022-14:35:39	Form ID	36A
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name		MLS2_MULSHI 2 SUB REGISTRAR		PAN No.(If Applicable)	AACCB6445M		
Location		PUNE		Full Name	BASE REALTY PRIVATE LIMITED		
Year		2022-2023 One Time		Flat/Block No.	PLOT NO-6, MILAKAT NO-		
Account Head Details		Amount In Rs.		Premises/Building			
0030046401 Stamp Duty		29200.00		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=BLG Parekh Logistics Pvt Ltd-		
				Amount In	Twenty Nine Thousand Seven Hundred Rupees Only		
Total		29,700.00		Words			



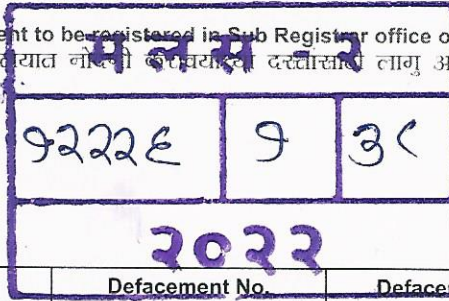
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022062787936	CPABUGPML2		
Cheque/DD No.		Bank Date	RBI Date	27/06/2022-14:24:36	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :

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

Mobile No. : 8087871787

सदर चालन केवल दुस्यम निबंधक कार्यालयात नोंदणी करायला दस्तऐवजात लागू आहे. सदर चालन केवळ दुस्यम निबंधक कार्यालयात नोंदणी करायला दस्तऐवजात लागू आहे.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-453-12226	0002053644202223	27/06/2022-15:08:55	IGR045	500.00
2	(IS)-453-12226	0002053644202223	27/06/2022-15:08:55	IGR045	29200.00
Total Defacement Amount					29,700.00

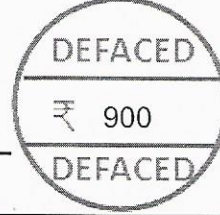


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2706202208650	Receipt Date	27/06/2022
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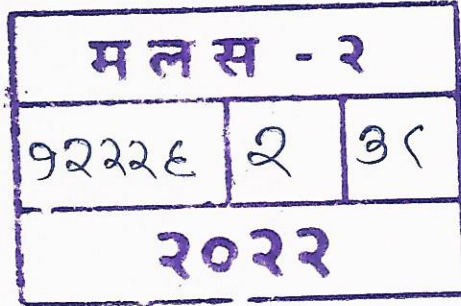
Received from BASE REALTY, Mobile number 8087871787, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 12226 dated 27/06/2022 at the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.



Payment Details

Bank Name	SBIN	Payment Date	27/06/2022
Bank CIN	10004152022062707965	REF No.	217813766395
Deface No	2706202208650D	Deface Date	27/06/2022

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





CHALLAN
MTR Form Number-6



GRN	MH004040665202223U	BARCODE			Date	27/06/2022-14:35:39	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)	AACCB6445M						
Office Name	MLS2_MULSHI 2 SUB REGISTRAR	Full Name	BASE REALTY PRIVATE LIMITED						
Location	PUNE	Flat/Block No.	PLOT NO-6, MILAKAT NO-						
Year	2022-2023 One Time	Premises/Building							
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	29200.00	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=BLG Parekh Logistics					
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			Amount in Words	Twenty Nine Thousand Seven Hundred Rupees Only					
Total		29,700.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572022062787936	CPABUGPML2				
Cheque/DD No.		Bank Date	RBI Date	27/06/2022-14:24:36	Not Verified with RBI				
Name of Bank		Bank-Branch	STATE BANK OF INDIA						
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 चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

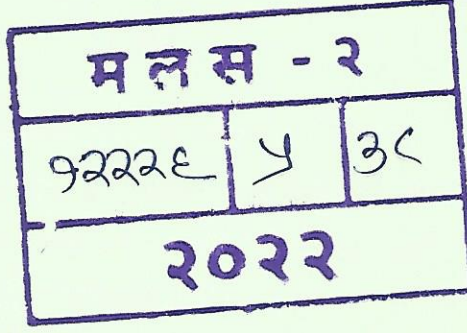


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2706202208650	Date 27/06/2022
Received from BASE REALTY, Mobile number 8087871787, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.	
Payment Details	
Bank Name SBIN	Date 27/06/2022
Bank CIN 10004152022062707965	REF No. 217813766395
This is computer generated receipt, hence no signature is required.	



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LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT is made and entered into at Pune on this 27th day of June, 2022

BETWEEN

BASE REALTY PRIVATE LIMITED a company incorporated under the Companies Act, 1956, 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, Hinjewadi Phase 1, Taluka Mulshi, Pune -411057 hereinafter referred to as the **LICENSOR** or **OWNERS** through its authorized signatory **Mr. Swati Kale**, (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];**



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AND

M/s. **BLG Parekh Logistics Pvt Ltd**, a company incorporated under the Companies Act, 1956, having its registered office at Anchorage, 5th Floor, Off Govandi Station Road, Govandi East, Mumbai 400 088, Maharashtra, INDIA hereinafter referred to as the "**COMPANY**" (The **LICENSEE**) through its **Authorized signatory Mr. Paresh Relekar** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) **PARTY OF THE OTHER PART**. (PAN: **BCVPR2136Q**)

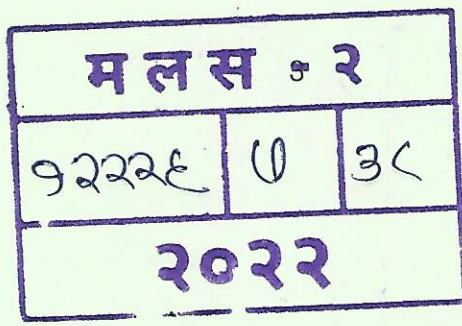
OWNERS and **COMPANY** are hereinafter jointly referred to as the 'Parties' and individually each as 'Party'.

WHEREAS.

- a) The **OWNERS** has represented as under:
 - i. The **OWNERS** are absolutely entitled to land bearing S.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 Hinjewadi, Taluka Mulshi, District Pune and more particularly described in the First schedule hereunder, hereinafter referred to as "**the said Larger land**".
 - ii. The **OWNERS** have represented that the said Larger land is situated in Industrial Zone as per the certificate dated 11th October 2010 issued by the Director, Town Planning Department, Pune.
 - iii. The **OWNERS** have represented that the Sub-Divisional Officer, Pune, by its order bearing no. NA/SR/78/07 dated 13th 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.
 - iv. The **OWNERS** have represented that they have received a revised sanctioned common layout for the said larger land from the Collector/ other



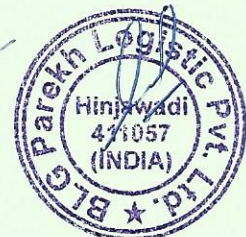
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concerned Revenue Authority and thereby carved out various plots out of the said Larger lands. The **OWNERS** have shared the sanctioned layout with the **COMPANY** and the **COMPANY** has satisfied itself of the same.

