

गावाचे नाव: गुंदवली गुंदवली

दस्तऐवजाचा अनुक्रमांक: वदर1-9761-2019

दस्तऐवजाचा प्रकार : 36-अ-लिब्ह अँड लायसन्सेस

सादर करणाऱ्याचे नाव: मेसर्स चिंतामणी इस्टेट प्राइव्हेट लिमिटेड तर्फे औथोरिटी सिग्रेटरी राजीव अनंत शाह

नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 600.00

पृष्ठांची संख्या: 30

एकूण: रु. 1600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:10 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 1944000/-

मोबदला रु. 357500/-

भरलेले मुद्रांक शुल्क : रु. 56500/-

[Signature]
दुय्यम निबंधक, अंधेरी-1,
सह. दुय्यम निबंधक, अंधेरी-1,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006050104201920M दिनांक: 07/09/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0709201900633 दिनांक: 07/09/2019

बँकेचे नाव व पत्ता:

[Signature]

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON... 7/9/2019

CP 327-328

Prime Pharmaceuticals

[Signature]



CHALLAN
MTR Form Number-6



SRN	MH 00 6050104 201920M	BARCODE	Date 06/09/2019-16:19:23		Form ID 36A
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)		
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1		PAN No.(If Applicable)		
Location	MUMBAI		Full Name	CHINTAMANI ESTATE PVT LTD	
Year	2019-2020 One Time		Flat/Block No.	327-328 CHINTAMANI PLAZA	
Account Head Details		Amount In Rs.	Premises/Building		
030045501	Stamp Duty	56500.00	Road/Street	ANDHERI EAST	
030063301	Registration Fee	1000.00	Area/Locality	MUMBAI	
			Town/City/District		
			PIN	4 0 0 0 9 9	
			Remarks (If Any)	SecondPartyName=PRIME PHARMACEUTICALS PVT LTD-	
			Amount In	Fifty Seven Thousand Five Hundred Rupees Only	
Total		57,500.00	Words		
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	03006172019090600573	
Cheque/DD No.		Bank Date	RBI Date	Not Verified with RBI	
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		



Department ID : Mobile No. : 9967589685
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Make payment at any of the listed branches * of PUNJAB NATIONAL BANK
 including GOVERNMENT OF MAHARASHTRA Business Before 13/09/2019

Here-----Bank Copy-----Cut Here-----

SRN	MH006050104201920M	Challan Date	06/09/2019	Challan Amount	57500.00
Party Name	CHINTAMANI ESTATE PVT LTD				
Amount In	Fifty Seven Thousand Five Hundred Rupees Only				
Words					
Account Head Details		Payment Details			
Cheque-DD Details		Bank CIN	Ref. No.	03006172019090600573	
Cheque/DD No.		Bank Date	RBI Date	Not Verified with RBI	
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Please see the list of branches on the HOME PAGE of GRAS site where you can make payment.

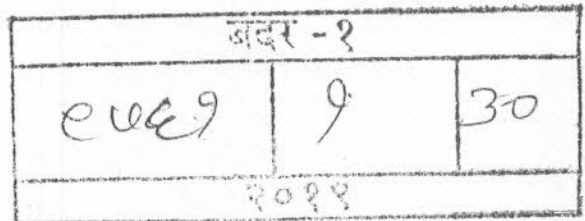


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ARTICLE 1

DEFINITIONS

1.1 Definitions

Agreement shall mean this agreement.

BMC shall mean the Bombay Municipal Corporation.

Commencement Date shall mean 1st November 2019, End date 31st October 2024

Event of Force Majeure shall mean act of God including but not limited to fire, flood, earthquake, windstorm or other natural disaster; act of any sovereign including but not limited to war, invasion, act of foreign enemies, hostilities whether war be declared or not, civil war, rebellion, or insurrection being beyond the control of any of the parties and affecting performance of this Agreement.

Licensed Premises shall have the same meaning as set forth in the preamble of this Agreement.

Licensee shall have the same meaning as set forth in the preamble of this Agreement.

Licensor shall have the same meaning as set forth in the preamble of this Agreement.

Services shall have the same meaning as set forth in Article 6.2 of this Agreement.



1.2 Construction

(i) Any reference in this Agreement to any statute or statutory provision shall be construed as including a reference to that statute or statutory provision as from time to time amended, modified, extended or re-enacted whether before or after the date of this Agreement and to all statutory instruments, orders and regulations for the time being made pursuant to it or deriving validity from it.

(ii) The meanings set forth for defined terms in this Article and all pronouns shall be equally applicable to both the singular and plural masculine, feminine or neuter forms as the context may require.

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(iii) All references in this Agreement to Articles are to articles in or to this Agreement unless otherwise specified therein. The words "hereof," "herein" and "hereunder" and words of similar import when used in this Agreement shall refer to this Agreement as a whole and not to any particular provision of this Agreement. The words "include", "including" and "among other things" shall be deemed to be followed by "without limitation" or

Handwritten initials or signature.

2.2 Licensee's representations and warranties

Licensee represents and warrants to the Licensor the following: -

(i) *Duly Organised*

Licensee is duly organized, validly existing and in good standing under the laws of India.

