

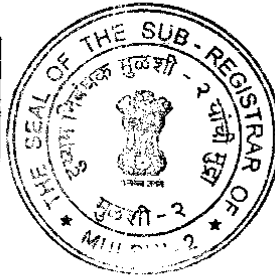


CHALLAN
MTR Form Number-6

GRN	MH007091086201718E	BARCODE			Date	10/11/2017-10:31:53	Form ID	36A	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty					
Registration Fee				Payer Details					
Office Name				MLS2_MULSHI 2 SUB REGISTRAR		TAX ID (If Any)			
Location				PUNE		PAN No.(If Applicable)			
Year				2017-2018 One Time		AAACW0328C			
Account Head Details				Amount In Rs.		Full Name			
0030046401 Stamp Duty				53600.00		KONECRANES PVT LTD through its authorized			
0030063301 Registration Fee				500.00		signatory Mr PRADIP B			
						Flat/Block No.			
						S/No. 234, Hissa No. 1 to 4 Plot No 6			
						Premises/Building			
						Road/Street			
						Area/Locality			
						11884 Sq. ft			
						Town/City/District			
						PIN			
						4 1 1 0 5 7			
						Remarks (If Any)			
						PAN2=AACCB6445M-SecondPartyName=BASE REALTY PVT LTD			
						through its authorized signatory Mr Vikram			
						Khude-CA=60-Marketval=3707808			
						Amount In			
						Fifty Four Thousand One Hundred Rupees Only			
Total				54,100.00		Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		69103332017111010627	142324274
Cheque/DD No.				Bank Date		RBI Date		10/11/2017-10:32:17	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

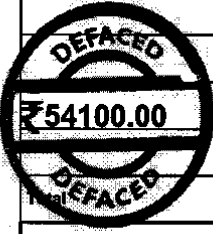
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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CHALLAN
MTR Form Number-6

GRN	MH007091086201718E	BARCODE	[Barcode]		Date	10/11/2017-10:31:53	Form ID	36A
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				MLS2_MULSHI 2 SUB REGISTRAR				
Location				PUNE				
Year				2017-2018 One Time				
Account Head Details				Amount In Rs.		Premises/Building		
0030046401 Stamp Duty				53600.00		Road/Street		
0030063301 Registration Fee				500.00		Area/Locality		
						Town/City/District		
						PIN		
						Remarks (if Any)		
						PAN2=AACCB6445M-SecondPartyName=BASE REALTY PVT LTD		
						through its authorized signatory Mr Vikram		
						Khude-CA=60-Marketval=3707808		
				Amount In		Fifty Four Thousand One Hundred Rupees Only		
				54,100.00		Words		
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	69103332017111010627	142324274	
Name of Bank				Bank Date	RBI Date	10/11/2017-10:32:17	Not Verified with RBI	
Name of Branch				Bank-Branch		IDBI BANK		
				Scroll No. , Date		Not Verified with Scroll		



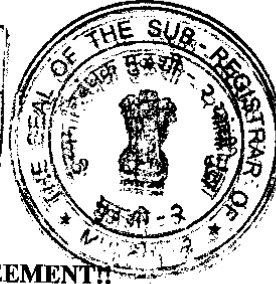
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सदर चलण केवल दुर्यम निबंधक कार्यालय में दर्ज करवायें दस्तावेजों कोण आहे. हीदलीक्या अंतर्गत दस्तावेजों सदर चलण लागू नाही.

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Usgrid	Defacement Amount
1	(IS)-453-15039	0003939814201718	10/11/2017-12:43:56	IGR045	500.00
2	(IS)-453-15039	0003939814201718	10/11/2017-12:43:56	IGR045	53600.00
Total Defacement Amount					54,100.00

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!! LEAVE AND LICENSE AGREEMENT !!

THIS LEAVE AND LICENSE AGREEMENT is made and entered into at Pune on this day of 10th November, 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, Hinjewadi 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, affiliates and assigns) **PARTY OF THE ONE PART; [PAN NO. AACCB6445M]**

AND

M/S. KONECRANES PVT LTD; a company incorporated under the Companies Act, 1956, having its registered office at Plot No. D-16, MIDC, Jejuri, Tal. Purandar, Pune - 412303 hereinafter referred to as the **"COMPANY" (The LICENSEE)** through its **authorized signatory, Mr. PRADIP SHANKARRAO BARAVKAR**, (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. AAACW0328C)**

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

WHEREAS.

- a) The **OWNERS** have 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



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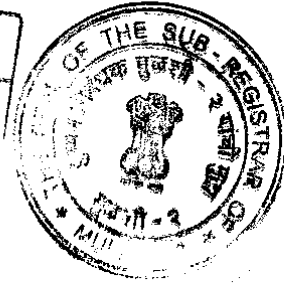
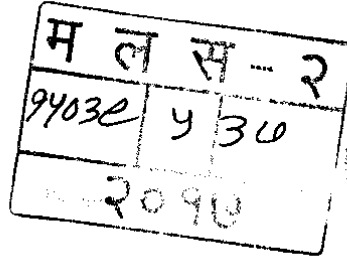


and more particularly described in the First schedule hereunder, hereinafter referred to as "the said Larger land".

- 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.
- b) The **COMPANY** is inter alia engaged in the business of servicing of various types of cranes and supply of various crane parts.
- 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** approached the **OWNERS** and requested a space to lease a part of warehouse having Chargeable Area of 11,884 Sq. ft (In words Eleven Thousand Eight Hundred and Eighty Four Square Feet) constructed on Plot No.6, out of the said Larger land and hereinafter referred as the "Said Plot/Land" and more particularly described and demarcated in the Second Schedule written hereunder on leave and License basis along with copy of plan marked in red.
- e) The area agreed to be leased to the **COMPANY** is inclusive of the Warehouse with Proportionate Common Area. Warehouse Area shall be the entire area enclosed by its periphery walls including area under walls, wall cladding, Column, Toilets and Platforms, Docks, utilities.
- 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/allotment, 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 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 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.

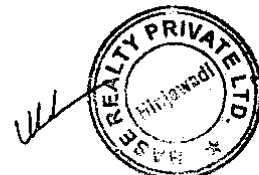
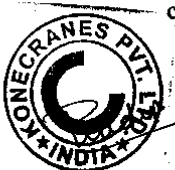
“**PREMISES**” shall mean the Chargeable Area of 11,884 Sq.ft (In words Eleven Thousand Eight Hundred and Eighty Four square feet) of part Warehouse with Base building specifications such as Ground floor level industrial structure with PCC/RCC flooring, two wash rooms with WC, Walls/ceiling plastered with and rolling shutter doors, cabins, support utilities. The said total area is inclusive of proportionate common areas.

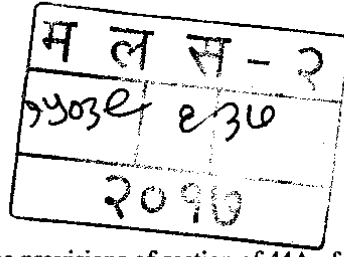
ARTICLE 2 REPRESENTATIONS AND WARRANTIES

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.



