

LEAVE AND LICENSE AGREEMENT

OFFICE NO. - 127-128, 201-202,

OFFICE NO. - 211-212, 213-214, 215-222.

CHINTAMANI PLAZA

Mohan Studio Compound, Andheri Kurla Road
Andheri - East, Mumbai - 400 099.

A PROJECT BY





पावती

Original/Duplicate

Thursday, August 25, 2022

नोंदणी क्र.: 39म

12:18 PM

Regn.: 39M

पावती क्र.: 15002 दिनांक: 25/08/2022

गावाचे नाव: चकाला

दस्तावेजाचा अनुक्रमांक: वदर1-13398-2022

दस्तावेजाचा प्रकार : 36-अ-लिव्ह अँड लायसन्सेस

मादर करणाऱ्याचे नाव: मेसर्स चिंतामणी एस्टेट्स प्रायव्हेट लिमिटेड तर्फे ऑथोरिटी सिग्रेटरी राजीव अनंत शाह


नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 540.00

पृष्ठांची संख्या: 27

एकूण: रु. 1540.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
12:34 PM ह्या वेळेस मिळेल.


सह. दुय्यम निबंधक, अंधेरी क्र.1-१,
मुंबई उपनगर जिल्हा

वाजार मूल्य: रु. 7405650 /-

मोबदला रु. 1225000/-

भरलेले मुद्रांक शुल्क : रु. 201000/-

1) देयकाचा प्रकार: DHC रकम: रु. 540/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2208202200173 दिनांक: 25/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006451214202223M दिनांक: 25/08/2022

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 25 AUG 2022

CHALLAN
MTR Form Number-6



GRN	MH 00 6451214 202223M	BARCODE	Date 17/08/2022-11:14:25		Form ID 36A
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1	PAN No.(If Applicable)			
Location	MUMBAI	Full Name	MS CHINTAMANI ESTATE PVT LTD		
Year	2022-2023 One Time	Flat/Block No.	OFFICE NO 127-128, 213-214, 215-222, 201-202,		
Account Head Details	Amount In Rs.	Premises/Building	211-212 CHINTAMANI PLAZA		
0030045501 Stamp Duty	201000.00	Road/Street	ANDHERI EAST		
0030063301 Registration Fee	1000.00	Area/Locality	MUMBAI		
		Town/City/District			
		PIN	4 0 0 0 9 9		
		Remarks (If Any)	SecondPartyName=INFO EDGE INDIA LIMITED-		
Total	2,02,000.00	Amount In Words	Two Lakh Two Thousand Rupees Only		
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.			
Cheque/DD No.	Bank Date	RBI Date	Not Verified with RBI		
Name of Bank	Bank-Branch	IDBI BANK			
Name of Branch	Scroll No. , Date				



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

Make payment at any of the listed branches * of IDBI BANK
handling GOVERNMENT OF MAHARASHTRA Business Before 24/08/2022

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

GRN	MH006451214202223M	Challan Date	17/08/2022	Challan Amount	202000.00
Party Name	MS CHINTAMANI ESTATE PVT LTD				
Amount In Words	Two Lakh Two Thousand Rupees Only				
Account Head Details			Payment Details		
Cheque-DD Details			Bank CIN	Ref. No.	
Cheque/DD No.		Bank Date	RBI Date		Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date			

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

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Print Date 17-08-2022 11:14:26

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2208202200173	Date	22/08/2022
Received from dhc, Mobile number 0000000000, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	Date	22/08/2022
Bank CIN	10004152022082200165	REF No.	2782253282
This is computer generated receipt, hence no signature is required.			