(ii) *Power and authority to execute this Agreement*

Licensee 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 Licensee and the performance of its obligations hereunder have been duly authorized and approved by all necessary action and no other action on the part of Licensee as is necessary to authorize the execution, delivery and performance of this Agreement. This Agreement has been duly executed and delivered by Licensee, is a valid and binding obligation of Licensee, and is enforceable against Licensee in accordance with its terms, except to the extent enforceability is limited by bankruptcy, insolvency, reorganization and other similar laws affecting the rights of creditors generally and by general principles of equity.

(iii) *Sufficient funds*

Licensee has sufficient funds available to it and has obtained and/or shall obtain in a timely manner all applicable and necessary consents and/ or sanctions and/ or approvals to make the necessary payments of the consideration to the Licensor as required from time to time under the provisions of this Agreement.

(iv) *Misleading Statement*

To the best of the Licensee's knowledge, after reasonable investigation, no representation or warranty by the Licensee in this Agreement, and no document furnished or to be furnished to the Licensor pursuant to this Agreement, or in connection herewith or with the transactions contemplated hereby, contains or will contain any untrue or misleading statement or omits or will omit any fact necessary to make the statements contained herein or therein, in light of the circumstances under which made, not misleading. There have been no events or transactions, or facts or information which have come to, or upon reasonable diligence, should have come to the attention of the Licensor and which have not been disclosed herein or in a schedule hereto, having a direct impact on the transactions contemplated hereunder.



Handwritten signature or initials.

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ARTICLE 4

FEE TO BE PAID

4.1 License Fee

THE Licensee shall pay to the Licensor a license fee per month for the use of the Licensed Premises as follows: -

- (i) Rs.324,000/- (Rupees Three Lacs Twenty Four Thousand Only) per month for the period from 01.11.2019 to 31.10.2020
- (ii) Rs.340,200/- (Rupees Three Lacs Forty Thousand Two Hundred Only) per month for the period from 01.11.2020 to 31.10.2021
- (iii) Rs.357,210/- (Rupees Three Lacs Fifty Seven Thousand Two Hundred Ten Only) per month for the period from 01.11.2021 to 31.10.2022
- (iv) Rs.375,071/- (Rupees Three Lacs Seventy Five Thousand Seventy One Only) per month for the period from 01.11.2022 to 31.10.2023
- (v) Rs.393,824/- (Rupees Three Lacs Ninety Three Thousand Eight Hundred Twenty Four Only) per month for the period from 01.11.2023 to 31.10.2024



Extra Car parking space may be available in the building compound @ Rs.4000/- plus G.S.T. per month per car, subject to availability.

The Licensee shall be liable to pay to the Licensor in addition to the License Fee, the applicable Goods and Service tax on such License Fee or any other tax/es in lieu thereof or any additional tax, if any, applicable on such License Fee with prospective effect.

The said fee shall be payable in advance on or before the 5th day of every English Calendar month provided that the Licensee shall make the first of such payment of license fee or compensation to the Licensor immediately on execution of these presents.

4.2 Net of Taxes

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The license fee shall be paid without any deduction, but subject to deduction of Tax at source as contemplated under the provisions of the Income Tax Act, 1961, if applicable, and subject to any other statutory deduction that may be levied during the license period. The Licensee undertakes to deposit the tax so deducted to income tax authorities within the stipulated time and furnish certificate of tax so deducted to enable the Licensors to claim credit in their assessment proceedings during the licensed period.

6.2 Enjoyment of Services

It is agreed that the Licensee shall be entitled to the benefit of various services provided by the Society/Authorized Managing Body such as water, security and other facilities (hereinafter collectively referred to as the "Services") subject to the Society/Authorised Managing Body receiving water, electricity and other services from MCGM and Adani Electricity./Tata Power. Neither the Society/Authorized Managing Body or the Licensor shall not be responsible for non supply of any services including the lift in the building in which the Licensed Premises are situated due to breakdown or for any other reasons beyond the control of Licensor. It is hereby agreed that the Licensee shall not hold the Licensor responsible for any breakdown in the Services in the Licensed Premises and it shall not amount to stoppage of any essential Services by the Licensor and the Licensee shall not be entitled to take any steps or actions against the Licensor in that behalf. Provided however such breakdown is not due or attributable to any act, omission or default by or on the part of the Licensor or his employees or agents.

6.3 Charges pertaining to Services

All charges pertaining to electricity, water and telephone shall be paid by the Licensee within the due dates of the relevant bills / invoice issued by the concerned authorities in this behalf or as per individual meter readings. Annual Maintenance Contracts for maintenance of furniture, air conditioners would be done by the licensee only from reputed maintenance vendors/ authorized service agents or dealers.

ARTICLE 7

COVENANTS AND UNDERTAKINGS

7.1 Assignment to third party

The Licensee agrees and undertakes that the Licensee shall not be entitled to transfer or assign the benefit of this Agreement to any third party or induct any third party in the Licensed Premises, as the right given by the Licensor is in nature of license created in favour of the Licensee personally and the same does not permit or allow further right to be created in favour of any third party by the Licensee.

7.2 Observance and performance

The Licensee shall use the Licensed Premises for its own official and lawful activities only and shall observe and perform all the terms, conditions, agreements, covenants and provisions on which the Licensor holds the Licensed Premises for the time being and from time to time in force including bylaws and Rules Regulation of the said Society/Authorised Managing Body, and shall not do or omit suffer to be done anything whereby the Licensor's right to hold the Licensed Premises is affected, forfeited or extinguished and shall keep indemnified the Licensor against



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Handwritten signature or initials.