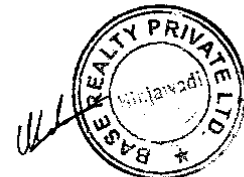


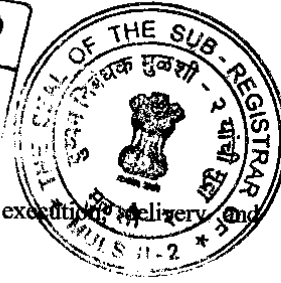
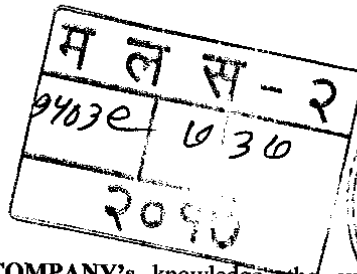
- (ii) As per the provisions of section of 44A of Maharashtra Land Revenue Code, 1966, as amended by Mah 26 of 1994, the said land being in Industrial Zone can be used for bonafide industrial use.
- (iii) The **OWNERS** undertake to provide to the **COMPANY** the aforesaid necessary plans approvals and 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 GST, 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 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 dedicated parking space is allowed in the common areas in the campus for commercial vehicles, except allowing incoming vehicles for loading and unloading and then allowing to depart after loading and unloading (if any) within two hours.

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.
- (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 the law.

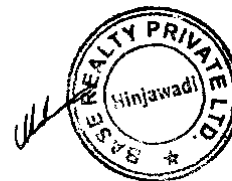
Parties hereto acknowledge that they have entered into this Agreement by relying upon representation and warranties made by them to one another.

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 15th day of November, 2017. The License period is renewable for another 5 years on mutually agreed terms.
- b. **Commencement Date:** The OWNERS have handed over to the COMPANY, possession of the said Premises on 15th November, 2017, (herein after referred to as "the Commencement Date")



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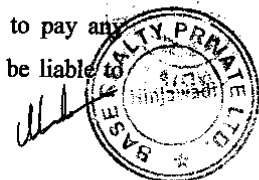
3.1A PERMITTED USE

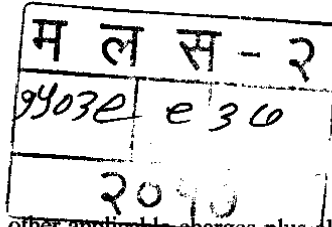
The **COMPANY** and its employees / consultants/workers/ representatives/ visitors shall have the unhindered right to access, occupy and operate within the Premises on a 24 x 7 x 365 basis during the Leave & License Period, and the **OWNERS** shall ensure that no Person creates any illegal and unlawful hindrance to the **COMPANY** and its employees/ consultants/ workers/ representatives/ visitors enjoyment of such rights subject to security check by the **OWNERS** and provided that the **COMPANY** comply/ abide with its obligations/ terms and conditions of this Leave & 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 **COMPANY** shall be entitled to appoint its own security personnel for internal security purposes.

3.2 LOCK IN PERIOD

- (a) 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). The parties hereto agree that in the event the **COMPANY** desires to terminate the License during the said Lock in period (as agreed aforesaid), it shall be liable to pay to the **OWNERS** the license fee/utilities charges 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 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





pay the license fee and 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** monthly license fee with effect from 15th day of November, 2017.

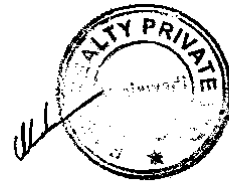
- (i) The monthly license fee for the Premises admeasuring 11,884 sq.ft. chargeable area shall be as follows:

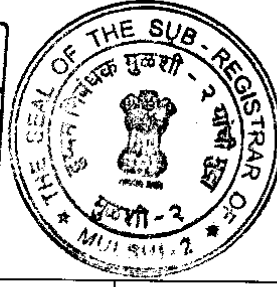
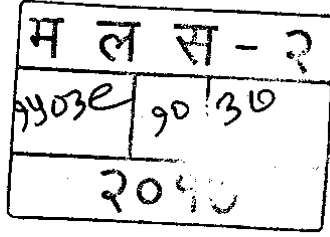
From Commencement date, i.e from 15th November, 2017, Rs.3,08,984/- (Rupees Three lakhs Eight Thousand Nine Hundred and Eighty four only) per month, calculated at Rs. 26/- per Sq.ft.

The license fee stipulated above shall be escalated at the rate of 5% every year on the fee of prevailing year from the commencement date for a period of 5 (five) years.

- (ii) The monthly license fee payable by the **COMPANY** is excluding GST and any other statutory levies payable on the license fee for use and occupation of the Premises. The **COMPANY** shall bear and pay such Tax and all other statutory levies payable on the license fee/Utilities charges over and above the said license fee/utilities charges.

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





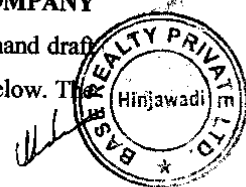
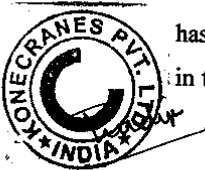
Sr.	Period	License Fee	Remarks
1 st Year	From 15.11.2017 to 14.11.2018	Rs.3,08,984	Lock in
2 nd Year	From 15.11.2018 to 14.11.2019	Rs. 3,24,433	Lock in
3 rd Year	From 15.11.2019 to 14.11..2020	Rs. 3,40,655	Lock in
4 th year	From 15.11.2020 to 14.11.2021	Rs. 3,57,688	
5 th year	From 15.11.2021 to 14.11.2022	Rs. 3,75,572	

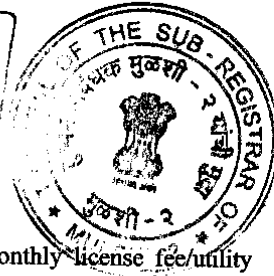
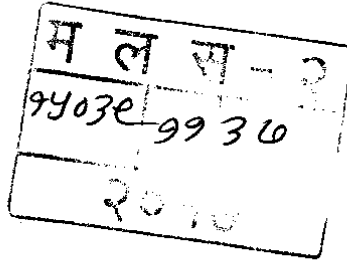
3.4 LICENSE FEE - Payment

- (i) The monthly license fee & all other fees shall be paid in advance before the 10th working day (excluding in particular bank holidays) of each English calendar month by electronic clearing (RTGS transfer) as per below details provided.

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 : 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 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 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.

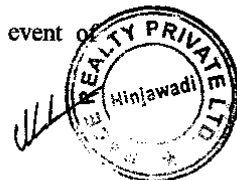
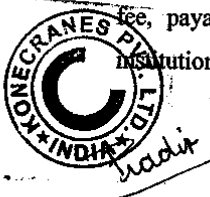
- (ii) The payment of license fee shall be subject to deduction of tax at source at the rate as may be applicable from time to time as per the provisions of the Income tax Act, 1961.
- (iii) The **COMPANY** shall not stop the payment of monthly license fee on account of any of its internal problems such as strike, lockout or change in management or constitution of the **COMPANY**.
- (iv) The **COMPANY** shall bear and pay the Service Tax / GST and other statutory levies payable on the license fee/utilities charges, over and above the said license fee / utilities charges.