- b) The **COMPANY** is engaged in the business of providing warehousing & transportation services. All statutory and mandatory licenses, clearances, approvals and any other requirements as applicable to establish, run and operate the **COMPANY's** activities shall be duly obtained, complied with by the **COMPANY** and a copy thereof shall be handed over on demand, to the **OWNERS**.
- c) The **OWNERS**, besides being **OWNERS** of the said land, also have a considerable experience in the field of constructing "Built to Suit Facilities" for various industrial houses in Pune.
- d) The **COMPANY** has approached the **OWNERS** with the intent of taking on License the part warehouse having chargeable Area of 6,415 Sq. ft (Six Thousand Four Hundred Fifteen Square Feet only) on Leave and License basis, constructed in Plot No.6, out of the said Larger land and hereinafter referred as the "**Said Plot/Land**" and more particularly described in the Second Schedule written hereunder on leave and License basis and the **OWNERS** have agreed to the same. The specific sketch/ map of "Said Plot, out of the said larger land is supplied by the "**OWNERS**" and the same is attached herewith as Annexure 'A' hereto.
- e) On the aforesaid mutual representation and assurances, the **OWNERS** and the **COMPANY** have decided to enter into a Leave & License Agreement on the terms and conditions as recorded hereunder.
- f) This Agreement contains as mutually agreed by and between the Parties, the final terms and conditions and supersedes all previous agreements, arrangements, letters of intent, writings, understandings etc., in respect of this transaction, except to the extent expressly set out herein between the **OWNERS** and the **COMPANY**.

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



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ARTICLE 1

1.1 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:

“**AGREEMENT**” means this Agreement, including all annexure 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.

“**LEAVE & LICENSE PERIOD**” shall mean the period of 3 (Three) years and 8 (Eight) months commencing from the commencement date as mentioned in clause 3.1 below;

“**LICENSE FEE/ RENT**” shall have the meaning ascribed to such term in clause 3.3;

“**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.

“**PARTIES**” shall mean the **OWNERS/ the Licensor** and the **COMPANY/ the Licensee** as is being referred in the present Agreement.

“**PREMISES**” shall mean the chargeable Area of 6,415 Sq. ft (Six Thousand Four Hundred Fifteen Square Feet only) of part Warehouse with Base building specifications such as Ground floor level industrial structure with PCC/RCC flooring.,

ARTICLE 2

REPRESENTATIONS AND WARRANTIES

2.1 THE OWNERS' Representations and Warranties

THE OWNERS hereby represent and warrant to the COMPANY, as follows.



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- (i) That they are the absolute **OWNERS** of the said larger land and the said Plot and that no other Person has any right, title, interest, claim or lawful demand of any nature over the said Plot/the said larger Land. The **OWNERS** have the power and authority to enter into this Agreement and make the representations and perform all the obligations herein contained and the same are validly constituted under the applicable laws. i.e. as per existing law.
- (ii) 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.
- (iii) The **OWNERS** have provided to the **COMPANY** the aforesaid necessary plans approvals and orders as was required by the **COMPANY** for the said industrial facility/ warehouse on the said Plot from the statutory Authorities to its satisfaction.
- (iv) That the **OWNERS** have paid the necessary Nazarana to the Government/ Concerned Authority as per the statutory provisions for converting the said lands from new tenure (restricted ownership) to old tenure (freehold land). Pursuant to the said conversion the **OWNERS** are free to deal and dispose of the said Plot as the **OWNERS** deems fit and proper.
- (v) The **OWNERS** 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 in respect of the said larger land.
- (vi) No attachments or warrants have been served on the **OWNERS** in respect of GST, Income Tax, Government Revenues and any other taxes or charges by any government authorities in respect of the said larger land.
- (vii) 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 said plot or



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any part thereof have been issued to, served upon or received by the **OWNERS** or their agent or any other person on the **OWNER'S** behalf to the best of knowledge of the **OWNERS**.

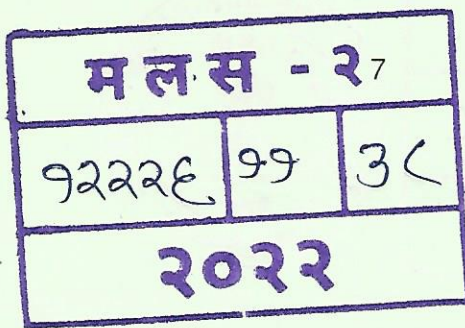
- (viii) No parking space is allowed in the common areas in the campus, except allowing incoming vehicles for loading and unloading and then allowing them to depart after such loading and unloading.

2.2 THE COMPANY'S Representations and Warranties

THE COMPANY hereby represents and warrants to the **OWNERS** as follows:

- (i) The **COMPANY** is duly Registered, organized and, validly existing and under the laws of India and has the corporate power and authority to enter into this Agreement and perform its obligations hereunder. The execution, delivery and performance of this Agreement by the **COMPANY** 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 **COMPANY** is necessary to authorize the execution, delivery and performance of this Agreement.
- (ii) To the best of the **COMPANY'S** knowledge, the execution, delivery and performance of this Agreement by the **COMPANY**;
- (a) Will not violate or contravene any provision of its Memorandum of Association or Articles of Association;
- (b) Will not violate or contravene any law, statute, rule, regulation, licensing requirement, order, writ, injunction or decree of any court, (if any) or 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
- (iii) That no representation or warranty by the **COMPANY** in this Agreement, and no document furnished or to be furnished to the **OWNERS** pursuant to this Agreement, or in connection herewith or with the transactions contemplated hereby, contains or will contain any untrue or misleading statement.





- (iv) At no point of time will the **COMPANY** or any one on behalf of the **COMPANY** contend that this Agreement confers any right, title or interest of any nature or other similar right or interest to the Premises or any part thereof other than the right of a Licensee to the **Company** under law.

Both the present Parties hereto acknowledge that they have entered into this Agreement by relying upon representation and warranties made by them to one another, which is hereby mutually agreed and legally binding on both the Parties.

ARTICLE 3

THE PERIOD OF LEASE & LICENSE, LICENSE FEE AND OTHER CHARGES PAYABLE

3.1. LEASE & LICENSE PERIOD

- a) The Parties hereto have agreed to a Lease & License Period of 3 years 8 months commencing from 1st July 2022 (“the Lease Commencement Date”) and terminating on 28th February, 2026.
- b) The **COMPANY** shall be handed over the possession of the said premises on 1st July 2022 after completion of internal / external repair work as per Article 9 of this agreement and the License fee shall become payable from 1st July 2022. All the interior works and its maintenance of the licensed Premises/said Plot as per article 9 shall be in the **COMPANY’S** scope.

3.1A PERMITTED USE

The **COMPANY** 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 Lease & License Period, provided that the **COMPANY** shall comply/ abide with its obligations/ terms and conditions of this Lease & License Agreement pertaining to the said Premises as well as other legal and statutory compliances required on the part of the **Company** as mentioned herein. The **OWNERS** will institute security check procedure on the entry point of main gate of the larger land and the **COMPANY** shall comply with it. The



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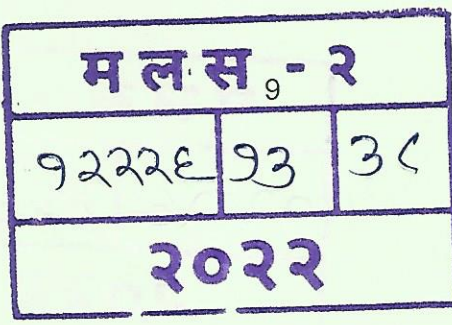
OWNERS shall ensure that no Person illegally and unlawfully creates any hindrance to the **COMPANY** and its employees/ consultants/ workers/ representatives/ visitors enjoyment of such rights.