7.5 Licensee bound to make payments

It is expressly agreed that the Licensee shall be bound to pay the amount payable by the Licensee to the Licensor herein on the due dates without any delay, default or demur and in the event of the Licensee committing delay or default in payment of the said amount or carrying out terms of this Agreement, then and in that event the Licensor shall be entitled to terminate this agreement without prejudice to his right to take such steps as the Licensor may deem fit and be advised for recovery of the amounts due along with interest thereon at the rate of 24 per cent per annum. Provided however that the Licensor shall not terminate this agreement in the event of the Licensee make good the breach within 30 days of notice of breach issued by the Licensor. On the termination by efflux of time or earlier determination of this Agreement by virtue of or by reason of non-payment of the amounts in the manner aforesaid, the Licensor shall be entitled to prevent the Licensee from entering upon the Licensed Premises or using the same or occupying the same and the Licensee shall not be entitled to object or dispute the same in any manner whatsoever.

ARTICLE 8

NO TENANCY

8.1 No right in favour of the Licensee

It is expressly understood that this license does not create any demise, easement, tenancy or sub-tenancy or any other right in favour of the Licensee in to or over or upon the Licensed Premises or any part thereof. It is agreed by and between the parties hereto that the license granted herein for use of the premises is one contemplated under Maharashtra Rent Control Act 1999, and nothing herein contained shall be construed as creating any right, interest, easement, tenancy or sub-tenancy in favour of the Licensee or any occupant for the time being of the Licensed Premises in to or over or upon the licensed premises or transferring of any interest whatsoever therein in favour of the Licensee or any occupant for the time being of the Licensed Premises other than mere permissive use hereby granted. It is the express intention of the parties hereto that the Licensor shall be and always be deemed to be in exclusive possession and in full charge and control of the Licensed Premises at all times and a mere right of user as per this Agreement is granted to the Licensees. The Licensee agrees and undertakes not to claim possession of the Licensed Premises or any part or portion thereof at any time.



8.2 Duplicate key

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A duplicate key of the main entrance to the Licensed Premises has been furnished by the Licensor to the Licensee for the Licensee's convenience only and should not be deemed to create any right or title or interest or possession in to and of the Licensed Premises in favour of the Licensee. However, in the event, the Licensee desires to put an additional locks to/on the main entrance door to the Licensed Premises, he may do so only after prior permission of the

entitled, at any time from the date hereof, to terminate, this Agreement by giving one month's notice in writing to the Licensee. Upon the expiration of such notice, the Licensee shall forthwith vacate the Licensed Premises and shall deliver to the Licensor duplicate keys and leaving the Licensed Premises in the conditions in which it is as on the date of the agreement. Notwithstanding anything to contrary herein either expressed or implied, the Licensor shall always be entitled to revoke or terminate this agreement in case of any breach of conditions and obligations to be observed and performed by the Licensee.

9.4 Amendment to the Maharashtra Rent Control Act, 1999

Notwithstanding anything contained in this Agreement it is expressly agreed and understood that in the event before the expiry of the period of the leave and license hereby granted, any amendment and/or modification is or are made to the Maharashtra Rent Control Act, 1999, or any other enactment or legislation is passed by the Appropriate Legislature granting any protection to the Licensee or disentitling the Licensor from removing the Licensee from the licensed premises, then and in that event the leave and license hereby granted shall be deemed to have expired on the day previous to the coming into effect of such amendment or modification of enactment or legislation and in that event the Licensee shall remove himself with his family, persons and belongings from the licensed premises and every part thereof, provided however, that this is without prejudice to the remedies which the Licensor may have against the Licensee hereunder. The intention being that no right or interest of any nature whatsoever is agreed to be created or intended to be created by the Licensor in favour of the Licensees save and except the bare license and permissive use hereby granted.



9.5 Refund of Security Deposit

On the expiration or earlier termination of this license the Licensee shall remove all the belongings chattels articles and things from the Licensed Premises and vacate the Licensed Premises by returning the duplicate keys to the Licensor. If the Licensee does not vacate and give charge of the Licensed Premises to the Licensor as aforesaid despite the Licensor being willing to comply with his obligations, the Licensee shall be liable to pay to the Licensor Rs.11,000/- per day in addition to the fees payable under Article 4 till the Licensee remains in unlawful occupation of the Licensed Premises or any part thereof without prejudice to any other rights and remedies of the Licensor to adopt proceedings to remove the Licensee from the Licensed Premises.

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9.6 Failure to refund the Security Deposit

In the event the Licensor fails to for any reason whatsoever notwithstanding the Licensee has offered to vacate the Licensed Premises, refund the security deposit as contemplated above, the Licensee shall be entitled to use the Licensed Premises free of charge until the security deposit has been paid by the Licensor to the Licensee.

(Handwritten signature)

10.4 Variations to Agreement

The terms and conditions of this Agreement may not be modified, altered or amended except by written agreement between the Licensor and the Licensee.

10.5 Waiver

The waiver or partial waiver of any powers, rights or remedies accruing to, vested in or conferred on the Licensor pursuant to this Agreement shall not be effective unless made in writing and signed by or on behalf of the Licensor.