3.5 Delay in payments.

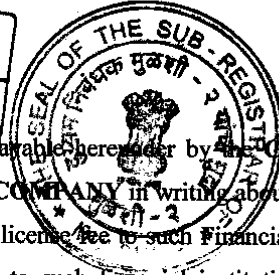
As mentioned hereinbefore the license fee for the Premises is to be paid in advance before the 10th day of each English calendar month. Any delay beyond that shall make the **COMPANY** liable to pay interest on the delay of the said license fee at the rate of eighteen percent (18%) per annum for the 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 Securitization 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 any Financial Institution/Bank. In the event of



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securitization 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 securitization.

3.7 Security Deposit

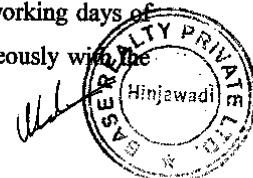
3.7.1. License Fee Security Deposit

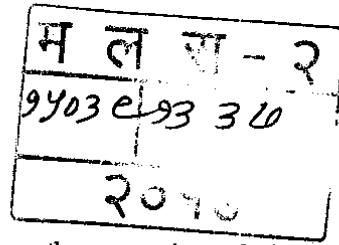
The COMPANY shall pay and keep deposited as “refundable interest free License Fee security deposit” (equivalent to the 6 (Six) months of rent) with the OWNERS (“License Fee Security Deposit”) for the due performance and observance by the COMPANY of all and each of the terms and conditions and provisions of this Agreement, a sum equivalent to six months’ rent ,Rs.18,53,904/- (Rupees Eighteen Lakhs Fifty three Thousand Nine hundred and Four Only) as on the date of signing of this leave & license agreement.

a. The COMPANY has already paid Rs.9,26,952/- (Rupees Nine Lakh Twenty six Thousand Nine hundred and Fifty two only) to the OWNERS at the time of signing of Letter of Intent (LOI) dated 6/10/2017.

b. Balance Rs.9,26,952/- (Rupees Nine Lakh Twenty six Thousand Nine hundred and Fifty two only) shall be paid by COMPANY on or before the execution of this agreement.

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 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





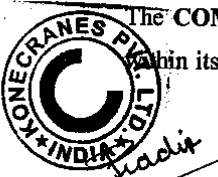
COMPANY handing over the possession of the Facility/Premises to the **OWNERS**. The Parties shall endeavour to undertake the process of verifying the accounts prior to the expiry of the Term or the notice period to enable the Parties hereto to undertake their respective responsibility as to payment of the balance of the Security Deposit simultaneously on receipt of possession of the Facility/Premises without any delay.

3.8 Land and Building Taxes

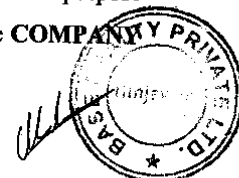
The **OWNERS** shall be liable to pay all land and property taxes, including any accretions thereto and the **COMPANY** shall not be liable to contribute any amount towards the same. In case the **OWNERS** fail to pay the said taxes within the time period specified by the relevant authorities and a notice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

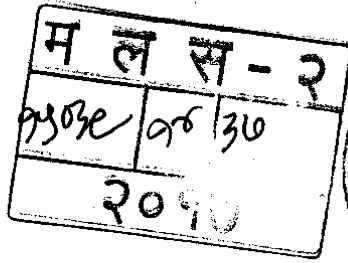
3.9 Water and Electricity charges:

Water and electricity (MSEDCL) charges/deposits towards the expenses for consumption of electricity and water to various Government Authorities, from the date of receipt of 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. The **OWNERS** have provided 80 KVA power as per Licensee's requirement and allotted electric meter to the area utilized by the **COMPANY**. The **COMPANY** is required to pay the electricity (MSEDCL) dues arising out of this allotted electric meter.



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.

However, the **COMPANY** shall ensure that all electricity 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

The **COMPANY** shall be responsible for all the day to day maintenance and AMC of equipments provided by the Owners for the said Premises. The **COMPANY** shall be entitled to make 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 changes, the premises is not damaged in any manner. The **COMPANY** shall do day-to-day maintenance. Further the Company shall repair or cause to repair at its own cost, any damage caused to the Premises due to the Company's action or failure to act.

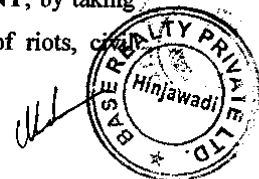
The **OWNERS** shall be responsible only for Structural repairs, roofing of the premises and Operation and Maintenance of Common Areas outside the premises, roads, facilities and equipments through security staff at main entrance of the campus.

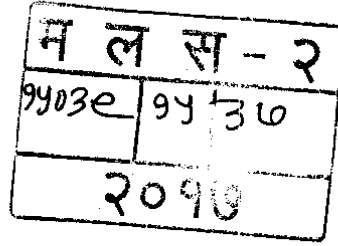
ARTICLE 5

OBLIGATIONS OF THE COMPANY

5.1 INSURANCE BY THE COMPANY

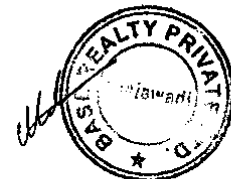
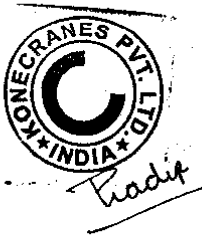
That the **COMPANY** shall insure its property i.e. machines, equipments and other materials, which may be brought into the Premises by the **COMPANY**, by taking insurance policies with Insurance Companies to cover the risks of riots, c

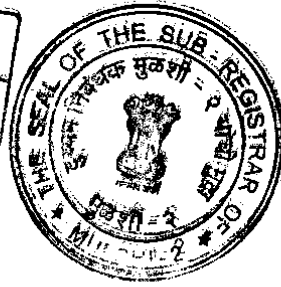
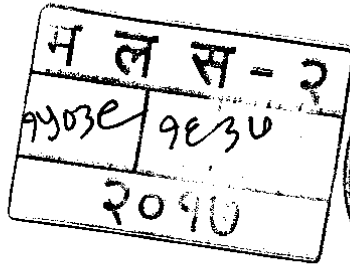




commotion, fire, theft, earthquake, heavy rains/floods and natural calamities etc. The **OWNERS** shall insure the overall external structure/ building of the said premises.

- 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 **COMPANY** shall ensure that all the statutory permissions are obtained and no substances, not permitted by law, are stored in the Premises. Further, 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 in addition if required in the said Premises
- 5.4 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 in a lawful manner.
- 5.5 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. The **COMPANY** will keep the peripheral area around the warehouse premises neat and clean for the smooth vehicular movement of the other tenants.
- 5.6 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.
- 5.7 The **COMPANY** shall not park any of its/employees/ representatives/ agents /clients vehicles in the common areas of the campus other than allotted parking space. And **COMPANY** shall ensure that loading and unloading of materials shall be completed within two hours time.





