

॥ श्री म्हातोबा प्रसन्न ॥



॥ श्री बापुजीबुवा प्रसन्न ॥

दस्त प्रकार : लिट अॅन्ड लायसेन

दस्त क्र. : 11575/2017

दिनांक : 30/8/2017

दुय्यम निबंधक : दुय्यम निबंधक मुळशी 2

गाव : हिंगवडी स.न. / गट नं. : क्षेत्र

लिहून घेणाऱ्याचे नाव : मॅ. बेस दिवाळी प्रा. लि. तर्फे विक्रम खुडे

पत्ता :

लिहून देणाऱ्याचे नाव : एम.ओ.सेन टेक्नोलॉजी. कंपनी प्रा. लि.

पत्ता : मकरंद वसलवार.

विजय रामभाऊ राक्षे (मोकाशी)

एम.कॉम.एल.एल.बी.

अॅडव्होकेट

453/11575

पावती

Original/Duplicate

Wednesday, August 30, 2017

नोंदणी क्र.: 39म

1:53 PM

Regn.: 39M

पावती क्र.: 13257 दिनांक: 30/08/2017

गावाचे नाव: हिंजवडी

दस्तऐवजाचा अनुक्रमांक: मलस२-11575-2017

दस्तऐवजाचा प्रकार : 36-अ-लिह्ट अँड लायसन्सेस

सादर करणाऱ्याचे नाव: मॅ. वेस रियल्टी प्रा. लि. तर्फे अधिकृत प्रतिनीधी विक्रम खुडे . .

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकूण:

रु. 1240.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:54 PM ह्या वेळेस मिळेल.

Somaj
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बाजार मूल्य: रु. 1925208 /-

मोबदला रु. 364461/-

भरलेले सुद्रांक शुल्क : रु. 57100/-

सह. दुय्यम निबंधक

श्रेणी-१, मुळशी-२

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004893500201718E दिनांक: 30/08/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 740/-



CHALLAN
MTR Form Number-6

GRN	MH004893500201718E	BARCODE	[Barcode]		Date	30/08/2017-12:14:01	Form ID	36A
Department					Inspector General Of Registration			
Type of Payment					Payer Details			
Stamp Duty					TAX ID (If Any)			
Registration Fee					PAN No.(If Applicable)			
Office Name					Full Name			
MLS2_MULSHI 2 SUB REGISTRAR					BASE REALITY PVT LTD through authorized signatory Mr Vikram Khude			
Location					Flat/Block No.			
PUNE					SR No. 234, Hissa No. 1 to 4 AND OTHERS			
Year					Premises/Building			
2017-2018 One Time					Road/Street			
Account Head Details					Area/Locality			
					Town/City/District			
					PIN			
					4 1 1 0 5 7			
					Remarks (If Any)			
					PAN2=AADCH4507P-SecondPartyName=HAOSEN TECHNOLOGY COMPANY PVT LTD through General Man Mr Makarand Vazalwar-CA=60-Marketval=320868			
					Amount In			
					Fifty Seven Thousand Six Hundred Rupees Only			
					Words			
Total					57,600.00			
Payment Details					FOR USE IN RECEIVING BANK			
IDBI BANK					Bank CIN			
Cheque-DD Details					Ref. No.			
					69103332017083010860			
Cheque/DD No.					Bank Date			
					RBI Date			
					30/08/2017-12:14:25			
Name of Bank					Bank-Branch			
					IDBI BANK			
Name of Branch					Scroll No. , Date			
					Not Verified with Scroll			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

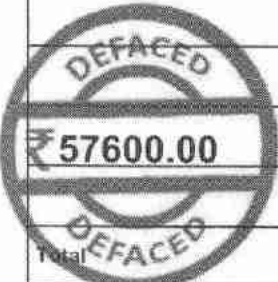
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CHALLAN
MTR Form Number-6

GRN	MH004893500201718E	BARCODE			Date	30/08/2017-12:14:01	Form ID	36A			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)							
				PAN No.(If Applicable)	AACCB6445M						
Office Name	MLS2_MULSHI 2 SUB REGISTRAR			Full Name	BASE REALITY PVT LTD through authorized signatory Mr Vikram Khude						
Location	PUNE			Flat/Block No.	SR No. 234, Hissa No. 1 to 4 AND OTHERS						
Year	2017-2018 One Time			Premises/Building							
Account Head Details		Amount In Rs.		Road/Street	HINJEWADI						
0030046401 Stamp Duty		57100.00		Area/Locality	11884 Sq. ft.						
0030063301 Registration Fee		500.00		Town/City/District							
				PIN		4	1	1	0	5	7
				Remarks (If Any)	PAN2=AADCH4507P~SecondPartyName=HAOSEN TECHNOLOGY COMPANY PVT LTD through General Man Mr Makarand Vazalwar~CA=60~Marketval=320868						
				Amount In	Fifty Seven Thousand Six Hundred Rupees Only						
		Total		Words							
		57,600.00									
Payment Details				FOR USE IN RECEIVING BANK							
IDBI BANK				Bank CIN	Ref. No.	69103332017083010860		134208414			
Cheque/DD Details				Bank Date	RBI Date	30/08/2017-12:14:25		Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					



NOTE:- This challan is valid for document to be registered in Sub-Registrar Office and Not valid for unregistered document.
सदर चलन केवल इत्यम निदेशक कार्यालयात विलेप करारवाच्या दस्तावेजात ताली आहे. गैरविलेप करारवाच्या दस्तावेजात सदर चलन लागू नाही.

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-453-11575	0002742513201718	30/08/2017-13:38:38	IGR045	500.00
2	(IS)-453-11575	0002742513201718	30/08/2017-13:38:38	IGR045	57100.00
Total Defacement Amount					57,600.00

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LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT is made and entered into at Pune on this 30th day of August, 2017

BETWEEN

M/S. BASE REALTY PVT LTD; a company incorporated under the Companies Act, 1956, having its registered office at 1607, 16th Floor Lodha Supremus, Opp. Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai 400013 and Site office at India Land Global Industrial Park, S. No. 234,235 & 245, Hinjawadi Phase 1, Taluka Mulshi, Pune - 411057 hereinafter referred to as the **"OWNERS" (The 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 etc) **PARTY OF THE ONE PART; [PAN NO. AACCB6445M]**

AND

HAOSEN TECHNOLOGY COMPANY PVT. LTD., a company incorporated under The Companies Act, 1956, having its registered office at Unit No. 207, Lunkad Sky Vista, Lohagaon, Viman Nagar, Pune - 411014 hereinafter referred to as the **"COMPANY" (The LICENSEE)** through its **Authorised signatory (C.O.O. / General Manager), Mr. Makarand Vazalwar**, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) **PARTY OF THE OTHER PART. (PAN NO. AADCH4507P)**

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 Hinjawadi, Taluka Mulshi, District Pune and more particularly described in the First schedule hereunder, hereinafter referred to as **"the said Larger land"**.