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TABLE OF CONTENTS

ARTICLE 1.....	2
DEFINITIONS	2
1.1 Definitions	2
1.2 Construction	3
ARTICLE 2.....	4
REPRESENTATION AND WARRANTIES	4
2.1 Licensor's Representation and Warranties.....	4
(i) No transfer to third party.....	4
(ii) Clear Title	4
2.2 Licensee's representations and warranties.....	4
(i) Duly Organised	4
(ii) Power and authority to execute this Agreement	4
(iii) Sufficient funds.....	4
(iv) Misleading Statement	5
ARTICLE 3.....	5
GRANT OF LICENSE	5
3.1 Term	5
3.2 Use in prudent manner.....	5
3.3 Signboard	5
3.4 Structural alterations	5
ARTICLE 4.....	6
FEEs TO BE PAID	6
4.1 License Fee	6
4.2 Net of Taxes.....	6
4.3 Security Deposit.....	3
4.4 On determination of the agreement.....	7
ARTICLE 5.....	7
SECURITY CHARGES, TAXES AND OUTGOINGS.....	7
ARTICLE 6.....	8
SERVICES	8
6.1 Inspection	8
6.2 Enjoyment of Services	8
6.3 Charges pertaining to Services	8
ARTICLE 7.....	8
COVENANTS AND UNDERTAKINGS.....	8
7.1 Assignment to third party	8
7.2 Observance and performance.....	8
7.3 Payment of taxes.....	9
7.4 Create any charge or encumbrance	9
7.5 Licensee bound to make payments.....	9
ARTICLE 8.....	10
NO TENANCY.....	10
8.1 No right in favour of the Licensee.....	10
8.2 Duplicate key.....	10
ARTICLE 9.....	10
TERMINATION AND ITS EFFECT	10
9.1 Damage and/or Destruction of the Licensed Premises	10
9.2 Default	10
9.3 Notice.....	11
9.4 Amendment to the Maharashtra Rent Control Act, 1999	11
9.5 Refund of Security Deposit.....	12
9.6 Failure to refund the Security Deposit.....	12
9.7 Forfeiture of the Security Deposit	12
ARTICLE 10	12
MISCELLANEOUS.....	12
10.1 Notices	12
10.2 Jurisdiction.....	13
10.3 Language of Communication	13
10.4 Variations to Agreement	13
10.5 Waiver	13
10.6 Agreement Binding on Successors	13
10.7 Entire Agreement	14
10.9 Counterparts.....	14



बदर - १
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LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT is made at Mumbai this 25th day of August 2022 by and between M/s.Chintamani Estates Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 60/62, Mirza Street, Zaveri Bazaar, 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 heirs, executors and administrators) of the One Part;

AND

Info Edge (India) Limited a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at GF-12A, 94, Meghdoot, Nehru Place, New Delhi 100019 through its authorised signatory, Mr. Arif Parker empowered to execute this agreement hereinafter called the "Licensee" of the other part .

WHEREAS

- A. The Licensor is the owner and sufficiently entitled to hold use and occupy fully furnished Office No.1) 127-128, 2) 213-214 3) 215-222 and 4) 201-202, 211-212 admeasuring approximately 11625 sq. ft Built -up area on the First and Second Floor along with 21 reserved car-parking space in the building known as Chintamani Plaza, hereinafter referred to as "Licensed Premises" and more particularly described in the schedule hereunder.
- 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:

ARTICLE 1

DEFINITIONS

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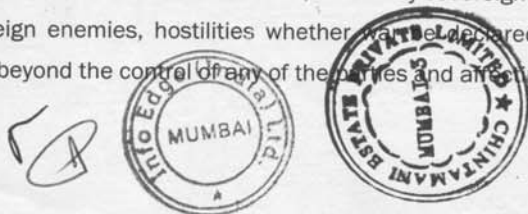
Agreement shall mean this agreement.



BMC shall mean the Bombay Municipal Corporation.

Commencement Date shall mean 1st February 2021. End Date 31st January 2026

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 or not 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.

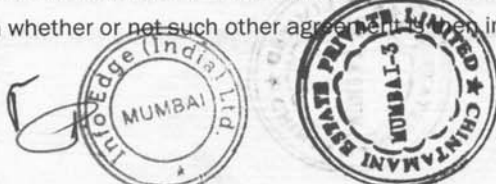
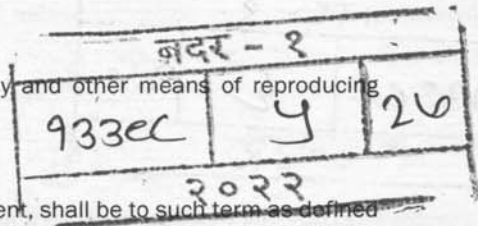
Licensor shall have the same meaning as set forth in the preamble of this Agreement.

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.
- (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 "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 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.

(ii) Clear Title

- (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.

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



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(iii) Sufficient funds	



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.