The **COMPANY** shall be entitled to appoint its own security personnel for internal security purposes in the mutually agreed space within the said Plot.

3.2 LOCK IN PERIOD

- (a) The Parties herein agree for a lock in period of 2 years (24 months) from the commencement date (hereinafter referred to as "the said lock in period). During the said lock-in period neither Party shall be entitled to terminate this Agreement, except as provided in clause 3.2 (b) and (c).
- (b) The parties hereto agree that in the event the **COMPANY** desires to terminate the License during the Lock-in-period, it shall be liable to pay rent plus all applicable taxes, cess, surcharges, levies etc for the balance unexpired lock-in period, to the **OWNERS** in which case, the Security Deposit amount shall be refunded by the **OWNERS** only after the rent and any other amount due has been received for the remaining lock-in period. In the event the **COMPANY** fails to pay the **OWNERS** such aforesaid amounts, the **OWNERS** shall have lien over the security deposit and properties of the **COMPANY** and the option to recover aforesaid amounts from such properties as they deem fit.
- (c) The **OWNERS** shall have no right to terminate the Lease during the lock in period except in case of default by the **COMPANY** in making regular payments of License Fee and Utility water charges to be paid by the **COMPANY** to the **OWNERS** hereunder reserved in terms of the understanding recorded under these presents. If such default occurs during the lock in period, the **OWNERS** shall be entitled to terminate the Lease, the **OWNERS** shall not be liable to pay any compensation to the **COMPANY**, but instead the **COMPANY** shall be liable to pay the Lease Rent/ any late payment charges and Utility water charges and all applicable GST and other statutory levies towards License Fee for the balance of the un-expired lock in period. The **COMPANY**, in such case, shall clear all its arrears towards Lease Rent, found due and payable/ outgoing by it to the **OWNERS** without





adjusting the same against Security Deposit lying with the **OWNERS** simultaneously handing over the Facility/Premises to the **OWNERS**, after which the **OWNERS** shall handover 100% of the Security Deposit to the **COMPANY**.

3.3 LICENSE FEE

- a) For providing the aforesaid Premises to the **COMPANY** for running its activities during the tenure of the License period, the **COMPANY** shall pay the license fee with effect from **1st July, 2022**.
- b) The Parties mutually agree that the Initial License fee will be Rs. 36.70/- (Rupees Thirty Six and Seventy Paise Only) per sq.ft. per month which includes common area maintenance for the chargeable area of 6415 sq.ft. The Parties further agree that the License fee stipulated in this clause shall be escalated at the rate of 5% every year over the last paid fee.

The monthly license fee for the Premises shall be as follows:

Sr.	Period	License Fee Per month
1 st Year	From rent commencement date @ Rs. 36.70/- per sq.ft. for the chargeable area mentioned above	Rs. 2,35,430.50/-
2 nd Year	@ Rs. 38.54/- per sqft for the chargeable area mentioned above	Rs. 2,47,234.10/-
3 rd Year	@ Rs. 40.46/- per sq.ft. for the chargeable area mentioned above	Rs. 2,59,550.90/-
4 th year	@ Rs. 42.48/- per sq.ft. for the chargeable area mentioned above	Rs. 2,72,509.20/-

- c) The monthly license fee payable by the **COMPANY** is excluding Goods & Service tax (G.S.T.) and any other statutory levies payable on the license fee for use and occupation of the Premises. The **COMPANY** shall bear and pay such (GST) and all other statutory levies payable on the license fee/Utility water charges over and above the said License fee/utility water charges.



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3.4 LICENSE FEE- Payment

- (i) The monthly license fee/ utility water charges as per the meter reading explicitly for the warehouse area mentioned under this contract will be paid in advance before 7th of each English calendar month.
- (ii) The monthly license fee & all other fees shall be paid by electronic clearing (RTGS transfer) as provided as per below details,

A/C Name : Base Realty Private Limited
 Address : 1607, 16th floor, Lodha Supremus,
 Opp. Kamla Mills Compound,
 Senapati Bapat Marg,
 Lower Parel, Mumbai 400013

Bank Name : HDFC Bank Ltd

Branch : Nariman Point

IFSC : HDFC0000001

Current Account no. :57500000789642

Otherwise the cheque /Demand Draft towards the payment of license fee/charges shall be drawn in favour of “**BASE REALTY PVT LTD**” unless the **COMPANY** has been instructed by the **OWNERS** in writing to draw the cheque/Demand draft in the name of the bank/ financial institution as referred to in clause 3.6 below. The **COMPANY** in such case shall be liable to pay the monthly license fee/utility water charges as per this contract to such bank/ financial institution and sign necessary papers for confirming the aforesaid arrangement arrived at by the **OWNERS**. Payment of license fee/charges by the **COMPANY** in the manner contemplated under this Article shall amount to discharge of the **COMPANY's** obligation to pay license fee/charges under this Agreement.

- (iii) 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.
- (iv) If the option of renewal is exercised, then a fresh leave & license agreement with new terms and conditions as may be agreed between the parties shall be executed by the parties and registered with the office of concerned authorities.



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- (v) The **COMPANY** 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 **COMPANY**.

3.5 Delay in payments.

As mentioned herein before the license fee for the Premises is to be paid in advance before the 7th day of each English calendar month. Any delay beyond that shall make the **COMPANY** liable to pay interest on the delay of the said license fee/ any other payables at the rate of eighteen percent (18%) per annum for the delayed period and the amount due. On the occurrence of such default the **OWNERS** shall intimate to the **COMPANY** of such default in writing. If such default continues beyond a period of one (1) month, the **OWNERS** shall be entitled to terminate this Leave & License Agreement by giving the **COMPANY** 30 days advance notice in writing. However, as mentioned hereinbefore if the default occurs during the lock-in-period, the provision of clause 3.2 shall apply.

3.6 Securitization of LICENSE FEE

The **OWNERS** can securitize the License Fee payable by the **COMPANY** to the Owners under this Agreement, to any financial institution/ banks/ NBFIs to avail loan and inform the **COMPANY**. The **COMPANY** shall always pay the license fee in the name of **OWNER** to its designated Bank account as instructed to the **COMPANY** from time to time.

3.7 Security Deposit

3.7.1. License Fee Security Deposit

- (i) The **COMPANY** shall pay and keep deposited as a refundable interest free License Fee security deposit with the **OWNERS** ("License Fee Security Deposit") for the due performance and observance by the **COMPANY** of all and each of the terms and conditions and provisions of this Agreement, a sum equivalent to Six months initial rent amounting to **Rs.14,12,583/- (Rupees Fourteen Lakhs Twelve Thousand Five Hundred and Eighty Three Only)**.