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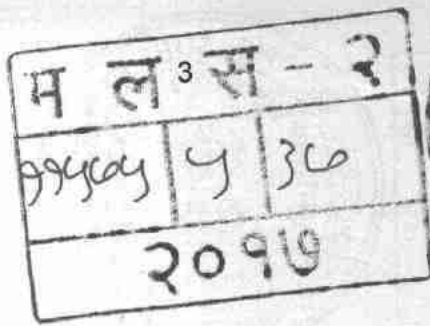


- ii. The **OWNERS** have represented that the said Larger land is situated in Industrial Zone as per the certificate dated 11 October 2010 issued by the Director, Town Planning Department, Pune.
- iii. The **OWNERS** have represented that the Sub-Divisional Officer, Pune, by its order bearing no. NA/SR/78/07 dated 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.
- iv. The **OWNERS** have represented that they are in the process of obtaining a revised sanctioned common layout for the said larger land from the Collector/ other concerned Revenue Authority and thereby carving out various plots out of the said Larger lands. The **OWNERS** declare that they shall comply with all the rules and regulations for getting the said lay out sanctioned from the Town Planning Authority /PMRDA and other concerned authorities.
- b) The **COMPANY** is engaged in the business of design, engineering, assembly and testing of assembly equipment, assembly lines for automotive, electronics and pharma industry. It will be working in 3 shifts of 8 hours each. 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 to the **OWNERS** if required.
- 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) On Knowledge of the aforesaid intention of the **COMPANY**, the **OWNERS** approached the **COMPANY** and offered the part warehouse having chargeable Area of 11884 Sq.ft (Eleven Thousand Eight Hundred and Eighty four 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.
- e) The chargeable area agreed to be leased to the **COMPANY** is inclusive of the Warehouse Area and Proportionate Common Area. Warehouse Area shall be the entire area enclosed by its periphery walls including area under walls, wall cladding, Column, Toilets and



Signature





Platforms, utilities if any.

- f) On the said mutual representation and assurances the **OWNERS** and the **COMPANY** decided to enter into a Leave & License Agreement on the terms and conditions as recorded hereunder.
- g) This Agreement contains finally agreed 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 UNDER:

ARTICLE 1

DEFINITIONS

1.1 Definitions

When used in this Agreement, the defined terms set forth in this Article 1 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 authorised signatories of the Parties hereto.

"LEAVE & LICENSE PERIOD" shall mean the period of 5 (five) years commencing from the commencement date as mentioned in clause 3.1 below,

"PERSON" shall include an individual, an association, a corporation, a partnership, a joint venture, a trust an unincorporated organisation, a joint stock company or other entity or organisation, including a government or political subdivision, or an agency or instrumentality thereof and/or any other legal entity.

"PARTIES" shall mean the **OWNERS** and the **COMPANY** being referred to collectively.



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"PREMISES" shall mean the chargeable Area of 11884 Sq. ft (Eleven Thousand Eight Hundred and Eighty Four Square Feet only) of part Warehouse with Base building specifications such as Ground floor level industrial structure with PCC/RCC flooring, one toilet unit with WC and rolling shutter doors, support utilities.

ARTICLE 2

REPRESENTATIONS AND WARRANTIES

2.1 THE OWNERS' Representations and Warranties

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

- (i) That they are the absolute **OWNERS** of the said 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 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 are validly constituted under the applicable laws.
- (ii) As per the provisions of section of 44A 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** undertake to provide to the **COMPANY** the aforesaid necessary plans approvals and orders if required for the said industrial facility on the said plot from the statutory Authorities.
- (iv) That they have paid the necessary Nazarana 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 it 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 land/said plot.
- (vi) No attachments or warrants have been served on the **OWNERS** in respect of Sales Tax, Income Tax, Government Revenues and any other taxes or charges in respect of the said plot.
- (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



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in respect of the said plot or 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 to depart after loading and unloading (if any) within two hours. Dedicated parking space is allotted inside the premises.

2.2 THE COMPANY'S Representations and Warranties

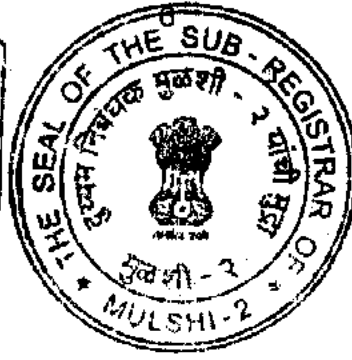
THE COMPANY hereby represents and warrants to the **OWNERS** as follows:

- (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, 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. Parties hereto acknowledge that they have entered into this Agreement by relying upon representation and warranties made by them to one another.



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ARTICLE 3

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

3.1. LEAVE & LICENSE PERIOD

- a. The parties hereto have agreed to a Leave & License Period of 5 (five) years commencing from 1st day of September 2017.
- b. **Commencement Date:** The **OWNERS** shall handed over to the **COMPANY**, possession of the said Premises on 1st day of September 2017, (herein after referred to as "the **Commencement Date**")

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 Leave & License Period, and the **OWNERS** shall ensure that no Person creates any hindrance to the **COMPANY** and its employees/ consultants/ workers/ representatives/ visitors enjoyment of such rights subject to security check by the **OWNERS** and the **COMPANY** comply/ abide with its obligations/ terms and conditions of this Leave & License Agreement pertaining to the said Premises as mentioned herein.

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

3.2 LOCK IN PERIOD

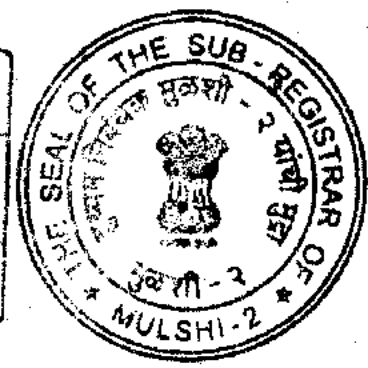
- (a) i. The Parties herein agree for a lock in period of 3 (three) years from the commencement date. The **COMPANY** shall not be entitled to terminate the Leave & License Agreement during this lock in period (hereinafter referred to as "the said lock in period")
- ii. The parties hereto agree that in the event the **COMPANY** desires to terminate the License during the Lock in period (as agreed aforesaid), it shall be liable to pay to the **OWNERS** the license fee for the balance un-expired lock in period plus all applicable taxes, cess, surcharges, levies etc. In the event the **COMPANY** fails to pay to the **OWNERS** such amounts i.e. the license fee for the balance un-expired license period on termination of the License during the lock in period, the **OWNERS** shall have lien over the



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properties of the **COMPANY** and the option to recover said amounts as mentioned herein in "Termination" Clause.

- (b) The **OWNERS** shall have no right to terminate the License during the lock in period except in case of default by the **COMPANY** in making regular payments of license fee or any other applicable 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 License, the **OWNERS** shall not be liable to pay any compensation to the **COMPANY**, but instead the **COMPANY** shall be liable to pay the license fee/ all other applicable charges plus all applicable taxes, cess, levies, surcharges etc for the balance of the un-expired lock in period. The **COMPANY**, in such case, shall clear all its arrears towards license fee, found due and payable/outgoings by it to the **OWNERS** after adjusting the Security Deposit lying with the **OWNERS** simultaneously on handing over the Facility/Premises to the **OWNERS**.
- (c) If any amounts are found due and payable by the **OWNERS** i.e. after adjusting the Security Deposit as provided herein below, to the **COMPANY**, the **OWNERS** shall pay the same to the **COMPANY** simultaneously on handing over the Facility/premises to the **OWNERS**.

3.3 LICENSE FEE

For providing the aforesaid Premises to the **COMPANY** for running its activities throughout the tenure of the License period, the **COMPANY** shall pay to the **OWNERS** license fee with effect from 1st September 2017:

Initial License fee will be Rs. 27 per sq.ft for the chargeable area of 11884 sq. ft

The license fee stipulated in this clause shall be escalated at the rate of 7% for 2nd & 3rd year and 5 % for 4th & 5th year over the last paid fee.