**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. However, in case the Licensee wishes to exit from the Scheduled premises, it hereby agreed to provide 3 (three) months' notice in case the Licensee intends to terminate the Leave & License Agreement before the expiry of the agreed period. The Licensor will never serve any notice towards the Licensee during the License period of 5 (Five) years unless the Licensee fails to discharge any of its obligations in terms of present agreement, in which case the event of breach shall be sought to be rectified in the manner of provided in this Agreement. In any case the breach is not rectified to further 90 days then the Licensee will vacate the premise immediately without raising any objection.

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 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 be entitled to put up their nameplate at the entrance to the Licensed Premises indicating occupation by the Licensee.

3.4 Structural alterations



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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. The new additions made by the Licensee may be removed on termination of the agreement (only moveable furniture) if the same is not purchased by the Licensor at market price or depreciated value, whichever is lower.



**ARTICLE 4
FEES 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.11,04,375/- + Rs.35,000/- (parking charges) per month for the period 01.02.2021 to 31.01.2022
- (ii) Rs.11,59,594/- + Rs.35,000/- (parking charges) per month for the period 01.02.2022 to 31.01.2023
- (iii) Rs.12,52,361/- + Rs.35,000/- (parking charges) per month for the period 01.02.2023 to 31.01.2024
- (iv) Rs.13,14,979/- + Rs.35,000/- (parking charges) per month for the period 01.02.2024 to 31.01.2025
- (v) Rs.13,80,728/- + Rs.35,000/- (parking charges) per month for the period 01.02.2025 to 31.01.2026

Goods & Service Tax on the license fees and parking charges shall be payable by the Licensee every month at the applicable rate, along with the license fees. The said fee shall be payable in advance on or before the 10th day of every English Calendar month.

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4.2 Net of Taxes	L	26
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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 agrees 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.





4.3 Security Deposit

It is expressly agreed by and between the parties hereto that the said sum of Rs.63, 00,000/- (Rupees Sixty Three lacs only), and Rs. 11,05,650/- (Eleven Lacs Five Thousand Six Hundred and Fifty Rupees Only) in total of Rs. 74,05,650/- (Seventy Four Lacs Five Thousand Six Hundred and Fifty Rupees 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.

4.4 On determination of the agreement

On determination of the agreement by efflux of time or sooner determination thereof by licensor or licensee after the lock-in period (as mentioned in clause 3.1) even if licensee is willing to handover peaceful furnished possession (reasonable wear and tear expected) of the licensed premises but licensor is unable to refund the security deposit, the licensee shall be entitled to continue to enjoy the same and remain in occupation of the licensed premises without any obstruction and / or hindrance from the licensor without payment of any license fees and / or any other payment until the licensor refunds the said amount of security deposit. In case the licensee is not interested in occupying the said premises the licensee will have an option to charge interest @ 18 % p.a. from the day the deposit is due.

ARTICLE 5

SECURITY CHARGES, TAXES AND OUTGOINGS

The Licensor shall regularly pay to the BMC the assessment taxes at the rates as applicable and any other maintenance charges to the society in respect of the licensed premises. In event of any increase in the said taxes either by reason of increase in rate, new levy or increase in the ratable value the said increase proportionate to the licensed premises would be borne by the Licensee. 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 only.

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ARTICLE 6
SERVICES



6.1 Inspection

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

6.2 Enjoyment of Services

It is agreed that the Licensee shall be entitled to the benefit of various services provided by the Society such as water, security and other facilities (hereinafter collectively referred to as the "Services") Provided and always the Services will be subject to the Society acquiring water, electricity and other services from BMC and R.E.L. and subject to any breakdown of the lift in the building in which the Licensed Premises are situated as the case may be and 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 such breakdown is not due or attributable to any act, omission or default by or on the part of the Licensor or its 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 would be done by the licensee only from reputed maintenance vendors/ authorized service agents or dealers.

ARTICLE 7

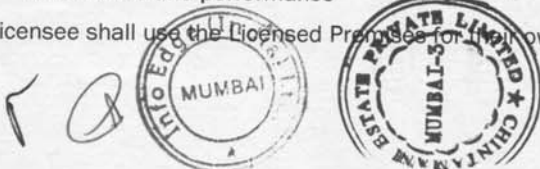
COVENANTS AND UNDERTAKINGS

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7.1 Assignment to third party		
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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 their 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 of the said Society, and shall not do omit or 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 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 conducting any illegal and /or unlawful activity.