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

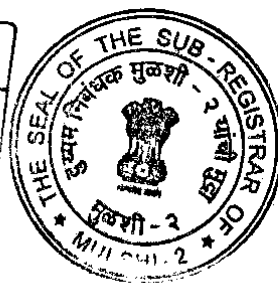
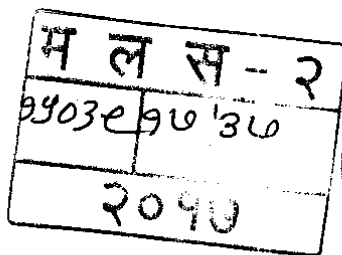
The COMPANY shall indemnify keep indemnified, saved, defended and harmless the OWNERS and its assigns against any cost, expense, damage, compensation, levy, dues, duty etc. that may be levied on the COMPANY or the OWNERS /the said Premises as a result of the grant of the said license or any business 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.

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 period neither party shall 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 and the License fees for the balance un-expired lock in period as stipulated in this Agreement.

8.3 Termination After The Lock In Period (if Lock in period is earlier than Leave and license period)

After the expiry of 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 and/or the Facility becomes uninhabitable for more than 12 (twelve) consecutive months then in such event either of the Party shall be entitled to terminate this Agreement by giving 30 days written notice to the Other Party. The Parties hereto through an independent mutually agreed contractor shall assess the damage to the Facility and the time frame within which the same can be restored.

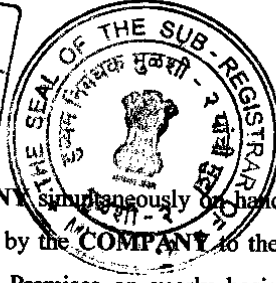
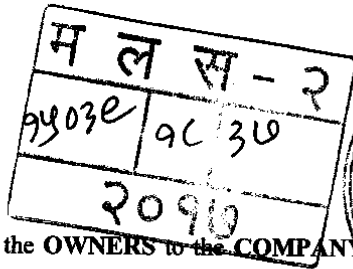
Refund of Security Deposit

The Security deposit amount balance, if any, after adjusting all the arrears, dues and outgoing payable by the COMPANY under this Agreement shall be refunded to



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the OWNERS to the COMPANY simultaneously on handing over of the vacant possession of the said Premises by the COMPANY to the OWNERS. 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 shall be handed over to the OWNERS on the expiry of the license or its termination, whichever is earlier with proper painting, repair works, 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.

8.7 Renewal of Leave and License

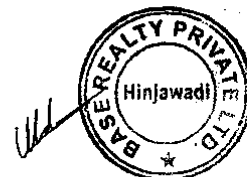
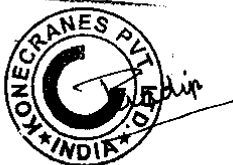
If the option of renewal is exercised, then a fresh leave & license agreement shall be executed by the parties and registered with the office of concerned authorities. The stamp duty, registration charges and all other expenses in respect of the fresh leave & license agreement shall be borne and paid by the COMPANY.

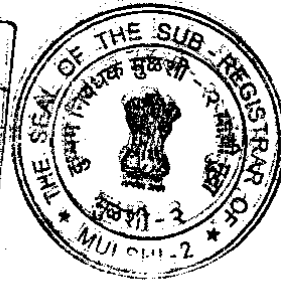
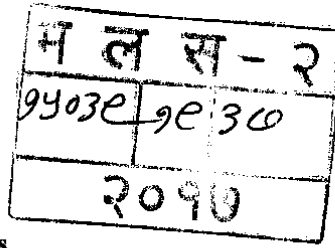
ARTICLE 9

MUTUALLY AGREED TERMS AND CONDITIONS

9.1 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.

9.3 Modifications / Alterations

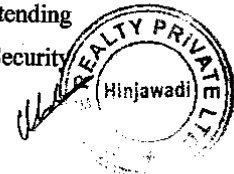
The OWNERS have agreed and provided,

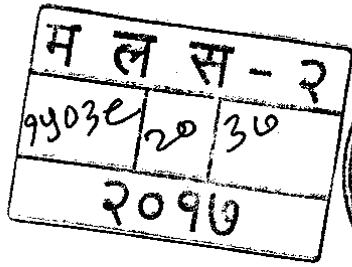
- Docking area with Leveler / Scissor lift on South side
- 3m x 4.5m Rolling shutter for docking area
- Staff entry door near dock area
- Unloading platform at corner as per client's requirement
- Existing office cabins setup will be rearranged and given to client as per requirement
- In addition to covered office area inside Licensor to provide two covered areas along with complete electrification and provision for AC/s as per Licensee's requirement
- FRP security cabin

ARTICLE 10

Assignment by the OWNERS

During the license period, the Owners shall be permitted to assign its obligations under this Leave and License Agreement to any other party. The Owners shall be entitled to create a mortgage, charge, or otherwise offer as security the said Premises or the said Property for the purpose of borrowing any loan or obtaining any financial facility from any party including bank, financial institution or finance company provided that no such mortgage, charge or other security shall adversely affect the rights of the COMPANY under this Leave and License Agreement in any manner whatsoever and any such mortgage, charge or other security shall always be subject to the rights of the COMPANY under this Leave and License Agreement. Similarly the Owners shall be entitled, without reference to the COMPANY, to sell/ convey the said Premises and /or the said Property/ Land so long as the COMPANY's rights hereunder are not adversely prejudiced and that the intending purchaser/s confirm this arrangement and undertake to refund the Refundable Security





Deposit in writing. Provided that the Party obtaining any interest in the said Land/Property and/or the Premises shall within 15 days from the date of obtaining the interest in the said Property and/or the Premises, provide a written undertaking to the **COMPANY** agreeing to abide by this Leave and License Agreement.

All the expenses related to terminating the existing leave and license agreement and executing new leave and license agreement will be borne by the intending 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: Mr.---

Address: 1607, 16th floor, Lodha Supremus, Opp. Kamala Mills Compound, Senapati Bapat Marg, Mumbai 400 013

Phone: 022 66200900

Fax : 022 22027573

e-mail : harhsit@americorpfund.com

THE COMPANY:

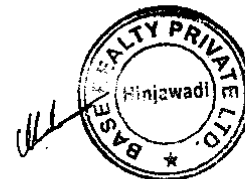
Kind Attention: Mr. Pradip Baravkar

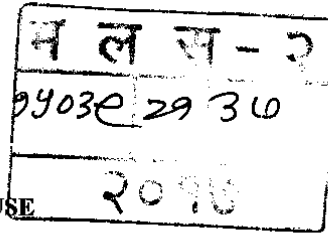
Address: Plot No D-16, MIDC Jejuri , Taluka Purandar ,Pune 412303

Phone: 02115 253801/ 02

Fax: 02115 253803

e-mail : Pradip.baravkar@konecranes.com





12 ARBITRATION CLAUSE

12.1 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 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

12.2 The venue of such arbitration shall be at Pune, India and the language to be used in the arbitral proceedings shall be English. The Arbitrators shall give their award in writing.