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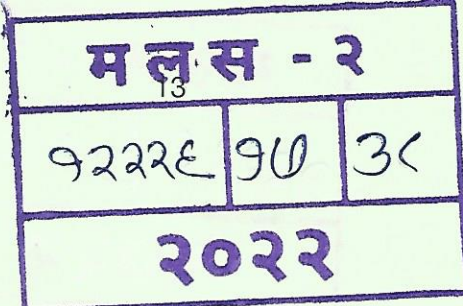
3.7.2. Period to refund of Security Deposit i.e. (i) on the expiry of the Term or the renewed term or (ii) the termination of the license, whichever is earlier, the Parties hereto shall take the accounts to ascertain the amounts due to each other i.e. whether there are any payments due by the **COMPANY** to the **OWNERS** and the balance amount of the Security Deposit, after such adjustment, if any, shall be refunded by the **OWNERS** to the **COMPANY** within 10 working days of the expiry of the notice period as mentioned herein below simultaneously with the **COMPANY** handing over the possession of the Facility/ premises to the **OWNERS**. The Parties shall endeavour to undertake the process of verifying the accounts prior to the expiry of the Term or the notice period to enable the Parties hereto to undertake their respective responsibility without any delay. In the event the **OWNERS** fail to refund the Security Deposit, the **COMPANY** shall be entitled to use and occupy the Premises till such time, without payment of any further license fee etc, till the **OWNERS** refund the Security Deposit along with interest @ of eighteen percent (18%) per annum. In the event the **OWNERS** are ready to refund the due security deposit calculated as mentioned above, and the **COMPANY** fails or refuses to handover the vacant possession of the **PREMISES**, the **OWNERS** shall be entitled to charge a penal rent of double the rent of the last paid rent per day till the peaceful vacant possession is given. In addition to that they retain the right to take necessary legal action available under the law.

3.7.3. It being fully understood between the Parties that the repayment of the Security Deposit (subject to deductions if any as mentioned above) by the **OWNERS** and handing over of the Licensed Premises by the **COMPANY** to the **OWNERS** after removing all its assets and effect and in good order and condition with white wash (usual wear and tear by efflux of time excepted) are simultaneous acts to be performed at the same time by the Parties.

3.8 Land and Building Taxes

The **OWNERS** shall be liable to pay all land and property taxes, including any accretions thereto and the **COMPANY** shall not be liable to contribute any amount towards the same. In case the **OWNERS** fail to pay the said taxes within the time period specified by the relevant authorities and a notice is issued to the





OWNERS/COMPANY to clear the arrears and despite the aforesaid the **OWNERS** fails to clear the arrears before the due date or within 30 days thereafter then upon receiving the written request from **OWNERS**, the **COMPANY** shall be entitled to pay such amounts due and recover the such amounts from the **OWNERS** by submitting such supporting documents (which also includes valid electronic payment advice) to the **OWNERS** evidencing such payments made by the **COMPANY**. The **OWNERS** on receipt of such documents along with the requisition for payment from the **COMPANY** shall clear the payment within 7 days.

3.9 Water and Electricity charges:

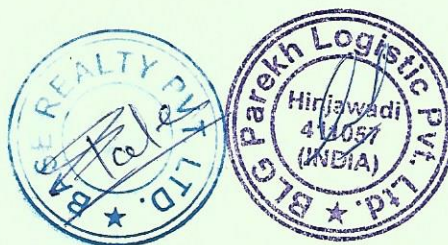
Electricity supply of 30 Kva in the utility room will be provided by **OWNERS** from the Transformer allotted for the Plot No 6. The expenses for electricity (MSEDCL) consumption of licensed premise, from the date of receipt of part possession/possession of the Premises, till the date of handing over of possession on expiry or termination of the license shall be the responsibility of the **COMPANY**. The payments of electricity usage charges shall be made within the due dates to the Utilities service providers i.e. MSEDCL and the same shall be borne by the **COMPANY** solely.

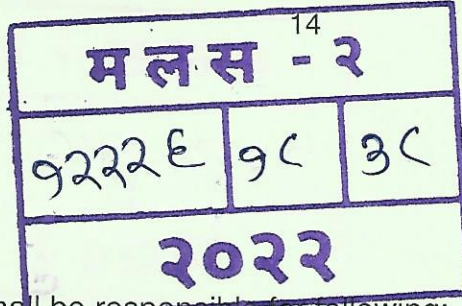
The **COMPANY** is allowed to have its own Diesel Generators for alternative supply for its business purpose within its allotted area. Before installation of the said Diesel Generators, the **COMPANY** shall take the **OWNERS** clearance on its weight and dimensions and obtain necessary permission/clearances from relevant authorities as may be applicable from time to time.

Further, the **COMPANY** shall ensure that all the bills (Monthly Rentals & Utility Water Usage charges) including arrears, if any, are cleared by it prior to handing over the possession of the Premises to the **OWNERS** on expiry of the Term of the license or the renewed term or the termination of the license, whichever is earlier. The **COMPANY** shall produce requisite proofs of such payments being made to the authorities prior to handing over the Premises to the **OWNERS**.

ARTICLE 4

MAINTENANCE/ REPAIRS & CHARGE





4.1. The **Owners** shall be responsible for following:

a. The **COMPANY** shall be responsible for the day to day maintenance of owners provided facilities/equipment's like light fittings, Panels, Toilet unit, Dock levelers, cabins etc, which are in proper usable and working condition on the date of commencement as per clause no 3.1 mentioned above for the said Premises. The **COMPANY** shall be entitled to make interiors or any non-structural changes, alterations to the premises at its own costs subject to the prior written permission of the **OWNERS**. The **OWENRS** shall not unnecessarily with hold the said permission, if required by the **COMPANY**, as time is being the essence of this Agreement but subject to restoring the premises to the same condition which was prevailing at the time of taking over the possession. The **COMPANY** shall ensure during such process of carrying out such non-structural changes, the premises is not damaged in any manner. The **COMPANY** shall be responsible for the internal day-to-day maintenance of the premises. Further the Company shall repair or cause to repair at its own cost, any damages mutually assessed through a joint inspection, caused to the Premises due to the Company's action or failure to act.

b. Maintenance of the common facilities of the Park:

The **OWNERS** shall be responsible for Operation and Maintenance of Common Areas, facilities and equipment's of the park including access control (if any) through security staff at main entrance of the campus at their own cost, Fire fighting equipments, Security Cabin and its amenities, warehouse external & its maintenance, Park internal roads and periphery, streetlight, Septic tank etc.

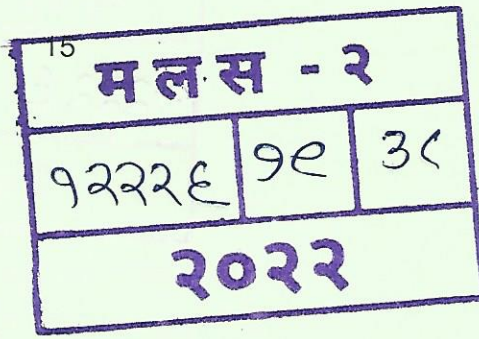
c. Maintenance of the common facilities of the Plot No 6:

All expenses for AMC and repair works related to **OWNERS** provided common facilities / fit outs of Plot No 6 like Transformer, Panels, street lighting, Fire hydrant system, septic tank, roads etc and day today maintenance of common premises will be borne by the **OWNERS** and are included in CAM charges.

d. Common electricity of the Park:

Expenses towards supply of Power for common areas & common facilities of the park are included in the rentals + CAM (Common Area Maintenance) agreed in this agreement.