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



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Sr.	Period	License Fee Per month
1 st Year	From rent commencement date 1 st Sept 2017 to 31 st August 2018	Rs. 3,20,868
2 nd Year	From 1 st Sept 2018 to 31 st August 2019	Rs. 3,43,329
3 rd Year	From 1 st Sept 2019 to 31 st August 2020	Rs. 3,67,362
4 th year	From 1 st Sept 2020 to 31 st August 2021	Rs. 3,85,730
5 th year	From 1 st Sept 2021 to 31 st August 2022	Rs. 4,05,016

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/Utilities charges over and above the said License fee/utilities charges.

3.4 LICENSE FEE - Payment

- (i) The monthly license fee/ utility charges will be paid in advance before the 10th 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-400213

Bank Name : IndusInd Bank Limited
 Branch : Lower Parel Mumbai - 400013

IFSC : INDB0000341

Current Account no. : 200999589832

Otherwise the cheque/Demand Draft towards the payment of license fee/charges shall be drawn in favour of "**BASE REALITY PVT LTD**" unless the **COMPANY** has been instructed by the



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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 charges 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 and the **COMPANY** shall not be affected in any manner.

- (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 shall be executed by the parties and registered with the office of concerned authorities.
- (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.

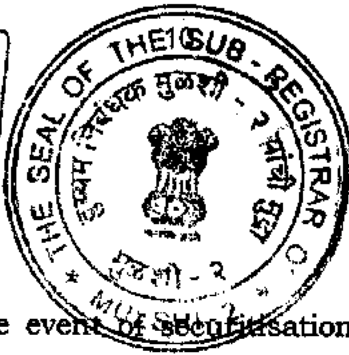
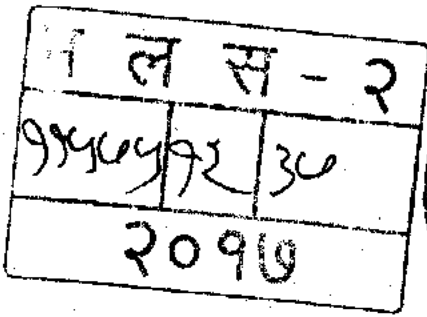
As mentioned hereinbefore the license fee for the Premises is to be paid in advance before the 10th day of each English calendar month. Any delay beyond that shall make the **COMPANY** liable to pay interest on the delay of the said license fee at the rate of eighteen percent (18%) per annum for the 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 **COMPANY** shall be liable to pay the license fee/Utilities charges plus all applicable taxes for the balance un-expired license period.

3.6 Securitisation of LICENSE FEE

The **OWNERS** have informed the **COMPANY** that they desire to securitise the license fee, payable by the **COMPANY** hereunder for the Premises, with a Bank/financial institution and avail of a loan from Financial



Signature



Institution/Bank. In the event of securitisation of the monthly license fee, payable hereunder by the **COMPANY** to the **OWNERS**, the **OWNERS** shall inform the **COMPANY** in writing about the same so as to enable the **COMPANY** to pay the monthly license fee to such Financial Institution/Bank directly. The payment by the **COMPANY** to such financial institution/Bank/Company shall amount to discharge of the obligation of the **COMPANY** hereunder as regards payment of the license fee for use and occupation of the Premises. The **COMPANY** shall sign requisite documents with the bank/financial institution/ to enable the **OWNERS** to undertake such securitisation.

3.7 Security Deposit

3.7.1. License Fee Security Deposit

(i) The **COMPANY** shall pay and keep deposited as "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, **Rs. 19,25,208/- (Rupees Nineteen Lakhs Twenty Five Thousand Two Hundred and Eight Only)** as on the date of signing of this leave & license agreement.

a. The **COMPANY** has already paid Rs. 3,20,868/- (Rupees Three Lakhs Twenty Thousand Eight Hundred Sixty Eight only) to the **OWNERS**.

b. Balance Rs. 16,04,340/- (Rupees Sixteen Lakhs Four Thousand Three hundred and Forty only) shall be paid by the **COMPANY** on signing of this agreement.

(ii) The amount of License Fee Security Deposit shall be subject to 15% escalation on completion of this license period.

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** or vice-versa and the balance amount of the Security Deposit, after such



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adjustment, if any, shall be refunded by the **OWNERS** to the **COMPANY** within 7 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 as to payment of the balance of the Security Deposit simultaneously on receipt of possession of the Facility/premises 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 license fee, till the **OWNERS** refund the Security Deposit with interest @ of eighteen percent (18%) per annum.

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 the **COMPANY** shall be entitled to pay such amounts due and recover the such amounts from the **OWNERS** by submitting such supporting documents 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.

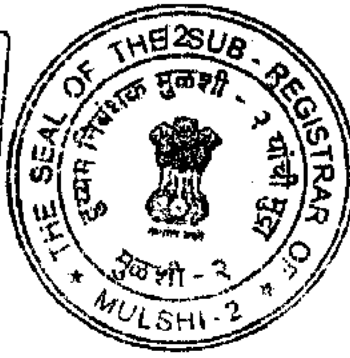
3.9 Water and Electricity charges:

All the arrangements and applications for ensuring supply of water and electricity (MSEDCL) along with the charges/deposits towards the expenses for consumption of electricity 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 **COMPANY**. The payments of these charges shall be made within the due dates from the Corporation/Municipality/Gram Panchayat/Government Authorities.



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The **COMPANY** is allowed to have its own Diesel Generators 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.

On the **COMPANY** vacating the Premises on expiry of the Term or the renewed term or the termination of the license, the **OWNERS** shall have an option to take a transfer of the MSEDCL connection in their name. In such event, the **OWNERS** shall pay to the **COMPANY** the amounts of security deposits paid by it to such authorities and the **COMPANY** shall also sign the requisite transfer forms in favour of the **OWNERS** or their nominees. If the **OWNERS** do not desire to take the transfer of the MSEDCL connection in its name, then in that event, the **COMPANY** shall inform the requisite authorities for discontinuing the connections and claim the refund of the deposits paid by it. However, the **COMPANY** 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 **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

4.1. MAINTENANCE/ REPAIRS & CHARGE

a. Maintenance of owner provided equipment's dedicated for the Licensed premises:

The **OWNERS** have agreed to provide 5T EOT crane along with the below mentioned facilities.

The **COMPANY** shall be responsible for all the day to day maintenance and AMC of owners provided facilities/equipment's like light fittings, 5T EOT crane, Panels, Toilet unit, Car parking, Compressor/DG platform 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 **COMPANY** shall ensure during such process of carrying out such non-structural



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changes, the premises is not damaged in any manner. The **COMPANY** shall do day-to-day maintenance.

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.

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

All expenses for AMC and repair works related to developer provided common

facilities / fit outs of Plot No 6 like Transformer, Panels, street lighting, Fire

hydrant system, gardening, septic tank, roads etc and day today maintenance of

common premises will be shared by all the tenants of Plot No 6 on prorata basis.

d. Common electricity of the Park :

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.