12.3 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.

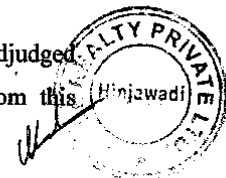
12.4 The Courts in Pune, India shall have exclusive jurisdiction arising out of this Agreement between the Parties to the present Agreement, and no other Courts shall have jurisdiction.

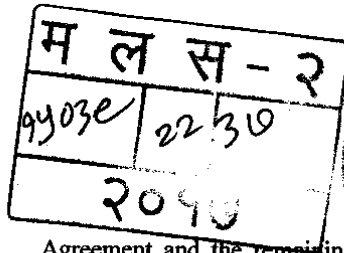
12.5 The existence of any dispute or difference or the initiation or continuance of the arbitration proceedings shall not postpone or delay the performance by the Parties of their respective obligations under this Agreement

13. ENTIRE AGREEMENT AND ITS VALIDITY.

13.1 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.

13.2 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.

- 13.3 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.
- 13.4 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.
- 13.5 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.

14. EXPENSES

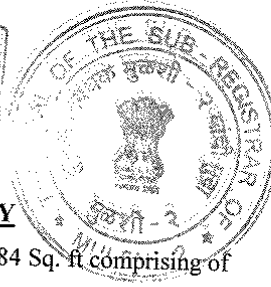
The stamp duty payable on the execution of this leave & license agreement, for the Term and any renewals thereof, for the Premises and the registration charges thereon shall be borne and paid by the COMPANY alone. This Agreement shall be executed in two counterparts, each of which will be deemed an original and which together shall constitute one and the same instrument.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land proportionate 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.



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THE SECOND SCHEDULE OF THE PROPERTY

Part of Industrial facility on Plot No 6 with a chargeable area of 11884 Sq. ft comprising of Area on Shop floor situated within the First Schedule above more specifically marked in red in the plan attached hereto.

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

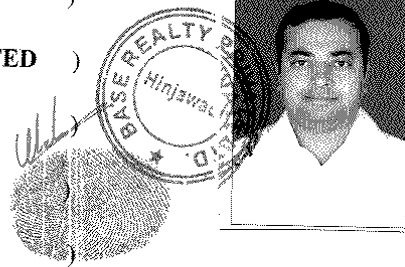
SIGNED & DELIVERED by the within named)

(LICENSOR) **BASE REALTY PRIVATE LIMITED**)

by the hand of one of its Director duly

authorized in that behalf,

Mr. VIKARAM KHUDE



SIGNED & DELIVERED by the within named)

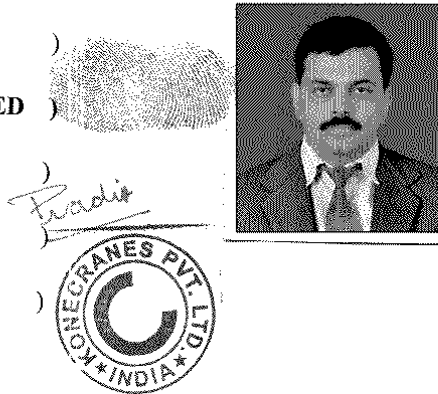
(LICENSEE) **KONECRANES PRIVATE LIMITED**)

by the hand of one of its Director duly

authorized in that behalf,

Mr. Mr. PRADIP SHANKARRAO BARAVKAR)

in the presence of



1. Name: *Gaurav Anil Varade*

Sign: *GAVarade*

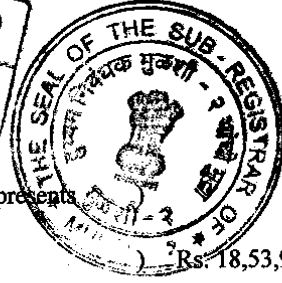
Add: *Wakad, Pune - 411057*

2. Name: *Anchana Jadhav*

Sign: *AJadhav*

Add: *Genesh Nagar Pune 33.*

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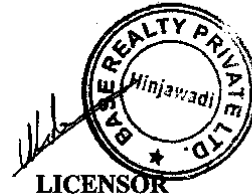
RECEIVED before execution of these presents
 of and from the within named sum of Rs. 18,53,904/-

Rupees Eighteen Lakhs Fifty Three Thousand)
 Nine hundred and Four only)
 being the Refundable Security Deposit Within)
 Expressed to have been paid by it to us.)

Paid as follow:

Amount	Cheque / DD No./ NEFT / RTGS	Date	Name of the Bank and Branch
Rs. 9,26,952	--	-	
Rs. 9,26,952	--	-	

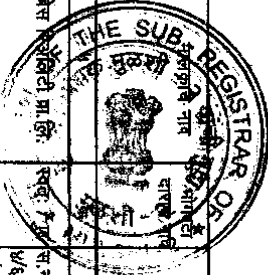
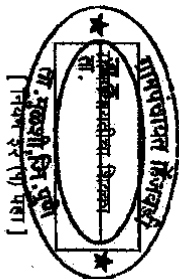
WE SAY RECEIVED



ग्रामपंचायत

सन २०१७ - २०१८ सालासाठी करास यात्र इमारती व जमिनी यांची २०१५-२०१९ आकारणी यादी.
Assessment List Extract (Format No.8)

ग्रामपंचायत हिंजवडी तालुका मुळशी जिल्हा पुणे



म ल रा - २
१५०३२५३०
२०१७

क्र. क्र.	रख्याचे नाव	पूण मालक		मालकांचे वर्णन	मिळकत	कीलकट	पत्तणकर दर प्रति	इमारती	मांडवती	कीलगा वर	कराची रचना करावे			कुलम
		नंबर	नंबर								घरास	घरास	घरास	
१	२/३	४	४	७	०	०	०	०	०	०	०	०	०	०
१	एच.आय.ड. म.सी.	३३३	३३३	३३३	३३३	३३३	३३३	३३३	३३३	३३३	३३३	३३३	३३३	३३३

येणे प्रमाणे आसला दुकूम नमकल अर्जदार श्री. / सी.

नामकत तयार करणार

दिनांक २१/०८/२०१७
Date

वैकलिक
गावपंचायत हिंजवडी
ता. मुळशी, जि. पुणे

गावपंचायत हिंजवडी
गावपंचायत हिंजवडी
गा. मुळशी, जि. पुणे

सहाय्यक संयालक नगर
रचना मालकील कं. एच
सी / सी. हिंजवडी, /
ता. मुळशी /
स. न. २३४/१९/६/७ व इमार
/ ससु / ६४३२,
वि. १५/०८/२०१२ व भासिक
समा दि. २७/०८/२०१६ रोजी
टयाच कं. १०९ अन्वये नोंद
केलली असे, मांडवटा
प्रमाणपत्र अग्रात.