7.3 Payment of taxes

The Licensor shall (save as provided in Article 5 hereinabove) pay and discharge all current rates taxes outgoings Society's charges and all its other liabilities whatsoever to Government, Municipality and the Society and all other authorities in respect of the Licensed Premises. In event of any increase in the said taxes either by reason of increase in rate, new levy or increase in the ratable value, due to the occupation by the Licensee the said increase proportionate to the licensed premises would be borne by the Licensee



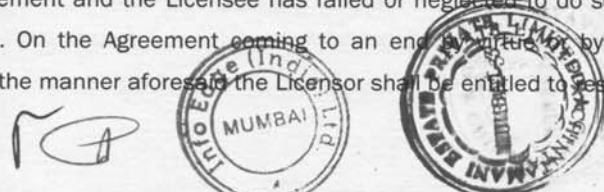
7.4 Create any charge or encumbrance

The Licensor shall not sell transfer create any charge or encumbrance on or otherwise dispose of the licensed premises or her 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.

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 under these presents 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 treat this agreement at an end and take such steps as the Licensor may be advised for recovery of the amounts due along with interest prevailing as per RBI rates and owing from the Licensee. Provided however that the Licensor shall not exercise any of its rights hereinabove unless and until he has first given to the Licensee thirty days notice in writing to rectify the delay or default in payment or the breach of any of the terms of this Agreement and the Licensee has failed or neglected to do so within thirty days of receipt of such notice. On the Agreement coming to an end or termination by reason of non-payment of the amounts in the manner aforesaid the Licensor shall be entitled to restrain the Licensee from entering

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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 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 Licensees or any occupant for the time being of the Licensed Premises in 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 permissive use hereby granted or as entitling the Licensee to possession of the Licensed Premises. It is the express intention of the parties hereto that the Licensor shall be and shall 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.

8.2 Duplicate key

A duplicate key of the main entrance door 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 in the property 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 informing the Licensor about the same and giving the Licensor a duplicate key of such additional lock.

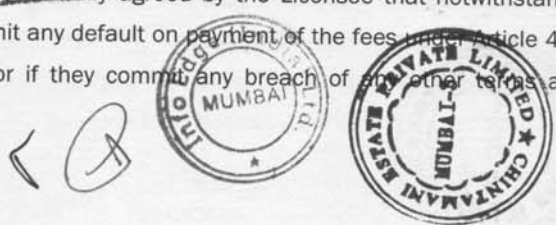
**ARTICLE 9
TERMINATION AND ITS EFFECT**

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 unadjusted fee for the balance unexpired period, if any together with the security deposit upon the Licensee vacating the Licensed Premises peacefully and thereupon the license hereby created under this Agreement shall stand terminated,

92	933eL Default	92	26
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It is specifically agreed by the Licensee that notwithstanding the period of this Agreement, if they commit any default on payment of the fees under Article 4 & 5 and/or the electric and water charges and/or if they commit 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 of a month to the Licensee to enable correction of this breach and further upon the expiry of the period of the said notice, the Licensee shall remove themselves and their staff members and their articles, if any, from the Licensed Premises and handover immediate charge thereof to the Licensors, in case the breach is not rectified/ corrected. Simultaneously the licensee shall give quiet peaceful possession of the licensed premises in the same good order and condition along with all the furniture and fixtures mentioned in the annexure attached herein. as it was at the time of entering into this agreement (reasonable wear and tear excepted), to the licensors.



9.3 Notice

NOTWITHSTANDING anything to the contrary herein contained or implied, the Licensor shall not terminate the Leave and License Agreement in any condition during the tenure of the agreement i.e. 5 years. Similarly, the Licensee shall be entitled 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 and shall deliver to the Licensor charge thereof. If the Licensor finds any damage or loss to the furniture and fixtures provided by him, he can issue a notice to the Licensee and make him liable to make good the loss or damage. If the Licensee is unable to make good the loss the Licensor can deduct the loss from the security deposit. Normal wear and tear shall be accepted. In case the Licensor finds that the Licensee is badly misusing the furniture then, notwithstanding anything to the contrary herein contained or implied, the Licensor shall be 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 charge thereof.

9.4 Amendment to the Maharashtra Rent Control Act, 1999

बदर - १		
933EC	93	20

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.

MA



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 and hand over charge of the Licensed Premises 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.35000/- per day in addition to the fees payable under Article 4 till the Licensee remains in occupation of the Licensed Premises or any part thereof without prejudice to any other rights and remedies of the Licensor to adopt proceedings to eject or remove the Licensee from the Licensed Premises.