10.6 Agreement Binding on Successors

This Agreement shall be binding on the Licensors and the Licensee and their successors. For the purposes of this Agreement, a reference to the Licensors or the Licensee shall be taken as a reference to such successors. The Licensee shall not be entitled to assign and/or transfer this Agreement to any Person without the prior written consent of the Licensors.



10.7 Entire Agreement

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes prior negotiations, representations, or agreements, either written or oral.

10.8 Stamp Duty And Registration Charges

The stamp duty, registration and the agent charges for the registration of this document shall be borne equally by the licensor and the licensee.

10.9.1 Counterparts

This Agreement may be signed in any number of counterparts, each of which is an original and all of which, taken together, constitutes one and the same instrument.

Handwritten initials or signature.

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Chintamani Estates Pvt. Ltd.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF CHINTAMANI ESTATES PRIVATE LIMITED HELD ON 31ST MARCH 2017 AT 4.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY

RESOLVED THAT SHRI RAJIV ANANT SHAH, THE AUTHORISED REPRESENTATIVE OF THE COMPANY BE AND IS HEREBY AUTHORISED TO SIGN/EXECUTE/PRESENT AND LODGE BEFORE THE SUB-REGISTRAR THE CONCERNED DEED OF LEASE/LEAVE AND LICENSE AGREEMENTS, AND TO ADMIT SUCH DEED OF LEASE/LEAVE AND LICENSE AGREEMENTS AND TO DO ALL SUCH DOCUMENTS STATED AFORESAID TO RECEIVE THE SAME BACK AFTER DUE REGISTRATION THEREOF AND TO DELIVER THE SAME TO ANY PERSON OR PERSONS.

FOR CHINTAMANI ESTATES PRIVATE LIMITED

राजिव अनंत शाह

DIRECTOR



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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 RAJIV ANANTRAI SHAH
 ANANTRAI GIRDHARLAL SHAH
 11/11/1977
 Permanent Account Number
 AAEP36647R
 [Signature]
 Signature

Rajiv Shah



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भारत सरकार

Unique Identification Authority of India
Government of India

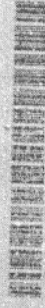
नागरिकता कर्तांक / Enrollment No 7093160301/08570

To,

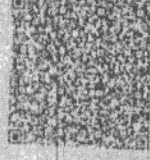
राजिव आनंद शाह
Rajiv Anand Shah
S/O Anand Shah
Gan Kunj Building, Flat No. 11/12, 3rd Floor
71, Marine Drive, W. S. Road
Above Bank Of Baroda
Churchgate
Marine Lines Mumbai
Maharashtra 400020

27/01/2012

Ref: 3467101C / 087 088 / 089020 / P



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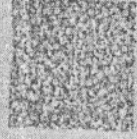
आपला आधार कर्तांक / Your Aadhaar No. :

3922 8150 1349

आधार - सामान्य माणसाचा अधिकार



राजिव आनंद शाह
Rajiv Anand Shah
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male



3922 8150 1349

आधार - सामान्य माणसाचा अधिकार

Rajiv Shah



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स्थायी सेवा संख्या /PERMANENT ACCOUNT NUMBER
AAACC1939M



नाम /NAME
CHINTAMANI ESTATE PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
16-05-1980

R. Singh

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

For CHINTAMANI ESTATE PVT. LTD.

R. Singh

Director.



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EXTRACT OF THE MEETING OF BOARD OF DIRECTORS OF M/s. PRIME PHARMACEUTICALS PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 5 SUKH SHANTI, 65 NUTAN LAXMI SOCIETY, NORTH SOUTH ROAD NO. 8, VILE PARLE WEST MUMBAI -400 049. ON 3RD September 2019.

RESOLVED THAT

1. The Company has decided to take on lease the premises of M/s. CHINTAMANI ESTATES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 60/62 Mirza Street, Mumbai 400 003 hereinafter called the "Licensor" located at Office No.327-328 admeasuring approximately 3250 Super Built Up area (1950 Sq. ft. Carpet Area) on the 3rd floor along with parking space for 2 cars in the building known as Chintamani Plaza, Andheri Kurla Road, Andheri East, Mumbai 400 099, hereinafter referred to as "Licensed Premises" for its registered office, at a monthly least rent of Rs.324, 000/- +GST and other terms and conditions as stated in the lease agreement.
2. Shri. Anil Kumar Vora, Shri.Ashish Vora and Shri. Devang Thakar, Directors, of the Company be severally authorised to do such acts, deeds and things for completing all statutory, regulatory and other formalities as stipulated under law;
2. Shri. Anil Kumar Vora, Shri.Ashish Vora and Shri. Devang Thakar, Directors, of the Company be severally authorised to sign all document and register the same with the Registrar of Assurance of the local office to get the documents duly registered"



Certified True Copy

For Prime Pharmaceuticals Pvt. Ltd.