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** 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 5

OBLIGATIONS OF THE COMPANY

5.1 INSURANCE BY THE COMPANY

That the **COMPANY** shall insure its property i.e. machines, equipments and other materials, which may be brought into the Premises by the **COMPANY**, by taking insurance policies with



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

- 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 fire fighting system in the Facility and 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.
- 5.4 Any activity by the **COMPANY**, other than its usual Business, which will endanger the Premises shall not be conducted in the Premises. The **COMPANY** shall ensure that no substances, not permitted by law, 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 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.
- 5.7 The **COMPANY** shall not load more than 1000 kgs / Sq. meter on floor and the said 1000 kgs is inclusive of dead load, live load and all fit outs, interiors. 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.
- 5.8 The **COMPANY** shall not park any of its/employees/representatives/ agents/clients vehicles in the common areas of the park campus. And **COMPANY** to ensure that loading and unloading of materials shall be completed within two hours time. Vehicles to be parked inside the premises space allotted to the Licensee. Any additional parking space if required outside the premises shall be at an additional cost that shall be mutually decided by the Licensor and the Licensee. The **COMPANY** will manage its activities within the licensed premises only and



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will keep the peripheral area around the warehouse premises neat and clean for the smooth vehicular movement of all the tenants.

ARTICLE 6

INDEMNIFICATION

6.1 BY THE OWNERS

The **OWNERS** shall indemnify the **COMPANY** against all costs, expenses, compensation, levies, dues, duties, or fines etc., as may be levied or imposed on **OWNERS** or demands raised against **COMPANY** on account of non-observance or non-compliance of any provisions and or construction contemplated under these presents and or construction activity in accordance with the provisions of rules, bye laws or regulations or for not discharging their statutory liabilities or for not procuring necessary permissions, payment of dues etc., in respect of construction of premises or labour employed, directly by **OWNERS** or through any other contractors appointed by **OWNERS** for completion of the project, or any breach or non-performance of any of the obligations of the **OWNERS** under this Agreement, or any inaccuracy in any of the representations and warranties provided by the **OWNERS** to the **COMPANY**, any claim or damages owing to defect in title, or any other claim whatsoever that may be levied or raised on the **COMPANY** or suffered by the **COMPANY** in respect of the Facility as a result of the willful act or omission of **OWNERS**.

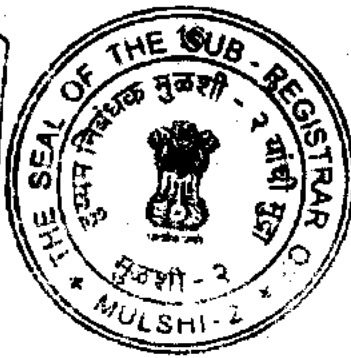
6.2 BY THE COMPANY

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 **COMPANY** or 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.



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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 at least 24 (Twenty Four) hours to the **COMPANY**.

ARTICLE 8

TERMINATION

8.1 Termination By Either Party

As mentioned hereinbefore, there is a lock in period of 3 years 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

As mentioned hereinbefore, in the event the **COMPANY** defaults in payment of the license fee during the lock in period beyond a period of 1 (one) month, the **OWNERS** shall be entitled to terminate the license by giving 30 days notice in writing to the **COMPANY**. In such case, and/or the **COMPANY** terminates the license by its own will and/or the **OWNERS** terminates the license for any breach of term by the **COMPANY**, the **COMPANY** shall be liable to pay all the 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 3 years, either party herein shall have an option to terminate the license contract by giving 6 months advance written notice to the other Party in that regard. Such termination notice can be given 6 months prior to expiry of lock in period.

8.4 Termination in case of Natural Calamity.

The parties have agreed that in the event of Force Majeure the Facility becomes uninhabitable for more than consecutive 30 (thirty) days then in such event either of the Party shall be entitled to terminate these presents by giving 30 days written notice to the Other Party. The Parties hereto through an independent mutually



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agreed contractor shall assess the damage to the Facility and the time frame within which the same can be restored.

8.5 Refund of Security Deposit

Any balance of the Security deposit amount, 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** simultaneously on handing over the vacant possession of the said Premises to the **OWNERS**. In case of default by the **COMPANY** to take over the built-up space / premises from the **OWNERS**, the entire Security Deposit shall stand automatically forfeited and further the **COMPANY** shall pay to the **OWNERS** the entire cost incurred by the **OWNERS** in developing the Built-up space / premises as liquidated damages. However, the **OWNERS** can inspect the Premises on yearly basis and can appraise the **COMPANY** for any required repair/ improvement work to be carried out in the Premises on the **COMPANY's** cost.

8.6 Handing over possession on expiry/termination

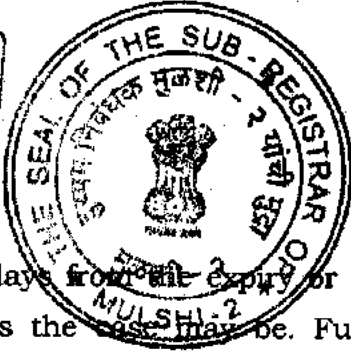
The **COMPANY** shall ensure that the entire Premises including Owner's provided equipments/fittings in working condition to be handed over to the **OWNERS** on the expiry of the license or its termination, whichever is earlier, subject to normal wear and tear of the building and utilities simultaneously with the **OWNERS** refunding the Security Deposit after adjusting all dues and outgoings including outstanding payments of GST, electricity, water bill etc. The **COMPANY** shall also ensure that all the government agencies/financial institutions, wherever necessary, are informed about the Facility being 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. However, if the **COMPANY** fails/neglects to pay off/settle all its dues and outgoing under this Agreement or the security deposit held by the **OWNERS** is not being sufficient to adjust all such dues and outgoing then in such event, the **COMPANY** hereby agrees that it shall not remove the machineries and other absolute belongings of the **COMPANY** from the said premises, till the same are paid off or settled by the **COMPANY**,



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within 30 days from the expiry or the early termination of these presents, as the case may be. Further it is agreed that if the **COMPANY** fails/neglects to settle the same within the said 30 days then in such event, the **OWNERS** shall have right to lift/remove the said machinery and other belongings of the **COMPANY** lying in the said premises and to transport and store the same at any suitable place/warehouse, entirely at the risk, cost & expenses of the **COMPANY** and to hold the same under their custody till all such outstanding dues are cleared and settled. The **OWNERS** shall have a right to sell/dispose of the said properties of the **COMPANY** and realise the amount due to the **OWNERS**/other third parties.

ARTICLE 9

MUTUALLY AGREED TERMS AND CONDITIONS

9.1 Modifications / Alterations

The **OWNERS** have agreed to provide,

- 5 T EOT crane
- Concrete pavement for parking for 5 cars on N side and covered platform for compressor on East side
- Small prefab toilet unit (1 Indian type, 2 EWC , 2 urinals)
- Power distribution board in proposed area
- Security booth at entry gate

9.2 Tenure of the Agreement

It is specifically agreed between the parties that this Agreement would be in effect from the Commencement Date hereof till the expiry of license (i.e. 5 years) 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 people employed or engaged by it.

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



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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 **OWNERS / New Owners** solely.

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:

Kind Attention: Mr. Makarand Vazalwar
 Address: Unit No. 207, Lunkad Sky Vista, Lohegaon, Vimannagar, Pune 411014
 Phone: +91 20 65236666
 e-mail: makarand.vazalwar@haosenindia.com

ARTICLE 12

Force Majeure

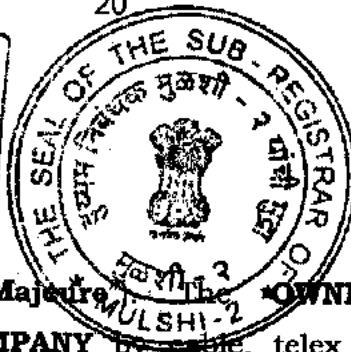
12.1 The **OWNERS** shall not be held liable for delays caused to perform or delay in performing its duties under this Agreement, where such failure or delay is caused by unforeseeable and unavoidable natural calamities such as heavy rains, fire, war, earthquakes, typhoons, flooding, strikes, and other recognized events of force majeure, the occurrence or consequences of which are unforeseeable and unavoidable and cannot be overcome by due



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diligence (Force Majeure) **OWNERS** shall notify immediately the **COMPANY** by cable, telex 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**.