ARTICLE 5

OBLIGATIONS OF THE COMPANY

- 5.1 That the **COMPANY** shall insure its machines, equipments and other materials, which may be brought into the Premises by the **COMPANY**, by taking relevant and applicable insurance policies with an Insurance Companies to cover the risks of including but not limited to riots, civil commotion, fire, theft, earthquake, heavy rains/floods and natural calamities etc. The **OWNERS** shall insure the overall Premises at all times.
- 5.2 The **COMPANY** shall have full regard to and observe all applicable laws, procedures, rules and regulations, bye laws etc. that are in existence from time to time.
- 5.3 The **OWNERS** have installed the requisite, compliant fire fighting system, in working condition, which has been since verified and confirmed by the **COMPANY** in the Facility before commencement of the said leave & license agreement. The **OWNERS** shall comply with all the required norms, rules, regulating and obligations as per the applicable norms, Act, Rules and Statutes. The **COMPANY** can install their own equipments if required, at their own cost.
- 5.4 Any activity by the **COMPANY**, other than its usual Business, which may endanger the Premises, shall not be conducted in the Premises. The **COMPANY** shall ensure that no substances, not permitted by law, or are stored in the Premises whereby the stability/security of the Premises is jeopardized.
- 5.5 The **COMPANY** shall not do or suffer to be done in the said Premises any act, agreement, matter or thing which may cause nuisance to the **OWNERS** or the other Companies/ occupants except carrying on its said warehousing & transportation business activities.
- 5.6 The **COMPANY** shall further ensure that it shall not occupy the common areas of the Building/Plot/park for keeping its material during the license period.



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- 5.7 The **COMPANY** understands floor capacity of 5 Ton per sq.m. and shall store its goods/ installations accordingly. For installation of all its machines and equipments, the **COMPANY** shall take the **OWNERS** approval on their dimensions and weight per Sq.mt in advance. No heavy point load shall be accepted. In this regard the OWNER shall be liberal and allow the COMPANY to load as necessarily required by the COMPANY subject to the permissible level (as mentioned herein above) and without any hindrance or damage to the Property of the OWNERS.
- 5.8 The **COMPANY** shall follow the parking systems as mentioned herein above in clause 2 (viii) and ensure it does not deviate from the same so as to avoid penal action from the **OWNERS**. Any additional parking space if required outside the premises shall be at an additional cost that shall be mutually decided by the OWNERS/ Licensor and the COMPANY/ Licensee. The **COMPANY** will manage its activities within the licensed premises only and will keep the peripheral area around the warehouse/ premises/ Plot No.6 only, neat and clean for the smooth vehicular movement of all the other tenants.
- 5.9 Not to sub-let (except as required for procurement of necessary statutory licenses as required for business needs with prior written permission of **OWNERS**.), under-let or give on License basis or on any other basis the Licensed Premises or any part thereof to any third party without the permission of the **OWNERS**.

ARTICLE 6

INDEMNIFICATION

6.1 BY THE OWNERS

The **OWNERS** shall indemnify keep indemnified, saved, defended and harmless the **COMPANY** against any cost, expense, damage, compensation, levy, dues, duty etc. that may be levied on the **COMPANY** as a result of the grant of the said license to the **COMPANY** in this license Agreement and also against all the outgoing payable by the **OWNERS** under this Agreement and also against non-compliance of provision/requisitions under the existing laws by the **OWNERS**.

6.2 BY THE COMPANY





The **COMPANY** shall indemnify, keep indemnified, saved, defended and harmless the **OWNERS** and its assigns against any cost, expense, damage, compensation, levy, dues, duty etc. that may be levied on the **OWNERS** /the said Premises as a result of the grant of the said license or any business activity of the **COMPANY** in this license Agreement and also against all the outgoings payable by the **COMPANY** under this Agreement and also against non-compliance of provision/requisitions under the existing laws by the **COMPANY**.

ARTICLE 7

Right to Inspect the Facility

The **OWNERS** reserve the right of inspection of the Premises through their authorized personnel who may enter during office hours on giving reasonable and prior notice of atleast 24 (Twenty Four) hours to the **COMPANY**,

ARTICLE 8

TERMINATION

8.1 Termination by Either Party

As mentioned herein before, there is a lock in period of 2 years (Twenty Four months) during which neither party shall be in a position to terminate the license, except as provided hereinabove and in clause 8.2 below.

8.2 Termination during the Lock in Period

Either Party is entitled to terminate the agreement during the lock in period by giving 30 days' notice only subject to the following conditions:

A) For OWNER:

- i) Default by **COMPANY** in timely payment of license fee for 2 consecutive months during the lock in period.

B) For COMPANY :

- i) If the premises is deemed to be structurally instable or there is deterioration of the facility making the premises unfit for use (except Force Majeure and normal wear and tear), the same shall be



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certified through a mutually agreed certified structural consultant.

The findings/report of such consultant and the time frame within which the same can be restored. shall be deemed final and according to which the Owners shall make repair or restore the premises within the time period suggested by the Structural consultant, or as mutually agreed between the parties hereto however the timelines to perform the corrective and remedial actions under this Agreement should not exceed the timelines mentioned under clause 8.4 & clause 12.2. The charges for engaging the contractor / structural consultant would be borne by the **OWNERS**.

- ii) In the event of the OWNERS defaults in providing agreed services (Maintenance of all its assets, fire fighting equipments, warehouse external building, etc as mentioned under clause no 4.1 b & 4.1 c) beyond a period of 1 (one) month of intimation on deficiency of service and beyond that as per mutual agreement on case to case basis.
- iii) As mentioned in Clauses 12.2 below.

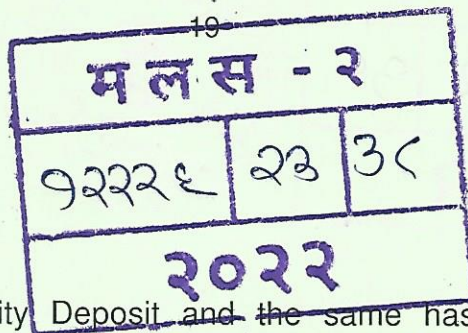
C) Consequences of termination:

- i) If default caused by the **COMPANY as per A(i)** : The **COMPANY** shall be liable to pay all the dues for the balance un-expired lock in period as stipulated in this Agreement.
- ii) If by **OWNERS**: the **OWNERS** shall be liable to immediately refund the security deposit and **COMPANY** shall not be liable to pay any dues for the balance un-expired lock in period as stipulated in this agreement.

8.3 Termination after the Lock in Period.

After the initial lock in period of 2 years, either Party herein shall have an option to terminate the license contract by giving 3 months advance written notice to the other Party in that regard and that shall be binding upon both the parties. It is clarified here that LICENCE FEE payable by the COMPANY to the OWNER for the notice period shall not be adjusted





against the Security Deposit and the same has to be paid by the COMPANY as mentioned in article 3.4 (i).

8.4 Termination in case of Natural Calamity.

The parties have agreed that in the event of Force Majeure and/or the Facility becoming uninhabitable for more than 3 (Three) consecutive months then in such event COMPANY shall be entitled to terminate this Agreement, by giving 30 days written notice to the OWNERS after the expiry of the aforementioned 3 consecutive months. During this period of 3 (Three) months, the COMPANY shall not be liable to pay the rentals for this period. The Parties hereto shall through an independent mutually agreed contractor / structural consultant assess the damage to the Facility and the time frame within which the same can be restored. The charges for engaging the contractor / structural consultant would be borne by the **OWNERS**.