Anil Vora
 Director
 (DIN No.01187443)



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Dated: 05-09-2019
Place: Mumbai

REGISTERED OFFICE :
 5, SUKH-SHANTI, 65, NUTAN LAXMI SOCIETY,
 NORTH SOUTH ROAD NO. 8,
 VILE PARLE (W) MUMBAI - 400 049. (INDIA)
 TEL. : 61471800 • FAX : + 91 22 61471810
 EMAIL : mumbai@primepharma.co.in
 exports@primepharma.co.in

BHIWANDI OFFICE :
 MANISH COMPOUND, BLDG. NO.2,
 GALA NO.18, 2ND FLOOR, REHNAL VILLAGE,
 ANJUR PHATA, BHIWANDI - 421 302,
 DIST : THANE. MAHARASHTRA, (INDIA)
 EMAIL : mumbai@primepharma.co.in
 exports@primepharma.co.in

AHMEDABAD OFFICE :
 2/3, SURYA COMPLEX, C. G. ROAD,
 SWASTIK CHAR RASTA, NAVRANGPURA,
 AHMEDABAD - 380 009. (INDIA)
 TELEFAX : + 91 79 26402213
 MOBILE : + 91 9833879620
 EMAIL : prime.amd@gmail.com

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRIME PHARMACEUTICALS PRIVATE
LIMITED

11/09/1995

Permanent Account Number

AABCP6584G

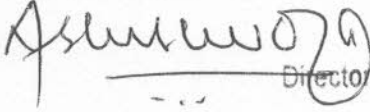


इस कार्ड को खोले / धारण कर कृपया सुरक्षित करें / लीजिए
आयकर पैन सेवा कार्ड, एनएसडी
1 वीं मंजिल, मुंबई स्टडींग ब्लॉक नं. 341, सैनेन 997/8,
मॉडल कॉलोनी, नैर डीप बंगलाव चौक, पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
1st floor, Manji Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalov Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.com

For Prime Pharmaceuticals Pvt. Ltd.


Director



बदर - १		
२०८९	२६	२०
२०१९		

आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABMPV0270A



नाम / Name
ASHISH ANIL VORA

पिता का नाम / Father's Name
ANILKUMAR VORA

जन्म की तारीख / Date of Birth
18/09/1973


हस्ताक्षर / Signature

09052019

ASHISH ANIL VORA



बदर - १		
२०१९	20	30
२०१९		



भारत सरकार
Government of India



आशिष अनिल वोरा
Ashish Anil Vora
जन्म तारीख/ DOB: 18/09/1973
पुरुष / MALE



6402 9057 7194

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
5, अभिनंदन, (पुष्पा कुंज), नॉर्थ साउथ
रोड नं 6, जेवीपीडी स्कीम, महाराष्ट्र बँक
जवळ, विलेपार्ले वेस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400056

Address:
5, Abhinandan, (Pushpa Kunj),
north south Road no 6, JVPD
Scheme., Near maharashtra
bank, vileparle west, Mumbai,
Mumbai,
Maharashtra - 400056

6402 9057 7194



1947



help@uidai.gov.in



www.uidai.gov.in

Ashish Anil Vora



बंदर - १		
ew&g	2L	30
२०११		

Summary1 (GoshwaraBhag-1)

322/9761

शनिवार, 07 सप्टेंबर 2019 11:52 म.पू.

दस्त गोषवारा भाग-1

वदर1

दस्त क्रमांक: 9761/2019

दस्त क्रमांक: वदर1 /9761/2019

बाजार मूल्य: रु. 19,44,000/- मोबदला: रु. 3,57,500/-

भरलेले मुद्रांक शुल्क: रु.56,500/-

दु. नि. सह. दु. नि. वदर1 यांचे कार्यालयात

अ. क्र. 9761 वर दि.07-09-2019

रोजी 11:49 म.पू. वा. हजर केला.

पावती:11011

पावती दिनांक: 07/09/2019

सादरकरणाराचे नाव: मेसर्स चिंतामणी इस्टेट प्राइव्हेट लिमिटेड तर्फे औथोरीटी सिप्रेटरी राजीव अनंत शाह

नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 600.00

पृथांची संख्या: 30

एकुण: 1600.00

दस्त हजर करणाऱ्याची सही:



सह. दुय्यम निबंधक, अंधेरी क्र. १



सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: 36-अ-लिह्व 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.

शिक्रा क्र. 1 07 / 09 / 2019 11 : 49 : 01 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 07 / 09 / 2019 11 : 50 : 27 AM ची वेळ: (फी)



वदर - १		
९७६१	२९	३०
२०१९		



07/09/2019 11 53:38 AM

दस्त गोषवारा भाग-2

बदर 1

दस्त क्रमांक:9761/2019

दस्त क्रमांक :बदर1/9761/2019

दस्ताचा प्रकार :-36-अ-लिह्व अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स चिंतामणी इस्टेट प्राइव्हेट लिमिटेड तर्फे ऑथोरीटी सिग्रेटरी राजीव अनंत शाह पत्ता:60/62, -, मिर्जा स्ट्रीट, मुंबई, -, मांडवी (मुंबई), MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:	लायसेन्सार वय :-42 स्वाक्षरी:-		
2	नाव:मेसर्स प्राइम फार्मास्युटीकल्स प्राइव्हेट लिमिटेड तर्फे ऑथोरीटी सिग्रेटरी आशिष वीरा पत्ता:ऑफिस क्रमांक 5, पहिला मजला, सुख शांती, विलेपार्ले पश्चिम मुंबई, 65 नूतन लक्ष्मी सोसायटी, एन एस रोड नंबर 8, जुहू, MAHARASHTRA, MUMBAI, Non-Government.	लायसेन्सी वय :-46 स्वाक्षरी:-		