12.2 Acts of the Government

Acts of governments or their officials, or change in government policies vis- a vis the construction materials/policy, or shortage of materials, transport strike or labour strike shall also entitle the **OWNERS** for a suitable extension in the period of construction, which shall be mutually agreed to between the parties.

12.3 After the cessation of the Force Majeure cause, as mentioned above, the **OWNERS** shall notify the other party by, 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 this Agreement as soon as possible after the cessation of the Force Majeure cause.

12.4 The parties have agreed that in the event of Force Majeure the Premises becomes uninhabitable then in such event license fee shall abate totally or proportionately depending upon the nature of the damage to the Premises.

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. In the event of the parties not agreeing to appoint a sole



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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.
- 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.
- 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 comes reasonably and economically closer to the one actually agreed upon.
- 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



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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.

14.4. 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.

14.5 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.

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 both 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.

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

Industrial facility with a chargeable area of 11884 Sq. ft in Plot no. 6 situated within the First Schedule above.



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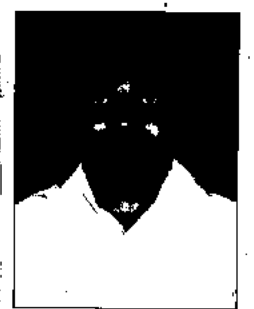
IN WITNESS WHEREOF the parties here to have executed this Agreement of LEAVE & LICENSE hereof at Pune on the day and year first above written.

SIGNED & DELIVERED by the within named
(OWNERS / LICENSOR)

BASE REALTY PRIVATE LIMITED

by the hand of one of its Director duly
 authorized in that behalf,

Mr. Vikram Khude.

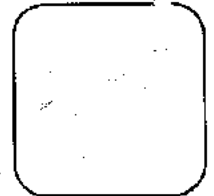


SIGNED & DELIVERED by the within name
(COMPANY / LICENSEE)

**HAOSEN TECHNOLOGY COMPANY
 PRIVATE LIMITED**

by the hand of one of its Director duly
 authorized in that behalf,

Mr. Makarand Vazalwar



in the presence of

1. Name: VISWESWARAN, S

Sign:

Add: wadgaoh (Bk), Pune-41.

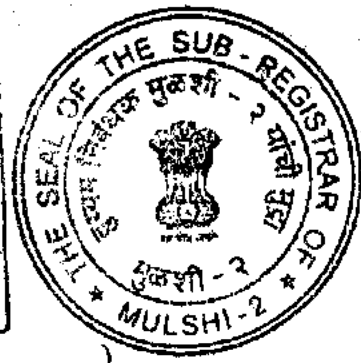
2. Name: RAHUL B. GAIKWAD

Sign:

Add: 813/14, Bhawani Peth, Pune-42.

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RECEIVED before execution of these presents)
 of and from the within named sum of) Rs. 19,25,208/-
 Rupees Nineteen lakhs Twenty five thousand)
 Two hundred and Eight only)
 being the Refundable Security Deposit Within Expressed)
 to have been paid by it to us.)
 Paid as follow:

Amount	Cheque/ DD No.	Date	Name of the Bank and Branch
Rs. 3,20,868	147700	2/08/2017	HSBC Bank ,Bund Garden Road, Pune 411001
Rs. 9,50,000	147703	29/8/2017	HSBC Bank ,Bund Garden Road, Pune 411001
Rs. 6,54,340	147704	29/8/2017	HSBC Bank ,Bund Garden Road, Pune 411001



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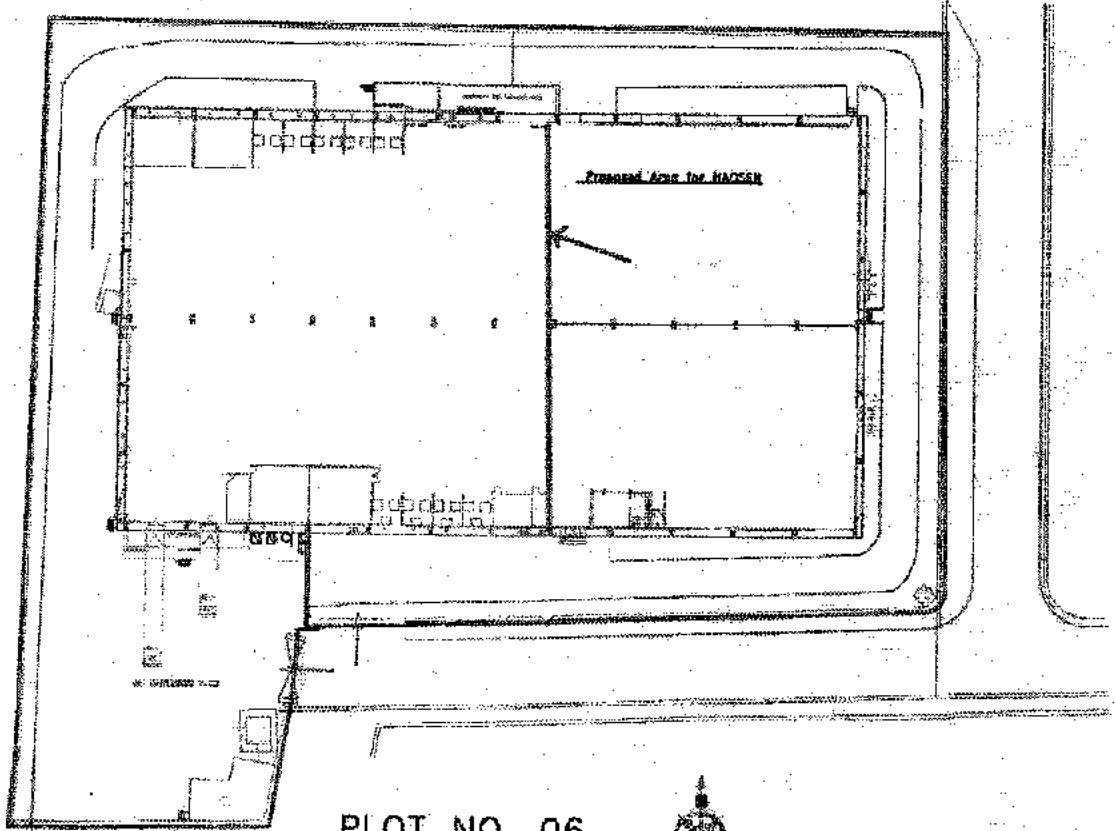


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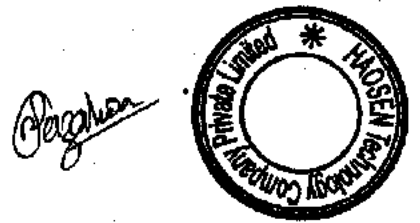
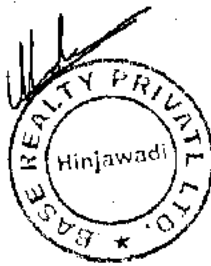
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Plot No. 06 Drawing