9.6 Failure to refund the Security Deposit

On the expiry or termination of the Leave and License envisaged herein, the LICENSEE shall handover the peaceful vacant possession of the said premises to the LICENSOR subject to reasonable wear & tear. Any damage caused to the said premises by the LICENSEE due to improper or negligent use shall result in deduction(s) being made by the LICENSOR upon which the LICENSOR shall return the remainder of the Security Deposit that the LICENSEE is entitled to, on the same date as the LICENSEE hands over the vacant possession of the Premises to the LICENSOR without any delay (the "Retained Deposit"). In case of delay in returning the Retained Deposit, the LICENSOR hereby agrees to give an interest @ 18% per annum for delayed period from date of termination of this Agreement as per the notice of vacation of the SCHEDULED PREMISES. The LICENSEE shall be entitled to retain possession of the SCHEDULED PREMISES on a rent free basis without any liability for payment of electricity, water and security charges, or any other charges whatsoever so long as the Retained Deposit along with the interest is not returned by the LICENSOR to the LICENSEE & GST challans evidencing deposit of GST (in case GST been collected from the LICENSEE) or details of adjustment of such GST Liability against the input credit of Licensor are not handed over to the LICENSEE by the LICENSOR.

9.7 Forfeiture of the Security Deposit

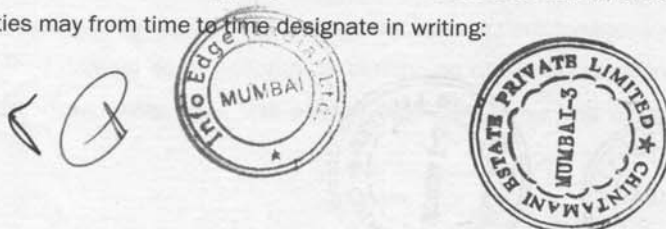
In the event the Licensor fails to for any reason whatsoever notwithstanding the Licensee has offered to vacate the Licensed Premises, refund the security deposit as contemplated above, the Licensee shall be entitled to use the Licensed Premises free of charge until the security deposit has been paid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

ARTICLE 10
MISCELLANEOUS

बंदर - १		
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10.1 Notices		
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- (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 Chintamani Estate. Pvt. Ltd.
60/62, Mirza Street, zaveri Bazaar, Mumbai 400 003.

Licensee's address Info Edge(India).Ltd.
B-8, Sector-132, Noida - 201304

- (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.

10.2 Jurisdiction

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

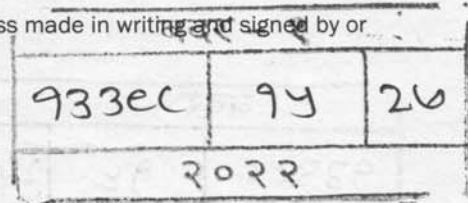
All notices, financial statements, materials, and other communications between the parties hereto, required or permitted hereunder, shall be prepared and submitted in the English language.

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 except for the subsidiaries of the Licensee.



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 Licensor & Licensee.

10.9 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.



बदर - १		
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THE SCHEDULE ABOVE REFERRED TO

Office Nos.127-128, 213-214, 215-222 and 201-202, 211-212 on the First Floor and Second Floor, Chintamani Plc Andheri Kurla Road, Andheri (E), Mumbai - 400 099. CTS No. 492 village Chakala detailed as under:

PERIOD	OFFICE NO	OFFICE NO	OFFICE NO	OFFICE NO	TOTAL
	127-128	213-214	215-222	201-202, 211-212	
01.02.2021 to 31.01.2022	384750	80750	489250	149625	1104375
01.02.2022 to 31.01.2023	403988	84788	513713	157106	1159594
01.02.2023 to 31.01.2024	436307	91571	554810	169675	1252361
01.02.2024 to 31.01.2025	458122	96149	582550	178158	1314979
01.02.2025 to 31.01.2026	481028	100956	611677	187066	1380728

OFFICE NO	AREA	DEPOSIT
127-128	4050	
213-214	850	
215-222	5150	
TOTAL	10050	6300000
201-202,211-212	1575	1105650
TOTAL SECURITY DEPOSIT		7405650

बदर - १
933ec 96 26
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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 with in named Licensor
M/S. CHINTAMANI ESTATES P. LTD
Through its authorized signatory
Mr. Rajiv Anant Shah



For CHINTAMANI ESTATE PVT. LTD.