क्र. कार्याची नोंद

- 36-अ-लिह्व अँड लायसन्सेस चा दस्त ऐवज करुन दिल्याचे कबूल करतात.
- शिकका क्र.4 ची वेळ:07 / 09 / 2019 11 : 51 : 13 AM
- अंकोख:-
क्यालिन इसम अमे चिंतामणी करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवित्तात
- क्र. कार्याची नोंद
- 1 नाव:जिनेश शाह --
वय:37
पत्ता:साई प्रसाद विलेपार्ले पूर्व मुंबई
पिन कोड:400057
- 2 नाव:सौरीन - मुळीक
वय:42
पत्ता:सदर
पिन कोड:400057

बदर - १		
९०६९	३०	३०
छायाचित्र ९		अंगठ्याचा ठसा

स्वाक्षरी		
स्वाक्षरी		

शिकका क्र.4 ची वेळ:07 / 09 / 2019 11 : 51 : 59 AM

सह-दुय्यम निबंधक, अंधेरी क. १

EPayment Details.

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....३०.....पाने आहेत.
पुस्तक क्र. १/बदर-१/.....९०६९...../२०१९
वर नोंदला, दिनांक.....७-SEP-2019

sr.	Epagement Number
1	0709201900633
2	MH006050104201920M

Defacement Number

0709201900633D

0003130663201920

सह-दुय्यम निबंधक, अंधेरी क. १
मुंबई उपनगर जिल्हा 9761/2019

Know Your Rights as Registrants

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

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

THE SCHEDULE ABOVE REFERRED TO

Fully Furnished Office No.327-328 admeasuring approximately 3250 Sq. Ft. Super Built Up Area (1950 Sq. Ft. Carpet Area) on the 3rd floor along with parking space for 2 cars in the building known as Chintamani Plaza, Andheri Kuria Road, Andheri East, Mumbai 400 099. CTS NO.294C Village Gundavli. Property Tax A/c No KE 2710670300000

IN WITNESS WHEREOF, the parties have hereunto and to the duplicate hereof set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED AND DELIVERED by

the withinnamed Licensor

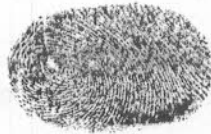
For CHINTAMANI ESTATE PVT. LTD.

M/S. CHINTAMANI ESTATES PRIVATE LTD

Through its authorized signatory


SHRI RAJIV ANANT SHAH

Authorised Signatory



in the presence of




Shreshth Shah

SIGNED AND DELIVERED by

the withinnamed Licensee

For Prime Pharmaceuticals Pvt. Ltd.

M/S. PRIME PHARMACEUTICALS PRIVATE LTD.

Through its authorized signatory

SHRI. ASHISH VORA

Director



in the presence of


Shreshth Shah

बंदर-३		
२०१९	१८	२०
२०१९		

9.7 Forfeiture of the Security Deposit

If the Licensee terminates this agreement before the lock in period of 36 months or the agreement is terminated before the expiry of 36 months on account of breach on the part of Licensee, the Licensor shall be entitled to and the Licensee agrees to pay license fee for the balance unexpired term of the lock in period up to 36 months plus the notice period. The Licensor can forfeit the amount of security deposit to recover the amount due as per this clause.

ARTICLE 10
MISCELLANEOUS



10.1 Notices

- (i) Any Notice or other communication required to be sent under this Agreement shall be sent or delivered to the receiving party at the address set forth below, or at such other address as the parties may from time to time designate in writing:

Licensor's address 60/62 Mirza Street, Mumbai 400 003

Licensee's address 5, Sukh Shanti, 1st Floor, 65 Nutan Laxmi Society, N.S. Road
No.8, Vile Parle West, Mumbai 400 049

- (ii) Any notice or other communication shall be sent by certified or registered mail, or by hand delivery.

- (iii) All notices referred in this Agreement or other communications shall be deemed to have been duly given or made two (2) working days after being deposited in the mail with postage pre-paid.

बंदर - १		
10.2	Jurisdiction	
१०४९	१६	३०

The Courts at Mumbai shall have exclusive jurisdiction in event of any disputes relating to any matter covered by this Agreement.

10.3 Language of Communication

All notices, financial statements, materials, and other communications between the parties hereto, required or permitted hereunder, shall be prepared and submitted in the English language.

Licensor in writing for the same and subject to giving the Licensor key of such additional lock and retaining the duplicate thereof.

ARTICLE 9

TERMINATION AND ITS EFFECT

9.1 Damage and/or Destruction of the Licensed Premises

If at any time during the term of this Agreement, the Licensed Premises is damaged or destroyed by Events of Force Majeure so as to render the same unfit for use, occupations for a period exceeding 30 days, then in that event Licensor shall within 30 days from such date refund to the Licensee the unexpired balance unexpired period, if any, upon the Licensee giving notice of termination of this agreement.



9.2 Default

It is specifically agreed by the Licensee that during the period of this Agreement, if it commits any default in payment of the license fees and other dues payable under this agreement and/or the electric, telephone and water charges and/or if it commits any breach of any other terms and condition hereof, the Licensor will be entitled to forthwith terminate this Agreement by giving a notice in writing at the address mentioned herein requiring the Licensee to rectify the breach within 30 days of the date of notice and failure to rectify the breach within 30 days of the date notice, the Licensee shall remove itself with its staff, agents and servants and its belongings, if any, from the Licensed Premises and leave the Licensed Premises along with all the furniture and fixtures mentioned in the annexure attached herein in the condition in which the Licensed Premises as on the date. The Licensee agrees that any notice sent by ordinary post under certificate of posting addressed to the Licensee at the Licensed Premises shall be deemed to be valid service on the Licensee and the Licensee shall not dispute the receipt thereof.