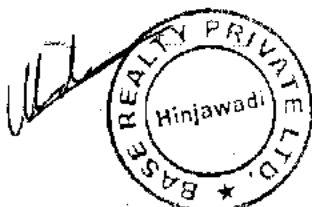
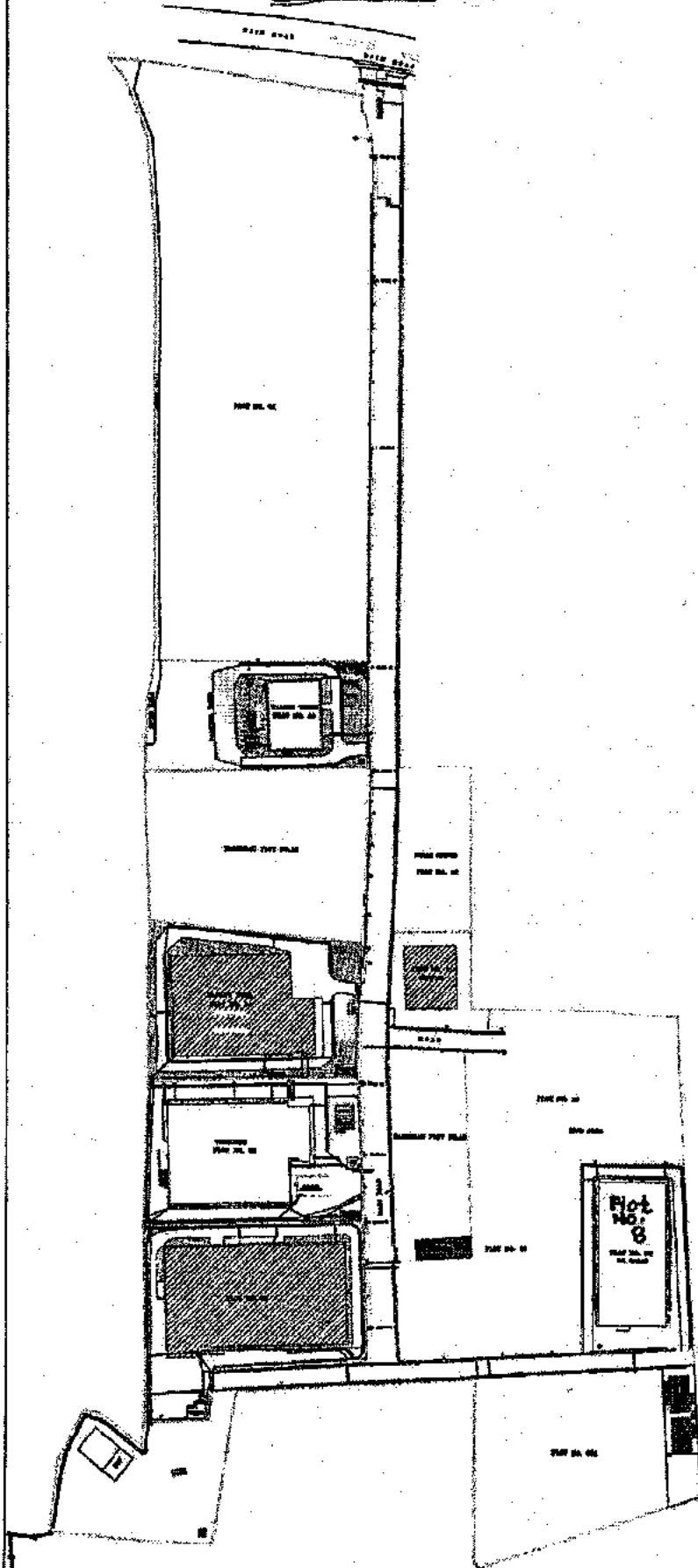
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Annexure "A"
LAYOUT PLAN LAND

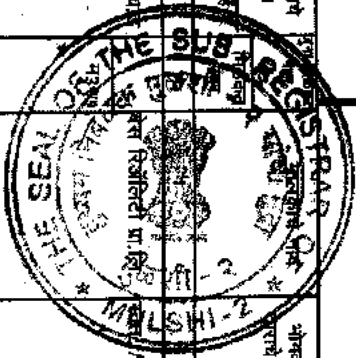
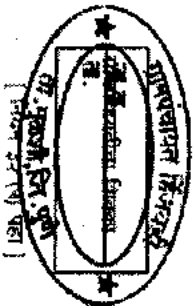


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ग्रामपंचायत हिजवडी तालुका मुळशी जिल्हा पुणे

Assessment List Extract (Format No. 8)

सन २०१७ - २०१८ सालासाठी करात पत्र इमारती व जमिनी यांची २०१५-२०१६ आकारणी यादी.



क्र. क्र.	रस्ताचे नाव	नगरपालिका	नगरपालिकेचे वर्ग	मालकी मूल्य		कर		एकूण	ग्रामपंचायत	तालुका	जिल्हा	नगरपालिका	सं. क्र.
				मूळ	वाढी	प्रमाण	एकूण						
१	२/१०१	१	०	२३२७	४२६००	४२६	४२६	२३२७	४२६	४२६	४२६	२३२७	४२६

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२०१७

स. नं. २३४/१९
 स. नं. २३४/१९
 स. नं. २३४/१९

येथे प्रमाणित आख्यायत हस्तगत करण्यात आल्यावर श्री. / सौ. वि. अ. सि. शा. सि. यांचे अर्थविवरण उतारात तयार केला आहे.

नातकनात तयार करणार

दिनांक **२९/०६/२०१७**
 Date

P. P. S.
 शासनियत हिजवडी
 ता. मुळशी, जि. पुणे

P. P. S.
 शासनियत हिजवडी
 ता. मुळशी, जि. पुणे



Maharashtra State Electricity Distribution Co. Ltd.

ELECTRICITY BILL FOR THE MONTH OF

JUL 2017

GANESHKHIND CIRCLE

PIMPRI DIVISION 301 B

Sangvi CC SUB-DIVN 636

256

Consumer No.: 170149076160

M/S BASE R

Consumer Name: M/S BASE REALITY PVT LTD

Address: PL NO3 S. NO 234(P), 235(P)
HINJEWADI

paid by NEFT - STCBH17217000029

218112

Village: MULSHI

Mobile No.