Rajiv Anant Shah

Authorized Signatory



in the presence of

SIGNED AND DELIVERED by
the with in named Licensee
M/s. Info Edge (India) Ltd.
Through its authorized signatory

Mr. Arif Parker



09th August 2022

The Sub Registrar,
Andheri, Mumbai

Sub: Letter of Authorization in favour Mr. Arif Parker

Dear Sir,

I am one of the Director of Info Edge (India) Limited having its registered office at GF 12A, Meghdoot, 94, Nehru Place, New Delhi - 110 019. By way of Board Resolution (copy enclosed) I have been duly authorized to sign and execute lease deeds and other agreements on behalf of the Company and further authorize any officer of the Company to act on behalf of the company for the above purposes.

Accordingly, I hereby authorize Mr. Arif Parker - Executive Vice President - Sales, whose signatures have been appended below to do all acts, things and deeds necessary for the registration of Leave and License agreement for the premises bearing Office No Plot No., 127-128, 213-214, 215-222, 201-202 and 211-212 Chintamani Plaza, Andheri Kurla Road, Near W.E.H. Metro Station, Andheri (E), Mumbai - 400099.

Thanking you,

yours sincerely,
for INFO EDGE (INDIA) LTD.,


Info Edge India Limited

Mr. CHINTAN THAKKAR
DIRECTOR
Authorized Signatory




Mr. ARIF PARKER
EXECUTIVE VICE PRESIDENT - SALES



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2022		











Corporate Office : B-8, Sector - 132, Noida - 201304, Tel.: 0120 - 3082000, Fax : 0120-3082095
EMAIL : webmaster@naukri.com URL : <http://www.infoedge.in> CIN No.: L74899DL1995PLC068021

Regd. Office : Ground Floor, 12A, 94, Meghdoot, Nehru Place, New Delhi-110019



भारत सरकार
Unique Identification Authority of India
Government of India

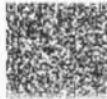
नामांकन क्रम / Enrollment No 1325/30019/01305

To:
अरिफ इस्माइल पार्कर
Arif Ismail Parkar
S/O: Ismail Parkar
flat no 302b-23 mhada complex
A S Marg
near S M Shetty school powai
Mumbai
Powai IT Mumbai Mumbai
Maharashtra 400076
9820336000

Ref: 850 / 284 / 156611 / 156662 / P



SH158449451FT



आपका आधार क्रमांक / Your Aadhaar No.

9542 5784 7245

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



अरिफ इस्माइल पार्कर
Arif Ismail Parkar
जन्म वर्ष / Year of Birth 1974
पुरुष / Male



9542 5784 7245

आधार - आम आदमी का अधिकार



- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार अविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar will be helpful in availing Government and Non-Government services in future.



केन्द्रीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O इस्माइल पार्कर, फ्लैट नं 302b-23 म्हादा कॉम्प्लेक्स, ए एस मार्ग, नजदीक एस एम शेट्टी विद्यालय के पास, पुणे, महाराष्ट्र, पोस्टाई 400076
Address: S/O Ismail Parkar, flat no 302b-23 mhada complex A S Marg, near S M Shetty school, powai, Mumbai, Maharashtra 400076

9542 5784 7245



बंदर - १		
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व्याज अकाउंट नंबर / PERMANENT ACCOUNT NUMBER
AAACC1939M



नाम / NAME
CHINTAMANI ESTATE PRIVATE LIMITED

दिनांक/बनाने की तिथि / DATE OF INCORPORATION/FORMATION
16-05-1980

Handwritten signature

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



बंदर - १		
933EC	20	20
२०२२		



भारतीय विधिगत अधिकार

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविषयाचा क्रमांक / Enrollment No 1093/60301/08570

To,
राजिव अनी शह
Rajiv Anant Shah
S/O Anant Shah
Giri Kurl Building, Flat No. 11/12, 3rd Floor
71, Marine Drive, N. S. Road
Above Bank Of Baroda
Churchgate
Mumbai
Maharashtra 400020
27/01/2012

Ref: 366 / 01C / 667656 / 669020 / P



UE11644910IN



Rajiv sh

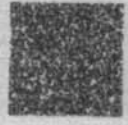
आपला आधार क्रमांक / Your Aadhaar No. :