Maharashtra State Electricity Distribution Co. Ltd.

ELECTRICITY BILL FOR THE MONTH OF

JUL 2017

Consumer No.: 170149076160

M/S BASE R

GANESHKHIND CIRCLE PIMPRI DIVISION 301 B

Sangvi CC SUB-DIVN 636

256

Consumer Name: M/S BASE REALITY PVT LTD

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

paid by NET - STCBH17217000029

2/8/12

Village: MULSHI
 Connected Load (KW): 180.00
 Contract Demand (KVA): 180
 50% of Con. Demand (KVA): 90.00
 Date of Connection: 29-12-2011
 Mobile No. Pin Code: 411057
 Sanctioned Load (KW): 180.00
 Sanctioned Demand (KVA): 180.00
 Meter No.: 055 - MHD00269
 Tariff: 110 HT-II

BILL DATE	01-08-2017	
DUE DATE	16-08-2017	34,130.00
IF PAID UPTO	07-08-2017	33,840.00
IF PAID AFTER	16-08-2017	34,580.00
Last Receipt No./Date	7156000040 / 05-06-2017	
Last Month Payment		0.00
D.G. Set (KVA)		
Scale / Sector	Small Scale	Private Sector
Activity		
Seasonal	Load Shed Ind	OTHER
Urban/Rural Flag :-	U	Express Feeder Flag :- No
Feeder Voltage (KV) :-	22	LIS Indicator :-
Email ID		

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		
Consumption	720.000	720.000	0.000	2.000	2.0000
Add if L. T. Metering	0.000	0.000	0.000	4.400	4.400
Adjustment	0.000	0.000	0.000	0.000	0.000
Assessed Consumption	0.000	0.000	0.000	0.000	0.000
Total Consumption	720.000	720.000	0.000	4.000	4.000

Billed Demand (KVA)	90 @ Rs.	250
Assessed P.F.	Avg. P.F.	1.000
Billed P.F.	L.F.	

Demand Charges		Amount in Rs.
Wheeling Charge @ 0.83		22,500.00
Energy Charges		597.60
TOD Tariff EC		8,208.00
FAC @ .99 Ps/U		-152.00
Electricity Duty		-712.80
Other Charges		6,392.57
Tax on Sale @ 9.04 Ps/U		0.00
P.F. Penal Charges / P.F. Incentive		65.09
Charges For Excess Demand		-2,130.86
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

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		
	30,440.80		
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	136.40

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

Security Deposit Held Rs.	4,04,000.00
Add. 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

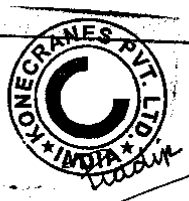
Consumers can pay online using Netbanking, Credit, Debit Cards at <https://wss.mahadiscom.in/wss/wss> after registration.
 CGRF Address : 925, Kasba Peth, Admin. Building, 2nd Floor, Pune-411011; For HT Billing Problem pl. write to htgkuc@mahadiscom.in;
 IGRC, Executive Engineer, block no. 202, Prakash 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

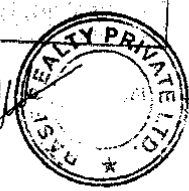
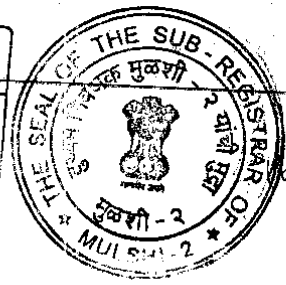
DOES THIS BILL MAKE YOU SWEAT?

It's time to go solar. Reduce your bills and stay cool. Call us today.

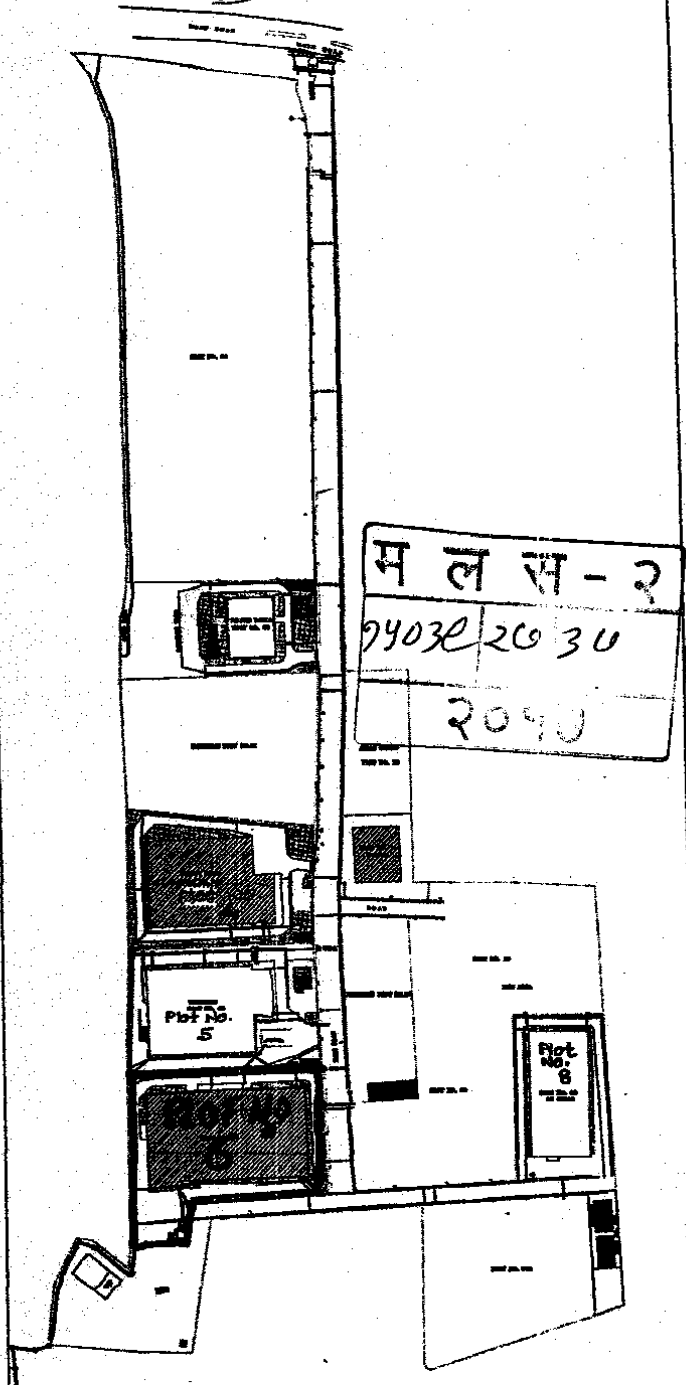
agnisolar
 SUN FOR EVERYONE
 020 6643 4111
info@agnisolar.com
agnisolar.com