Connected Load (KW): 180.00

Pin Code: 411057

Contract Demand (KVA): 180

Sanctioned Load (KW): 180.00

50% of Con. Demand (KVA): 90.00

Sanctioned Demand (KVA): 180.00

Date of Connection: 29-12-2011

Meter No.: 055 - MHD00269

Tariff: 110 HT-II

Supply at: HT Prev. Highest (Mth) JAN Bill Demand (KVA) 28

Elec. Duty 06

Reading Date	KWH	KVAH	RKVAH (LAG)	KW (MD)	KVA (MD)
Current 31-07-2017	510687.000	568115.000	157216.000	2.200	2.200
Previous 30-06-2017	510327.000	567755.000	157216.000		
Difference	360.000	360.000	0.000		
Multiplying Factor	2.0000	2.0000	2.0000	2.000	2.0000
Consumption	720.000	720.000	0.000	4.400	4.400
Add if L. T. Metering	0.000	0.000	0.000	0.000	0.000
Adjustment	0.000	0.000	0.000		
Assessed Consumption	0.000	0.000	0.000		
Total Consumption	720.000	720.000	0.000	4.000	4.000

Billed Demand (KVA)	@ Rs.	Amount	
Assessed P.F.	Avg. P.F.	1.000	
Billed P.F.	L.F.	1	
Consumption Type	Units	Rate	Charges Rs.
Industrial	0	11.4	0.00
Residential	0	5.82	0.00
Commercial	720	11.4	8208.00
E.D. on (Rs.)	Rate %	Amount Rs.	
	9.3		
	16		
	21		
		6392.57	
Zone	Units	Demand	Charges Rs.
'A' Zone	236	1.00	354.00
'B' Zone	278	4.00	0.00
'C' Zone	82	2.00	65.60
'D' Zone	124	4.00	138.40

Particulars	Amount in Rs.
Demand Charges	22,500.00
Wheeling Charge @ 0.83	597.60
Energy Charges	6,208.00
TOD Tariff EC	-152.00
FAC @ -99 Ps/U	-712.80
Electricity Duty	6,392.57
Other Charges	0.00
Tax on Sale @ 9.04 Ps/U	65.09
P.F. Penal Charges / P.F. Incentive	-2,130.86
Charges For Excess Demand	0.00
Debit Bill Adjustment	0.00
TOTAL CURRENT BILL	34,767.60
Current Interest 31/07/2017	0.00
Principal Arrears	-642.24
Interest Arrears	0.00
Total Bill Amount (Rounded) Rs.	34,130.00
Delayed Payment Charges Rs.	434.60
Amount (Rounded) Payable After 6-08-2017	34560

(In words) Rupees THIRTY-FOUR THOUSAND ONE HUNDRED THIRTY ONLY

Security Deposit Held Rs. 4,04,000.00

Addl. S.D. Demanded Rs. 0.00

S. D. Arrears Rs. 0.00

CUSTOMER CARE
Toll Free No. : 1800-233-3435
1800-200-3435

BILL MONTH	JUN-17	MAY-17	APR-17	MAR-17	FEB-17	JAN-17
UNITS	616	1,444	1,800	42	76	834
BILL AMOUNT	34,501	52,142	49,100	36,796	30,667	58,935

Consumers can pay online using Netbanking, Credit, Debit Cards at <https://wss.mahadiscom.in/wss/wss> after registration.
CGRF Address : 925, Kasba Peth, Admin. Building, 2nd Floor, Pune-411011; For HT Billing Problem pl. write to htgkuc@mahadiscom.in.
IGRC, Executive Engineer, block no. 202, Prakash Bhavan, 2nd floor, Senapati Bapat Rd, Pune-411016; Cr Adj. Rs. 281 of type PROMPT
PAYMENT DISCOUNT included in arrears;
**** PROMPT DISCOUNT Rs. 283 IF PAID ON OR BEFORE 07-AUG-17
**** IF PAID BY CHEQUE/DD/PAY ORDER, THEN REALIZATION DATE WILL BE CONSIDERED AS PAYMENT DATE.
**** A Special desk is operational for HT Consumers, Please contact: htconsumer@mahadiscom.in for any Clarification/Query or Grievance.
**** Submit your Email ID and Mobile Number to Circle Office.

For CGRF and IGRC details refer www.mahadiscom.in; Tariff Revised w.e.f 01-04-2017



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DOES THIS BILL MAKE YOU SWEAT?

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info@agnisolar.com
agnisolar.com

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PTO
Konyal

Chief Engineer (Commercial)
Maharashtra State Electricity Distribution Co. Ltd.
E & O.E. and Subject to Conditions overleaf

For Advt. : Email : info@mahadiscom.in

BASE REALTY PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BASE REALTY PRIVATE LIMITED, HELD ON AUGUST 29, 2017 AT THE REGISTERED OFFICE OF THE COMPANY.

AUTHORIZATION TO SIGN, EXECUTE AND REGISTER THE LEAVE AND LICENCE AGREEMENT ON BEHALF OF COMPANY WITH M/S. HAOSAN TECHNOLOGY COMPANY PVT. LTD.

The Board was informed about the need to enter into "Leave and License Agreement" for the 'built to suit facility' provided by Company at Hinjewadi, Pune with M/s. Haosen Technology Company Private Limited.

It was suggested that the company needs to authorize as person to sign, execute the necessary Leave and License Agreement and register the same at the competent Sub Registrar office. After discussion it was decided to authorize Mr. Vikram Khude to do the needful on behalf of Company and the following resolution was passed unanimously.

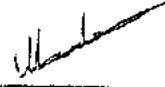

"RESOLVED THAT Mr. Vikram Khude be and is hereby authorized to sign and execute the "Leave and License Agreement" to be entered with M/s. Haosen Technology Company Private Limited on behalf of the company.

RESOLVED FURTHER THAT Mr. Vikram Khude be and is hereby authorized to do the registration of Leave and License Agreement entered between Company and M/s. Haosen Technology Company Private Limited and do all such acts necessary to give effect to the above resolution.

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

Signature of Mr. Vikram Khude

Verified by Director

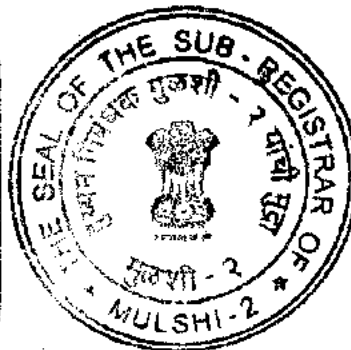
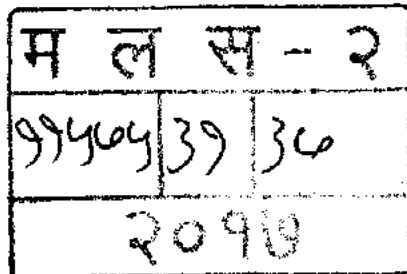
FOR BASE REALTY PRIVATE LIMITED



DIRECTOR /AUTHORIZED SIGNATORY



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



आयकर विभाग
INCOME TAX DEPARTMENT
BASE REALTY PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

भारत सरकार

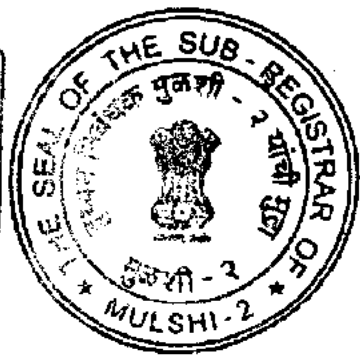
06/07/2005
 Permanent Account Number
AACOB6445M

(01697015)



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२०१७		



HAOSEN

豪森技术有限公司

HAOSEN Technology Company Private Limited

Corporate Identity Number: U50400PN2014PTC164948

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF HAOSSEN TECHNOLOGY COMPANY PRIVATE LIMITED HELD ON THURSDAY THE 30TH DAY OF JUNE, 2016 AT 11.30 A.M AT DALAN CHINA

Resolution No. 3

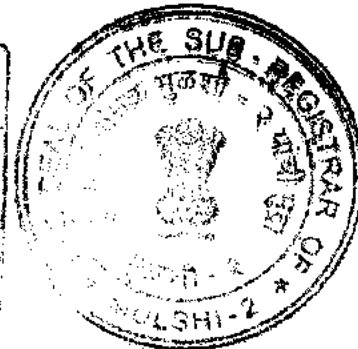
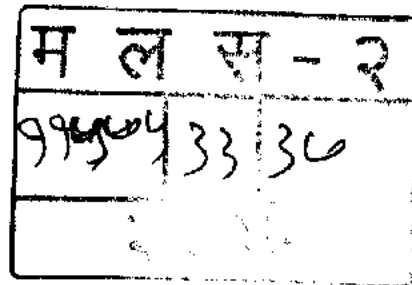
"RESOLVED THAT, consent of the Board be and is hereby accorded to appoint Mr. Makarand Vazalwar as the authorized signatory to sign and execute all documents to be filed and submitted to various government authorities like, Excise, Service tax, Income tax and the like. "