बदर - १		
9.3 Notice	१४	३०
२०१९		

NOTWITHSTANDING anything to the contrary herein contained or implied, the Licensor shall be entitled, at any time after the initial lock in period of 36 months, to terminate, without being required to assign any reasons whatsoever, this Agreement by giving 3 months' notice in writing to the Licensee. Similarly, the Licensee shall be entitled, at any time after the initial lock in period of 36 months, to terminate, without being required to assign any reasons whatsoever, this Agreement or by giving 3 months' notice in writing to the Licensor. Upon the expiration of such notice, the Licensee shall forthwith vacate the Licensed Premises by removing itself with its servants and agents and returning duplicate keys and leaving the Licensed Premises in conditions in which it is on the date of this agreement. In case the Licensor finds that the Licensee is misusing the Licensed Premises and the furniture and fixtures provided by him then, notwithstanding anything to the contrary herein contained or implied, the Licensor shall be

all claims, actions suits and proceedings and all costs charges expenses loss or damages incurred suffered or caused by or to the Licensor by reason of any breach, non-observance or non-performance by the Licensee as aforesaid and the Licensor shall be entitled to terminate the agreement if the Licensee is found to be conducting any illegal and /or unlawful activity within the licensed premises or in breach of this agreement or any of his obligation under this agreement.

The Licensee may, if it desires, obtain at its own cost, any cost, any insurance cover in respect of its materials and belongings in the Licensed Premises and in event of a claim under such insurance, the Licensee shall be entitled to receive and retain any amount settled by the insurer. The Licensor shall not be responsible or liable to pay for any loss, damage or injury to any of the employees, staff, visitors, customers or persons of the Licensee and/or the Licensee's Contractors visiting the licensed premises voluntarily or at the invitation of the Licensee.



7.3 Payment of taxes

The Licensor shall (as provided in Article 5 here above) pay and discharge all rates, taxes, Cess, or any other impost as payable on 15.10.2019 and outgoing Society/Authorised Managing Body's charges and all his other liabilities whatsoever to Government, Municipality and the Society/Authorised Managing Body and all other authorities in respect of the Licensed Premises. However Provided however, any increase in the said taxes, rates, cess or any other impost post 15.10.2019, either by reason of increase in rate, new levy, or increase in the ratable value either due to the occupation by the Licensee or otherwise the said increase proportionate to the licensed premises shall be paid by the Licensee alone.

7.4 Create any charge or encumbrance

The Licensor shall not sell transfer create any charge or encumbrance on or otherwise dispose of the licensed premises or its right title or interest therein so as to cause any breach of or to adversely or prejudicially affect the rights of the Licensee to use the Licensed Premises under this license and in the event of such transfer or disposal the Licensor hereby agrees and undertakes to obtain an acknowledgement from the transferee recognising the Licensee as the Licensee of the Licensed Premises on the terms and conditions contained in this Agreement and accepting all the obligations of the Licensor hereunder. The Licensor hereby agrees with the Licensee that during the subsistence of this Agreement and as long as it is not revoked and/or determined and as long as the Licensee during the said period performs and observes the terms and conditions of this Agreement, the Licensor shall not, in any way, hinder or obstruct the Licensee in the use and enjoyment of the licensed premises.

Handwritten signature and date: 22/30

Handwritten signature

4.3 Security Deposit

The Licensee shall on or before execution of this agreement deposit with the Licensors a sum of Rs.19,44,000/- (Rupees Nineteen Lacs Forty Four Thousand Only) as and by way of an interest free refundable security deposit during the period of this license,. It is expressly agreed by and between the parties hereto that the said sum of Rs.19,44,000/- (Rupees Nineteen Lacs Forty Four Thousand Only), shall not carry any interest and the same shall be refunded to the Licensee on termination or earlier revocation of this Agreement only upon the Licensee removing itself, its employees and all its belongings, chattels, articles, and effects from the Licensed Premises in accordance with the terms and conditions hereof and on receipt of TDS Certificate for the amount of Tax deducted. All the dues including license fees shall be cleared separately by the Licensee, however, The Licensee hereby expressly and irrevocably authorizes , at the sole option of the Licensors, to adjust the said security deposit against any amount due by the Licensee under this agreement.



ARTICLE 5

TAXES, CHARGES AND OUTGOINGS

The Licensor shall regularly pay to the BMC the assessment taxes at rates, as applicable one day prior to the date hereof, and any other maintenance charges to the Society/Authorised Managing Body in respect of the licensed premises. In event of any increase in any taxes either by reason of increase in rate, new levy or increase in the ratable value by reason of grant of this license, the said increase proportionate to the licensed premises shall be borne by the Licensee alone. The Licensee shall pay tax on demand and in any delay in payment of taxes, the Licensee shall pay with interest at the rate of 20 per cent annum from the date of demand till the date of payment. The Licensee shall be responsible and liable to maintain all furniture, fixtures, air-conditioners, chairs, electricity connections, etc. at their own costs from reputed maintenance vendors/ authorized dealers and pay charges for electricity and other services availed in the Licensed Premises during the use thereof by the Licensee directly to the service provider.