8.5 Refund of Security Deposit

The Security deposit amount balance, if any, after adjusting all the arrears, dues and outgoing payable by the **COMPANY** under this Agreement there from, the **OWNERS** shall pay the same to the **COMPANY** as per clause 3.7.2 of this agreement, on the Company simultaneously handing over the vacant possession of the said Premises to the **OWNERS**.

8.6 Handing over possession on expiry/termination

The **COMPANY** shall ensure that the entire Premises including Owner's provided equipments/fittings are in working condition at the time of hand over to the **OWNERS** on the expiry of the license or its termination, whichever is earlier, subject to normal wear and tear of the building and utilities simultaneously with the **OWNERS** refunding the Security Deposit to the Company, after adjusting all dues and outgoings including outstanding payments of GST, electricity, water bill etc if any. During the term of agreement, the equipments which becomes unfit to use due to its life, (and not due to any fault of Company as stated in clause 4.1(a) COMPANY shall immediately intimate the OWNERS for replacement of the said equipments / fittings within 30 days of the 1st intimation. The **COMPANY** shall also ensure that all the government agencies/financial institutions, wherever necessary, are informed about the Facility being



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vacated by them on expiry or termination of the license and all its business licences obtained by it at the present address are changed and all its business/ statutory liabilities cleared prior to vacating the Premises. Further the Company shall ensure that the entire Premises (sidewalls) is freshly painted with white wash after vacating but before handing over the premises. However, if the **COMPANY** fails/neglects to pay off/settle all its dues and outgoing under this Agreement, or does not vacate and handover the peaceful possession of the premises, the provisions of clause nos 3.7.2, 3.7.3 & 8.3, shall take effect and be applicable. Further the Owners shall take such suitable actions as they deem fit, permissible under law against the Lessee to take back the possession of the premises from the Lessee along with pending amounts and compensation, interest etc under this agreement.

ARTICLE 9

MUTUALLY AGREED TERMS AND CONDITIONS

9.1 Modifications / Alterations

The OWNERS have provided below mentioned modifications in the facilities/premises to be fulfilled and ready by 1st July 2022

- Existing partition will remain as it is, only opening will be done. New partition will be made at additional area, till the top (full proof partition to avoid any opening for Pigeon entry).
- Power supply for existing lighting inside the said space e.g. High bay LED or non-LED to be connected to your existing premises.
- Cleaning and basic refurbishment of the licensed premises herein mentioned facility:
 - All cracks & holes on Floor
 - Leakproof roof
 - All holes and openings on side walls + roof
 - Removal of existing paint / aisle markings on floor

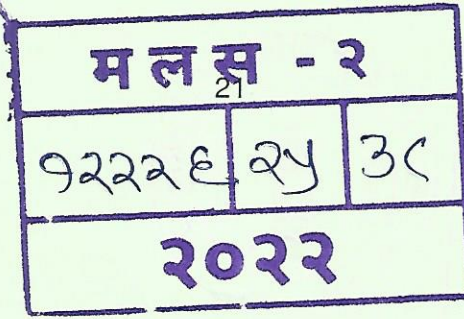
9.2 Tenure of the Agreement

It is specifically agreed between the parties that this Agreement would be in effect from the Commencement Date i.e. 1st July, 2022 hereof till the expiry of license i.e. till 28th February, 2026 or early termination as the case may be.

9.2 Damages or Accidents

The **COMPANY** shall not be liable or responsible for any loss or damage caused to the Premises due to floods, earthquake or act of God. However,





the **COMPANY** shall be responsible for damage caused to the Premises due to any negligent act of its employees, agents, contractors or any other person employed or engaged by it and such damages are to be mutually assessed through a joint inspection by the Parties hereto.

ARTICLE 10

Assignment by the OWNERS

During the license period, the **OWNERS** shall be free to sell the said Premises to any other person. However all the terms of this leave and license agreement will hold good even with the new owners. All the expenses related to terminating the existing leave and license agreement and executing new leave and license agreement will be borne by the **New Owners** solely. In such a situation it is the duty of the OWNERS to inform the true fact in advance to the **COMPANY** and specifically see that no loss is caused to the **COMPANY**, as a result of such assignment.

ARTICLE 11

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 OWNERS:

Kind Attention: M/s. Base Realty Private Limited

Address: 1607, 16th floor, Lodha Supremus, Opp. Kamala Mills Compound, Senapati Bapat Marg, Mumbai 400013

Phone:022 66200900

Fax :022 22027573

E-mail - harshit@americorpfund.com

THE COMPANY:

IF TO THE LICENSEE:



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Kind Attention: M/s. B.G. Parekh Logistics Pvt Ltd.

Address: Anchorage, 5th Floor, Off Govandi Station Road, Govandi East,
Mumbai 400 088

Phone: 020- 29523047

E-mail: paresh.r@blgparekh.com

ARTICLE 12

Force Majeure

12.1 The **OWNERS** shall not be held liable for delays caused to perform or delay in performing its duties under this Agreement, where such failure or delay is caused by unforeseeable and unavoidable natural calamities such as heavy rains, fire, war, earthquakes, typhoons, flooding, strikes, and other physically damaging recognized events of force majeure, the occurrence or consequences of which are unforeseeable and unavoidable and cannot be overcome by general due diligence ("**Force Majeure**"). The **OWNERS** shall notify immediately the **COMPANY** by cable, telex, email or telefax without delay, followed by a letter within seven (7) days thereafter, providing detailed information concerning the events and the reasons preventing or delaying the fulfillment in the whole or in part of its obligations under this Agreement. In the circumstances, the Parties shall, mutually, decide the extension period required towards the completion of the said obligation of the **OWNERS**. Force Majeure shall not include the novel coronavirus /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. For the further 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.

12.2 After the cessation of the Force Majeure cause, as mentioned above, the **OWNERS** shall notify the other party by, e-mail, telex or telefax without delay, followed by a letter within seven (7) days thereafter. The **OWNERS** shall use its best efforts to minimize and overcome the consequences of the Force Majeure and shall resume the performance of its duties under



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this Agreement as soon as possible after the cessation of the Force Majeure cause; within reasonable time. However, regardless of a Force Majeure event, if the **OWNERS** are not able to complete, perform the corrective and remedial actions under this Agreement for a period of Ninety (90) days or more, the **COMPANY** may terminate this Agreement without any liability towards lock-in period & contract period. Further if the Owners are able to resume the performance of its duties under this Agreement to the condition before the force major event, and the **COMPANY** is unable to continue or chooses not to resume its operations in the premises than, the **OWNERS** may terminate this Agreement and the **COMPANY** shall be liable to its obligations towards lock-in period, Contract period and other terms and conditions of this Agreement.

13 ARBITRATION CLAUSE

- 13.1 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 or any statutory modification or Re-enactments thereof and the Rules and Regulations framed there under from time to time ("Act"). In the event of the parties not agreeing to appoint a sole Arbitrator, 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 and or the leave & license Agreement, which shall be governed by the provisions of Arbitration & Conciliation Act, 1996
- 13.2 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.



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13.3 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.

13.4 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; excepting the present hierarchy jurisdiction of judicial system.

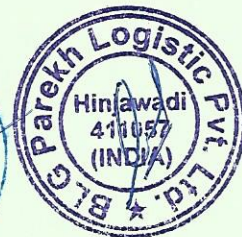
13.5 The existence of any dispute or difference or the initiation or continuance of the arbitration proceedings shall not postpone or delay the performance by the parties of their respective obligations under this Agreement.