3922 8150 1349

आधार - सामान्य माणसाचा अधिकार



राजिव अनी शह
Rajiv Anant Shah
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male



3922 8150 1349

आधार - सामान्य माणसाचा अधिकार



बंदर - १		
93300	29	20
२०२२		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAACI1838D




नाम /NAME

INFO EDGE (INDIA) LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

01-05-1995


(PRADYOT K. MISRA)

आयकर आयुक्त (कंप्यूटर कोण्ड)
Commissioner of Income-tax (Computer)



बंदर - १		
933ec	22	26
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

RAJIV ANANTRAI SHAH
ANANTRAI GIRDHARILAL SHAH

11/11/1977
 Permanent Account Number
AAEPB8057R

Signature

Rajiv Antrai Shah



MAHARASHTRA STATE MOTOR DRIVERS LICENCE
महाराष्ट्र राज्य मोटार ड्राइवर्स लाइसेंस

DL No MH07 20180506490
Valid Till: 30-10-2038 (NT)
DOI: 31-10-2018

31-10-2018
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	31-10-2018
MCWG	31-10-2018

Name: VITTHAL P GAWAS
S/O of: PRAVIN GAWAS
Add: 543 METWADI MADKHOL MADKHOL
Basantwadi, Sindhadurg, MH
Pin: 416010
Signature & ID of Issuing Authority: MH07

DOB: 17-04-2000
BG:

Signature/Thumb Impression of Holder

बदर - १		
4330C	23	26

MAHARASHTRA STATE MOTOR DRIVERS LICENCE
महाराष्ट्र राज्य मोटार ड्राइवर्स लाइसेंस

DL No MH02 1995003172
Valid Till: 11-12-2024 (NT)
DOI: 16-01-1995
17-01-2022 (TR)
02-02-2019

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
3W-GV	24-01-1996
3W-NT	16-01-1995

Badge: AR/139081W
DOB: 12-12-1974
BG:

Name: SOUREN MULIK
S/O of: RAMESH MULIK
Add: SAVE CHAWL, JIVA MHALE MARG, KOL DONGARI, ANDHERI EAST, MUMBAI
GREATER MUMBAI, MUMBAI SUBURBAN
Pin: 400082
Signature & ID of Issuing Authority: MH02

FORM 7
RULE 16(D)

Signature/Thumb Impression of Holder



CHALLAN
MTR Form Number-6



GRN	MH006451214202223M	BARCODE		Date	17/08/2022-11:14:25	Form ID	36A
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)			
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1				Full Name		MS CHINTAMANI ESTATE PVT LTD	
Location MUMBAI				Flat/Block No.		OFFICE NO 127-128, 213-214, 215-222, 201-202,	
Year 2022-2023 One Time				Premises/Building		211-212 CHINTAMANI PLAZA	
Account Head Details		Amount In Rs.		Road/Street		ANDHERI EAST	
0030045501 Stamp Duty		201000.00		Area/Locality		MUMBAI	
0030063301 Registration Fee		1000.00		Town/City/District			
				PIN		4 0 0 0 9 9	
				Remarks (If Any)			
				SecondPartyName=INFO EDGE INDIA LIMITED-			
Total		202000.00		Amount In Words		Two Lakh Two Thousand Rupees Only	
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332022081814737	715267033
Cheque/DD No.				Bank Date	RBI Date	18/08/2022-17:05:32	19/08/2022
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		100 , 19/08/2022	
Department ID : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चालान केवल केवल निवासे के कार्यालय में ही प्रयोग करने योग्य है। बाकी जगहों पर प्रयोग नहीं किया जायेगा।				Mobile No. :		9967589685	
Validity unknown							
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03 Date: 2022.08.25 12:34:25 IST Reason: GFAS Secure							
Sr. No.	Remarks Location: India	Defacement No.	Defacement Date	UserId	Defacement Amount		
1	(iS)-322-13398	0003417464202223	25/08/2022-12:18:40	IGR186	1000.00		
2	(iS)-322-13398	0003417464202223	25/08/2022-12:18:40	IGR186	201000.00		
Total Defacement Amount					2,02,000.00		



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

Receipt of Document Handling Charges

PRN 2208202200173

Receipt Date 25/08/2022

Received from dhc, Mobile number 0000000000, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered on Document No. 13398 dated 25/08/2022 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 540