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ARTICLE 6		
SERVICES	90	30
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6.1	२०१९	
inspection		

The Licensee has carefully inspected the Licensed Premises along with the furniture, fixtures, the electricity connections etc. and the Licensee is aware that the Licensed Premises has the facilities including water, power, etc. The Licensee shall be responsible for the safe keeping and maintenance of the furniture, fixtures, the electricity connections, etc. and The Licensor shall not be responsible for any damage and / or non - functioning of the same post 15.10.2019 .

Handwritten marks/signatures

(v) *Authorisation*

The Licensee has duly authorised **Shri. ASHISH VORA** (Director) to execute this Agreement on its behalf and bind it to its obligations under this Agreement.

ARTICLE 3

GRANT OF LICENSE

3.1 Term

The Licensee shall by leave and license of the Licensor hereby granted have the use of the Licensed Premises for a period of 60 months from the Commencement Date.

3.2 Use in prudent manner

IT is expressly agreed that the Licensee shall use the licensed premises in a reasonable and prudent manner subject to Events of Force Majeure and any damage done to the licensed premises shall be rectified by the Licensee at their own costs, failing which the Licensor shall be entitled to such rectification/replacement at the costs and risks of the Licensee and recover the same from the Licensee. The Licensee shall observe and perform the Rules and Regulations framed by the Society/Authorised Body for user of the licensed premises to be observed and performed by the occupants of the said building which may for the time being be in force.



3.3 Signboard

IT is expressly agreed that the Licensee shall not be entitled to put up any signboard outside the Licensed Premises, but the Licensee shall be entitled to put up their nameplate at the entrance to the Licensed Premises indicating occupation by the Licensee.

3.4 Structural alterations

The Licensee further confirms that the Licensee shall not without prior consent in writing of the Licensor, be entitled to carry out any structural alterations in the Licensed Premises and shall not be entitled to install any permanent furniture and fixtures therein. Provided however the Licensee shall be entitled to bring in loose Furniture in the Licensed Premises for better enjoyment thereof and to install any temporary fittings and fixtures.

Handwritten signature and initials above the table.

बदर - १		
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२०१९		

"but not limited to" whether or not they are followed by such phrases or words of like import.

- (iv) References in this Agreement to any document or agreement shall be deemed to include references to such document or agreement as amended, varied, restated, supplemented or replaced from time to time in accordance with the terms thereof and to include any side letters executed in connection therewith, except as otherwise provided in this Agreement.
- (v) References to any Person or Persons shall be construed as a reference to any permitted successors or permitted assigns of such Person or Persons.
- (vi) The headings of the several Articles and sub clauses of this Agreement are intended for convenience only and shall not in any way affect the meaning or construction of any provision therein.



(vii) References to writing include printing, typing, lithography and other means of reproducing words in a visible form.

(viii) References to a term, which is defined in another agreement, shall be to such term as defined therein whether or not such other agreement is then in effect.

ARTICLE 2 REPRESENTATION AND WARRANTIES

2.1. Licensor's Representation and Warranties

- (i) *No transfer to third party*

The Licensors and/or any person on their behalf have not otherwise entered into any agreement for transfer or otherwise transferred the Licensed Premises or any part thereof.

बदर - १	
(ii) Clear Title	
e0069 (a)	Σ 20

(a) There are no easementary rights created under any document or by any covenant or by prescription in respect of and/or upon the Licensed Premises or any part thereof;

(b) There is no mortgage, lien, charge, right or any other encumbrances or impediments on the Licensed Premises or any part thereof;

(c) Subject to the aforesaid, the title of the Licensor and his predecessors to the Licensed Premises is clear marketable and free from all encumbrances.

CR

LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT is made at Mumbai this 7th day of September 2019 by and between

M/S. CHINTAMANI ESTATES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 60/62 Mirza Street, Mumbai 400 003 hereinafter called the "**Licensor**" (which statement shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its administrators, successors or assigns) of the One Part;

AND

M/S. PRIME PHARMACEUTICALS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 5, Sukh Shanti, 1st Floor, 65 Nutan Laxmi Society, N.S.Road No.8, Vile Parle West, Mumbai 400 049 hereinafter called the "**Licensee**" of the other part .

WHEREAS



The Licensor is the owner and sufficiently entitled to hold use and occupy fully furnished Office No. 30/328 admeasuring approximately 3250 Super Built Up area (1950 Sq. ft. Carpet Area) on the 3rd floor along with parking space for 2 cars in the building known as Chintamani Plaza, Andheri Kurla Road, Andheri East, Mumbai 400 099, hereinafter referred to as "**Licensed Premises**" and more particularly described in the schedule

- B. The Licensee has approached the Licensor and requested the Licensor to permit the Licensee to use the Licensed Premises on leave and license basis.
- C. The Licensor has agreed to give to the Licensee on leave and license to use the Licensed Premises upon the terms and conditions hereinafter mentioned.

NOW THEREFORE, in consideration of the foregoing and the mutual covenants and promises contained herein and other good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the Parties intending to be bound legally, agree as follows:

वर्ग - २		
२०१९	४	३०