14. ENTIRE AGREEMENT AND ITS VALIDITY.

14.1 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.

14.2 If any provision in this Agreement becomes invalid or illegal or adjudged unenforceable, the 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; being made clear that no loss is caused to either of the PARTIES.

14.3 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.



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14.4. No waiver of any provision of this Agreement shall be valid unless the same is agreed mutually and made in writing and signed by the Party so waiving;

14.5 No change or modification of this Agreement shall be valid unless the same shall is agreed mutually, be in writing and signed by both Parties to this Agreement. The Gist of this Agreement is that no loss is put to either Party in general

15. EXPENSES for the Agreement

The stamp duty payable on the execution of this leave & license agreement, for the Term and any renewals thereof, for the Premises and the registration charges thereon shall be borne equally by the Parties. 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, and the same shall be used for all the concerned activity/ legal purpose; as is specifically agreed upon by both the present Parties to the this Agreement of Leave and License.

Executed on the day and date herein before mentioned.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land situated at Village Hinjewadi, 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 and lying within the jurisdiction of Sub- Registrar Mulshi/ PCMC/ Pune.

THE SECOND SCHEDULE OF THE PROPERTY

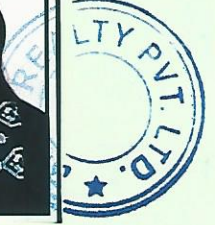
Industrial facility with a chargeable area of 6415 Sq. ft in Plot no. 6 situated within the First Schedule above more particularly highlighted in the sketch/map, attached herewith.



IN WITNESS WHEREOF the parties here to have executed this Agreement of LEAVE & LICENSE hereof at Pune on the day and year first above written.

SIGNED & DELIVERED by the within named)
 (OWNERS / LICENSOR))
BASE REALTY PRIVATE LIMITED)
 by the hand of its duly Authorised Signatory)
 Mr. Swati Kale)

Swati Kale

SIGNED & DELIVERED by the within named)
 (COMPANY / LICENSEE)
BLG Parekh Logistic Pvt. Ltd.)

Paresh Relekar




by the hand of one of its duly)
 authorized in that behalf,)
 Mr. Paresh Relekar)

In the presence of

1. Name: *Manish Lagad*
 Sign: *M Lagad*
 Add: *Hinjareedi, Pune.*
2. Name: *Mirajan Katekar*
 Sign: *R. Katekar*
 Add: *Shauivar peth, Pune.*

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RECEIVED before execution of these presents)
 of and from the within named Licensee sum of) **Rs. 14,12,583/-**
Rupees Fourteen Lakhs Twelve Thousand)
Five Hundred and Eighty Three Only)
 being the Refundable Security Deposit)
 to have been paid by the **COMPANY** to the **OWNERS**)

Amount	NEFT No.	Date	Name of the Bank and Branch
Rs. 14,12,583/-	206214483238	21/06/22	HDFC Bank,



LICENSOR



WE SAY RECEIVED



BLG PAREKH LOGISTICS PRIVATE LIMITED

Regd. Off.: Anchorage Building, 5th Flr., Near Amarnath Patil, Ground, Off. Govandi Station Road, Govandi (East), Mumbai -400088, Maharashtra | Ph: 022- 67407673 | F: 022-66344487
CIN: U63000MH2008PTC185899 | Email ID: nirupam.c@blgparekh.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BLG PAREKH LOGISTICS PRIVATE LIMITED ON WEDNESDAY, 15TH JUNE, 2022

Authority for Leave and Licence Agreement

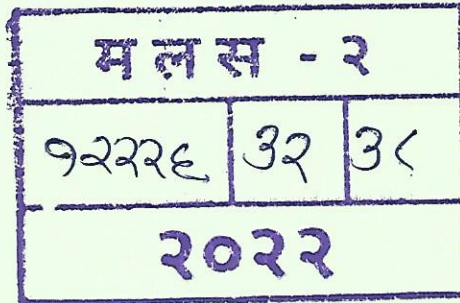
"RESOLVED THAT the immovable property situated at Indialand Global Industrial Park, Survey no 234, 235, 245, Plot no 6, be taken on leave and license basis for warehouse purpose upon the terms and conditions and at rent as set out in the draft of agreement to be entered in this matter.

RESOLVED FURTHER THAT Mr. Paresh Prakash Relekar, the Authorised Representative of the Company, be and is here by authorized to negotiate with the party and sign and execute the Leave and License agreement and any other relevant documents and to represent the Company before the concerned authorities for registration of the Leave and License Agreement and to do or cause to be done any act, deed or thing as may be necessary in connection with above matter.

RESOLVED FURTHER THAT any one Director of the Company be and is hereby authorized to sign the copy of this resolution and forward the same to the concerned authority for their record purpose."

For BLG Parekh Logistics Private Limited

Director



मलस - २		
१२२२६	३३	३८
२०२२		



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, JUNE 27, 2022 AT 9.30 AM AT THE REGISTERED OFFICE OF THE COMPANY

AUTHORITY TO MRS. SWATI KALE TO EXECUTE AGREEMENT/DEED WITH BLG PAREKH LOGISTICS PRIVATE LIMITED:

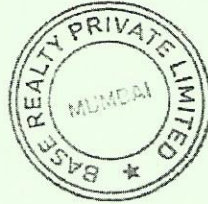
The Board was informed about the need to enter into "Leave and License Agreement" with BLG Parekh Logistics Private Limited for the suit facility provided by the Company at India Land Global Industrial Park, Village Hinjewadi, Taluka Mulshi, District Pune. It was further suggested that the Company should 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 Mrs. Swati Kale, Authorized Signatory to sign and execute the documents on behalf of the company and following resolution was passed unanimously.

"RESOLVED THAT Mrs. Swati Kale, 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 BLG Parekh Logistics Private Limited for suit facility on Plot No. 6 of Survey No. 234, 235 and 245 situated at India Land Global Industrial Park, Village Hinjewadi, Taluka Mulshi, District Pune for the period of 3 (Three) years and 8 (Eight) Months as more specifically described in the Leave and License Agreement.

RESOLVED FURTHER THAT Mrs. Swati Kale be and is hereby authorized to do the registration of Leave and License Agreement entered between the Company and BLG Parekh Logistics 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 Mrs. Swati Kale be verified and lodged for the record purpose."

Signature of Mrs. Swati Kale



Verified by Director

For Base Realty Private Limited



Sandeep Parulekar
Director
DIN: 07697440

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

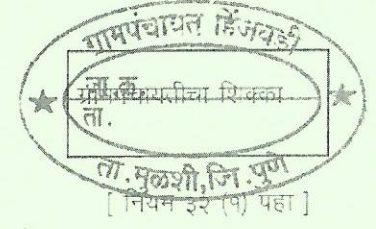


कर आकारणी रजिस्टर उतारा (नमुना नं. ८)

सन २०१७ - २०१८ सालासाठी करास पात्र इमारती व जमिनी यांची २०१५-२०१९ आकारणी यादी.