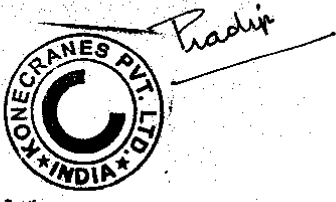
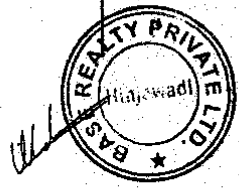
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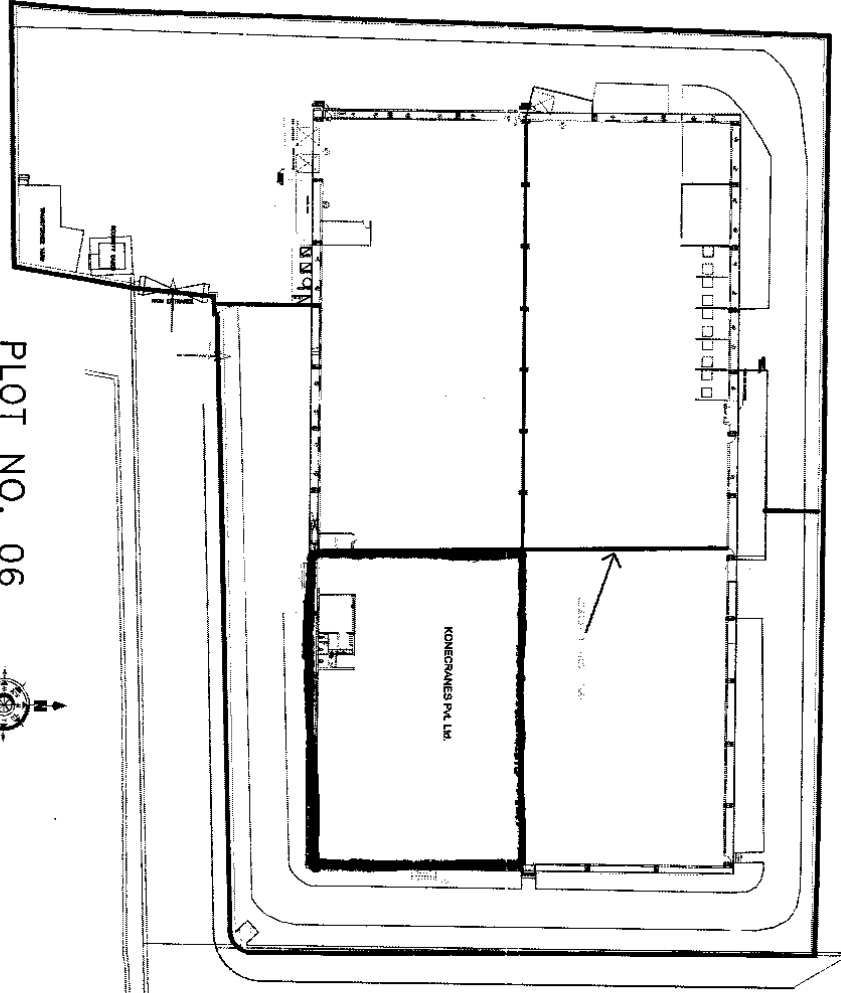
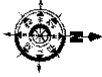
Annexure "A"
LAYOUT PLAN LAND



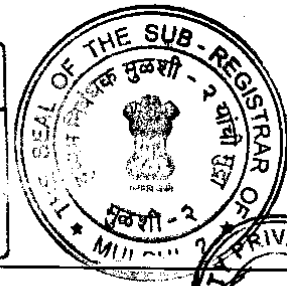
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PLOT NO. 06

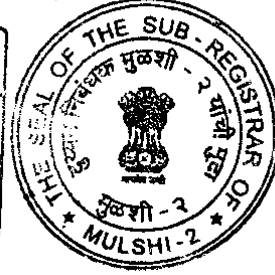


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Pradip

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२०१७		



BASE REALTY PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BASE REALTY PRIVATE LIMITED, HELD ON OCTOBER 30, 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. Konecranes Private Limited

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. Konecranes 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 that Mr. Vikram Khude would be authorized 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. Konecranes 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. Konecranes 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

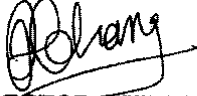




Verified by Director



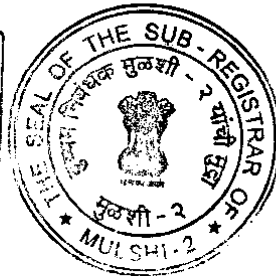
FOR BASE REALTY PRIVATE LIMITED



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

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२०१७	



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY BOARD OF DIRECTOR OF KONECRANES PRIVATE LIMITED IN THEIR MEETING HELD ON 25TH DAY OF SEPTEMBER 2017 AT 8, KONEENKATU, HYVINKAA FINALND

AUTHORITY FOR SIGNING LEAVE AND LICENSE AGREEMENT

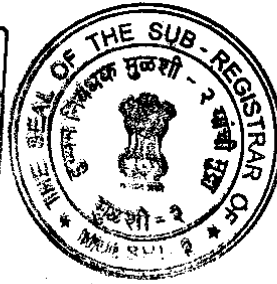
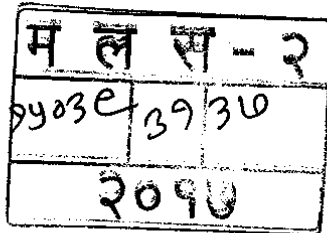
RESOLVED THAT Consent of the Board be and is hereby accorded for authorising Mr. Pradip Baravkar, General Manager – Administration to execute and register Lease and License Agreement and related documents, letters to be entered with M/s **BASE REALTY PVT LTD** for property situated at Plot No. 6, S.No. 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, Village Hinjawadi, Taluka Mulshi, District Pune admeasuring 1.1884 Sq. ft on behalf of the Company.