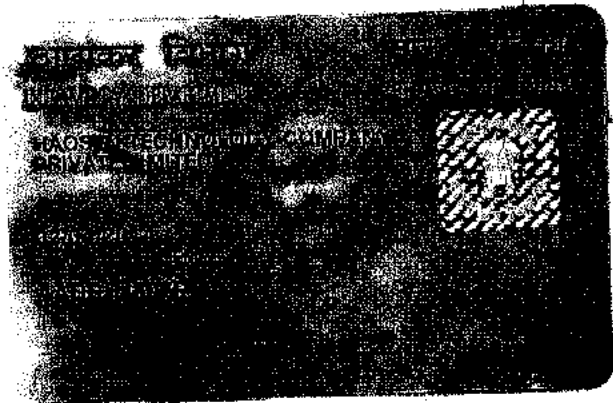
CERTIFIED TRUE COPY
HAOSSEN TECHNOLOGY COMPANY PRIVATE LIMITED

YE BI



YE BI
DIRECTOR
(DIN: 07547954)



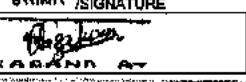


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAOPV3917B

नाम / NAME
MAKARAND AJIT VAZALWAR

पिता का नाम / FATHER'S NAME
AJIT RAMACHANDRA VAZALWAR

जन्म तिथि / DATE OF BIRTH
13-02-1971

हस्ताक्षर / SIGNATURE


भायकर बाबुल-1, पुणे
 Commissioner of Income-tax I, Pune

Vazalwar



Vazalwar

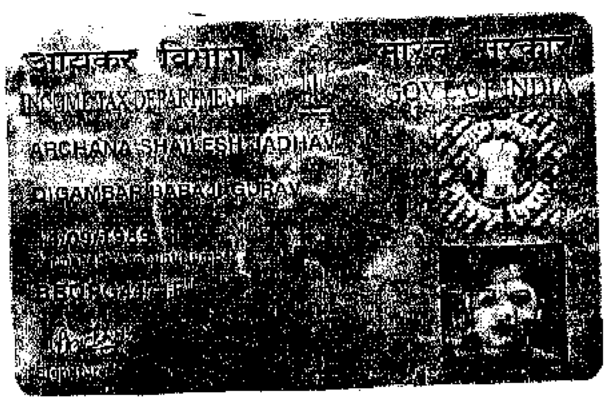
994643836
 2090



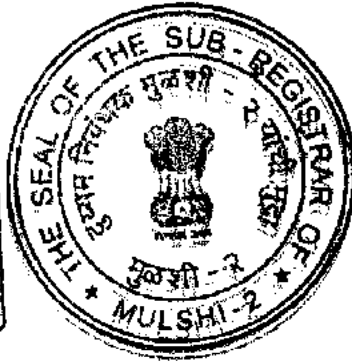
Chairman of
 Maharashtra & Goa
 HIGH COURT, Mumbai

Name : RAKSHE VIJAY RAMK
 Residence : MULSHI, Dist. PUNE
 Roll No. : MAH/1257/2012
 Enrolled On : 25-08-2012
 Date Of Birth : 05-08-1967
 127608 80000027001

CHAIRMAN



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११५५३५ ३६
२०१७



453/11575
बुधवार, 30 ऑगस्ट 2017 1:54 म.नं.

दस्त सौधवारा भाग-1

मलस२

दस्त क्रमांक: 11575/2017

दस्त क्रमांक: मलस२ /11575/2017

बाजार मूल्य: रु. 19,25,208/- मोबदला: रु. 3,64,461/-

भरलेले मुद्रांक शुल्क: रु. 57,100/-

दु. नि. सह. दु. नि. मलस२ यांचे कार्यालयात

पावती: 13257

पावती दिनांक: 30/08/2017

अ. क्र. 11575 वर दि. 30-08-2017

सादरकरणाचे नाव: मे. वेस रियल्टी प्रा. लि. तर्फे अधिकृत प्रतिनीधी विक्रम खुडे . .

रोजी 1:33 म.नं. वा. हजर केला.

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकुण: 1240.00

दस्त हजर करणाऱ्याची मही:

Sandya

MLS2

सह दुय्यम निबंधक

श्रेणी - १, मुळशी - २

दस्तची प्रकार: 36-अ-लिच्छ अंड लायसन्सेस

Sandya

MLS2

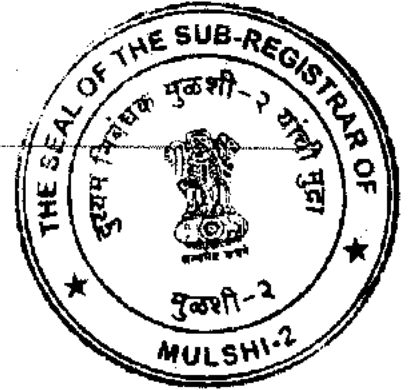
सह दुय्यम निबंधक

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.

शिका क्र. 1 30 / 08 / 2017 01 : 33 : 02 PM ची वेळ: (सादरीकरण)

शिका क्र. 2 30 / 08 / 2017 01 : 34 : 16 PM ची वेळ: (फी)





30/08/2017 1 44:56 PM

दस्त गोपवारा भाग-2

मलसर

दस्त क्रमांक: 11575/2017

दस्त क्रमांक :मलसर/11575/2017

दस्ताचा प्रकार :-36-अ-लिन्ड अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.वेम रियल्टी प्रा.लि.तर्फे अधिकृत प्रतिनीधी विक्रम खुडे . . पत्ता: . . लोअर परेल मुंबई, . . डेळीस्के रोड , MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AACCB6445M	लायसेन्सर वय :-38 स्वाक्षरी:- 		
2	नाव:हाओसेन टेक्नोलॉजी कंपनी प्रा.लि.तर्फे अधिकृत स्वाक्षरीकार मकरंद वज्रलवार . . पत्ता: . . विमाननगर,पुणे, . . 9 इन्ड , MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:AADCH4507P	लायसेन्सी वय :-46 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिन्ड अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 08 / 2017 01 : 35 : 59 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अँड विजय आर राक्षे . . वय:30 पत्ता:हिंजवडी ता.मुळशी पुणे पिन कोड:411057	स्वाक्षरी 	

शिक्का क्र.4 ची वेळ:30 / 08 / 2017 01 : 36 : 19 PM

शिक्का क्र.5 ची वेळ:30 / 08 / 2017 01 : 36 : 29 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक

श्रेणी - १, मुळशी - २ EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH004893500201718E	0002742513201718

11575 /2017

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प्रमाणित करण्यात येते की,
या दस्तामध्ये
एकूण 30 पाने आहेत

सह दुय्यम निबंधक श्रेणी-१
मुळशी-२

पहिले नंबरचे पुस्तकाचे
99404 नंबरी नोंदला.

सह दुय्यम निबंधक श्रेणी-१
मुळशी-२
दिनांक: 30/08/2017