Assessment List Extract (Format No.8)

ग्रामपंचायत हिंजवडी तालुका मुळशी जिल्हा पुणे



ग्राम चैतन्य

अ.क्र.	रस्त्याचे नाव	मुला मिकळकत नंबर	मालकाचे नाव	भोगवटा दाराचे नाव	मालमतेचे वर्णन	मिकळकत बांधकाम वर्ष	क्षेत्रफळ चौ.फु.	रोडरफेदर दर प्रांत चौ.मी.(रुपये)			घसारा I	इमारत II नुसार भाराक	भोंडवली मूल्य (रुपये)	कराचा वार प्रति चौ.फु. (रुपये)	कराची रक्कम रुपये				अपीलार्थ निकाल आर्षी त्यानंतर केलेले फेरफार (रुपये)	नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भात शेरा							
		मिकळकत नंबर						जमीन	इमारत	बांधकाम					घरपट्टी	दिव्या बत्ती कर	आरोग्य कर	पाणीपट्टी सामान्य विशेष			एकुण						
१	२ / ३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७		
१	एम.आय.डी.सी	म३९७	बेस रिअॅलिटी प्रा.लि.	स्वतः / जुह	स.नं.२३४/१ते ४/६/७/२३५/६ ते ९/२४५/१ ते ३ प्लॉट नं.६ मधील ४९६७५ चौ.फु.शेड आर.सी.सी.बांधकाम शौचालयसह.	२०१६	४९६७५.००	२३२४	०	१७६००	०	२०१९३७	५०	५०	०	०	२०१२३७										सहाय्यक संचालक नगर रचना यांचेकडील क्रं.एनए वीपी / मो.हिंजवडी, / ता.मुळशी / स.नं.२३४/१ते४.६.७ व इतर / ससंगु / ६४३२, दि.१५/०२/२०१२ व मासिक सभा दि.२७/०२/२०१६ रोजी ठराव क्रं. १०९ अन्वये नोंद घेतली असे. भोगवटा प्रमाणपत्र अप्राप्त.



मल स - २
१२२६ ३८ ३८
२०२२

येणे प्रमाणे अस्सल हुकुम नक्कल अर्जदार श्री. / सो. बेस रिअॅलिटी प्रा. लि. यांचे अर्जावरून उतारा तयार केला असे.

नक्कल तयार करणार

Tejas

लेखनिक
ग्रामपंचायत हिंजवडी
ता. मुळशी, जि. पुणे

सही / शिक्का

ग्रामपंचायत अधिकारी
ग्रामपंचायत हिंजवडी
ता. मुळशी, जि. पुणे
Gram Panchayat Development Officer

दिनांक
Date 29/08/2010

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



स्वाती प्रतुश काळे
Swati Pratush Kale
जन्म वर्ष / Year of Birth : 1982
स्त्री / Female



9284 7381 6480

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



परेश प्रकाश रेळेकर
Paresh Prakash Relekar
जन्म तारीख / DOB : 03/10/1986
पुरुष / Male



7077 1013 7344

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARESH PRAKASH RELEKAR

PRAKASH PANDURANG RELEKAR

03/10/1986
Permanent Account Number
BCVPR2136Q

Signature



13062011

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWATI PRATUSH KALE

KRISHNA SITARAM PANCHAL

18/08/1982
Permanent Account Number

AQJPP5548B

Signature



24062010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BASE REALTY PRIVATE LIMITED

06/07/2005
Permanent Account Number

AACCB6445M



मलस - २		
१२२२६	३५	३८
२०२२		



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BLG PAREKH LOGISTICS PRIVATE LIMITED

18/08/2008
Permanent Account Number

AADCB5366Q



ADVOCATE
Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY

Name : LAGAD MOHIT SHRIDHAR
Residence : AGHTI, Dist. BEED
Roll No : MAH/539/2014
Enrolled On : 07-03-2014
Date Of Birth : 27-06-1988
136687 80000042216

CHAIRMAN

453/12226

मोमवार, 27 जून 2022 3:09 म.नं.

दस्त गोषवारा भाग-1

मलमर

38/38

दस्त क्रमांक: 12226/2022

दस्त क्रमांक: मलमर /12226/2022

वाजार मुल्य: रु. 14,12,583/-

मोवदला: रु. 2,53,682/-

भरलेले मुद्रांक शुल्क: रु.29,200/-

दु. ति. सह. दु. ति. मलमर यांचे कार्यालयात

पावती:13754

पावती दिनांक: 27/06/2022

अ. क्र. 12226 वर दि.27-06-2022

मादरकरणाचे नाव: मालक-बेस रिजल्टी प्रा.ली. तर्फे अधिकृत स्वाक्षरीकार
स्वाती काळे

रोजी 3:02 म.नं. वा. हजर केला.

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 900.00

पृथांची संख्या: 45

दस्त हजर करणाऱ्याची मही:

एकूण: 1400.00

Fale

MLS2
दुय्यम निबंधक
श्रेणी - १, मुळशी - २
दस्ताचा प्रकार: 36-अ-लिह अँड लायसन्सेम

Fale

MLS2
दुय्यम निबंधक
श्रेणी - १, मुळशी - २

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.

शिक्रा क्रं. 1 27 / 06 / 2022 03 : 02 : 31 PM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 27 / 06 / 2022 03 : 03 : 29 PM ची वेळ: (फी)

प्रतिज्ञापत्र

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



लिहन घेणारे

Fale

लिहन घेणारे

Fale



27/06/2022 3 16:18 PM

दस्त गोपवारा भाग-2

मलसर 3013C

दस्त क्रमांक:12226/2022

दस्त क्रमांक :मलसर/12226/2022

दस्ताचा प्रकार :-36-अ-लिक्ट अॅड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मालक-वेम रिअल्टी प्रा.ली. तर्फे अधिकृत स्वाक्षरीकार स्वाती काळे पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: हिंजवडी, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AACCB6445M	लायसेन्सियार वय :-40 स्वाक्षरी:-		
2	नाव:भाडेकरू-बी.एल.जी. पारेख लॉजिस्टिक प्रा.लि. तर्फे अधिकृत स्वाक्षरीकार परेश रेळेकर पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: अंकरेज, 5वा मजला, गोवंडी स्टेशन रोडच्या बाहेर, गोवंडी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AADCB5366Q	लायसेन्सी वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिक्ट अॅड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27 / 06 / 2022 03 : 05 : 19 PM

ओळख:-

सदर डसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

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

शिक्का क्र.4 ची वेळ:27 / 06 / 2022 03 : 05 : 41 PM

MLS2
दुय्यम निबंधक
Payment Details
श्रेणी - २, मुठशी - २

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BASE REALTY PRIVATE LIMITED	eChallan	00040572022062787936	MH004040665202223U	29200.00	SD	0002053644202223	27/06/2022
2	BASE REALTY PRIVATE LIMITED	eChallan		MH004040665202223U	500	RF	0002053644202223	27/06/2022
3		DHC		2706202208650	900	RF	2706202208650D	27/06/2022

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

12226 /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.

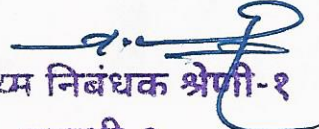
For feedback, please write to us at feedback.isarita@gmail.com




म ल स - २		
१२२२६	३८	३८
२०२२		



प्रमाणित करण्यात येते की
या दस्तामधे
एकूण ...३८... पाने आहेत


दुय्यम निबंधक श्रेणी-१
मुळशी-२

पहिले नंबरचे पुस्तकाचे
१२२२६ नंवरी नोंदला.


दुय्यम निबंधक श्रेणी-१
मुळशी-२
दिनांक: २७/०६/२०२२