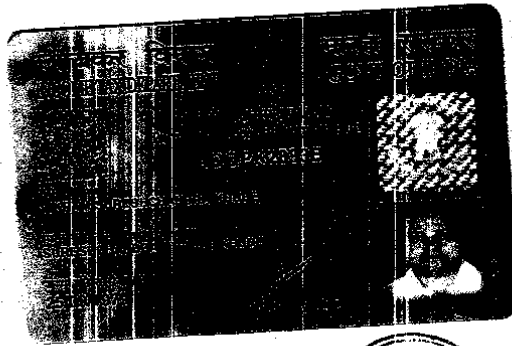
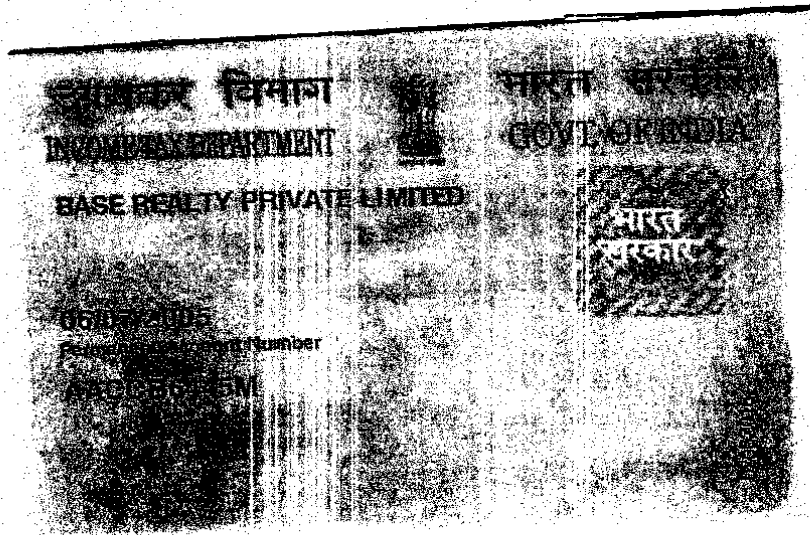
RESOLVED FURTHER THAT The mentioned holder of this "Authority" shall ONLY have right to put their hand on the subject approved hereinabove. The holder shall not have the authority to deviate, unless agreed specifically by the grantor of this "Authority", This "Authority" granted to the abovementioned personnel for the specific purpose mentioned above and shall not incorporate any purpose other than the purpose mentioned hereinabove.

FOR KONECRANES PRIVATE LIMITED

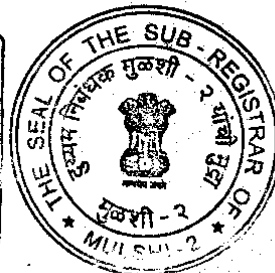


**HARSHAD MORGAONKAR
COMPANY SECRETARY**





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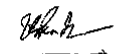
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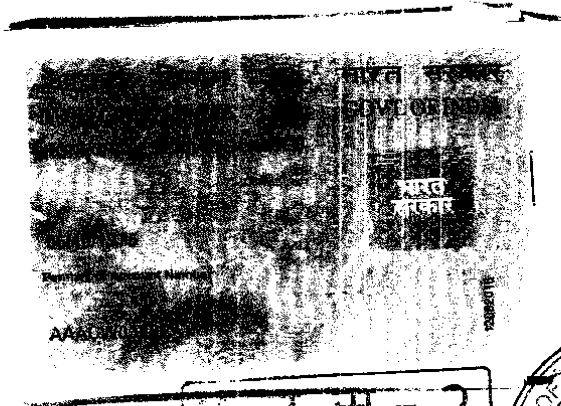
A long, thin, curved line drawn across the page, possibly a signature or a mark.



Shankar

भारत सरकार / PERMANENT ACCOUNT NUMBER
ACMPB9177H
 नाम / NAME
PRADIP SHANKARRAO BARAVKAR
 पिता का नाम / FATHER'S NAME
SHANKARRAO BARAVKAR
 जन्म तिथि / DATE OF BIRTH
22-12-1969
 हस्ताक्षर / SIGNATURE

 आयकर आयुक्त-1, पुणे
 Commissioner of Income-tax I, Pune

Pradip



आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT OF INDIA
 ARCHANA SHAILESH JADHAV
 DIGAMBAR RAGAJI GURAV
 14/09/1989
 Permanent Account Number:
BBQPG4471F

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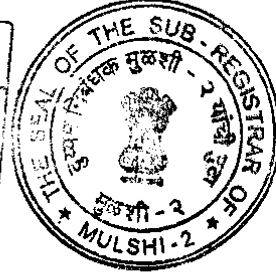
ADVOCATE
Bar Council of Maharashtra & Goa
 HIGH COURT, BOMBAY

Name : LAGAD MOHIT SHRIDHAR
 Residence : ASHTI, Dist. BEED
 Roll No : MAH/608/2014
 Enrolled On : 07-03-2014
 Date Of Birth : 27-09-1938
 136987 80000042216

Chairman

CHAIRMAN

म ल स - २		
१५०३९	५५	३७
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Summary1 (GoshwaraBhag-1)

453/15039

शुक्रवार, 10 नोव्हेंबर 2017 12:51 म.नं.

दस्त गोषवारा भाग-1

मलसर

दस्त क्रमांक: 15039/2017

दस्त क्रमांक: मलसर /15039/2017

बाजार मूल्य: रु. 18,53,904/-

मोबदला: रु. 3,41,466/-

भरलेले मुद्रांक शुल्क: रु.53,600/-

दु. नि. सह. दु. नि. मलसर यांचे कार्यालयात

पावती:17178

पावती दिनांक: 10/11/2017

अ. क्र. 15039 वर दि.10-11-2017

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

रोजी 12:37 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 सही:


सह दुय्यम निबंधक
श्रेणी-ML-2, मुळशी - 2

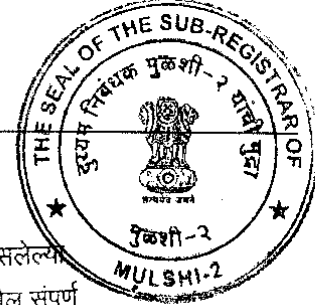

सह दुय्यम निबंधक
श्रेणी - 1, मुळशी - 2

दस्ताचा प्रकार: 36-अ-लिहू अँड लायसन्सेस

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

शिक्षा क्र. 1 10 / 11 / 2017 12 : 37 : 21 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 10 / 11 / 2017 12 : 37 : 51 PM ची वेळ: (फी)



प्रतिज्ञापत्र

सदर दस्तारेकज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता कागदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील लिहून देणार

लिहून देणार







10/11/2017 12:52:18 PM

दस्त गोषवारा भाग-2

मलसर

30/30

दस्त क्रमांक:15039/2017

दस्त क्रमांक :मलसर/15039/2017

दस्ताचा प्रकार :-36-अ-लिहू अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.बेस रियल्टी प्रा.लि.तर्फे अधिकृत प्रतिनीधी विक्रम खुडे . पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: लोअर परेल मुंबई, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, मुम्बई. पॅन नंबर: AACCB6445M	लायसेन्सार् वय :-38 स्वाक्षरी:-		
2	नाव:मे.कोनेक्रेन्स प्रा.लि.तर्फे अधिकृत स्वाक्षरीकार.प्रदीप शंकरराव बारवकर . पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: जेजुरी पुरंदर पुणे, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, पुणे. पॅन नंबर: AAACW0328C	लायसेन्सी वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिहू अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:10 / 11 / 2017 12 : 38 : 44 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	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अँड मोहीत श्रीधर लगड . वय:30 पत्ता:हिंजवडी ता.मुळशी पुणे पिन कोड:411057	स्वाक्षरी		

शिकका क्र.4 ची वेळ:10 / 11 / 2017 12 : 39 : 03 PM

शिकका क्र.5 ची वेळ:10 / 11 / 2017 12 : 39 : 15 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक

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सह दुय्यम निबंधक श्रेणी-१
मुळशी-२

सह दुय्यम निबंधक श्रेणी-१
मुळशी-२
दिनांक: १० / ११ / २०१७