DEFACED

Payment Details

Bank Name IBKL

Payment Date 22/08/2022

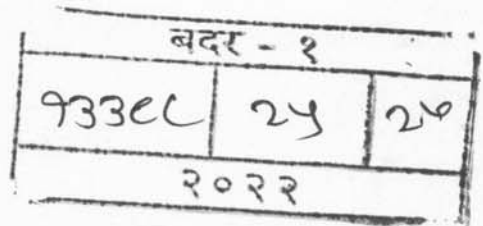
Bank CIN 10004152022082200165

REF No. 2782253282

Deface No 2208202200173D

Deface Date 25/08/2022

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



दस्त क्रमांक: बदर 1 /13398/2022

वाजारा मूल्य: रु. 74,05,650/-

मोबदला: रु. 12,25,000/-

भरलेले मुद्रांक शुल्क: रु.2,01,000/-

द. नि. सह. द. नि. बदर 1 यांचे कार्यालय

पावती: 15002

पावती दिनांक: 25/08/2022

अ. क्र. 13398 वर दि.25-08-2022

मादरकरणाचे नाव: मेसर्स चिंतामणी एस्टेट्स प्रायव्हेट लिमिटेड
तर्फे ऑथोरिटी सिग्नेटरी राजीव अनंत शाह

गोळी 12:13 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00


दस्त हाताळणी फी

रु. 540.00


पृष्ठांची संख्या: 27

दस्त हजर करणाऱ्याची सही:

एकूण: 1540.00


सह. दुय्यम निबंधक, अंधेरी क्र. १



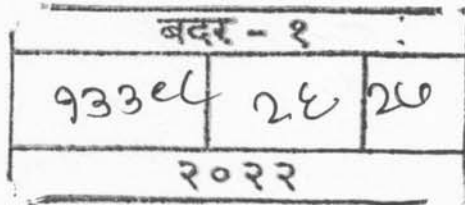

सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: 36-अ-लिच्छ अंड लायगन्मेस

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 25 / 08 / 2022 12 : 13 : 50 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 25 / 08 / 2022 12 : 14 : 46 PM ची वेळ: (फी)





25/08/2022 12 25:29 PM

दस्त गोपवारा भाग-2

बदर1

दस्त क्रमांक:13398/2022

दस्त क्रमांक :बदर1/13398/2022

दस्ताचा प्रकार :-36-अ-लिक्ड अॅड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेमर्स चिंतामणी एस्टेट्स प्रायव्हेट लिमिटेड तर्फे ऑथोरिटी सिग्नेटरी राजीव अनंत शाह पत्ता:प्लॉट नं: 60/62, माळा नं: -, इमारतीचे नाव: मिर्जा स्ट्रीट, ब्लॉक नं: मुंबई, रोड नं: झवेरी बाजार, महाराष्ट्र, मुंबई. पिन नंबर:	लायसेन्सार् वय :-45 स्वाक्षरी:- <i>Rajiv</i>		
2	नाव:इन्फो एज इंडिया लिमिटेड तर्फे ऑथोरिटी सिग्नेटरी आरिफ इस्माइल पारकर पत्ता:प्लॉट नं: जीएफ 12 ए 94, माळा नं: -, इमारतीचे नाव: मेघदूत, ब्लॉक नं: न्यू दिल्ली, रोड नं: नेहरू प्लेस, दिल्ली, पिन नंबर:	लायसेन्सी वय :-48 स्वाक्षरी:- <i>Arif</i>		

वरील दस्तऐवज करून देणार तथाकथित 36-अ-लिक्ड अॅड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कळविले करतात
शिक्का क्र.3 ची वेळ:25 / 08 / 2022 12 : 20 : 15 PM

ओळख:-

खालील इसम असे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:सौरीन मुळीक
वय:47
पत्ता:5 साईप्रमाद सोसायटी तळमजला कोलडोंगरी सहकार रोड विलेपार्ले पूर्व मुंबई
पिन कोड:400057
- नाव:विठ्ठल प्रवीण गवम
वय:22
पत्ता:5 साईप्रमाद सोसायटी तळमजला कोलडोंगरी सहकार रोड विलेपार्ले पूर्व मुंबई
पिन कोड:400057

बदर - १

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छायाचित्र

अंगठ्याचा ठसा



प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....पाने आहेत.
पुस्तक क्र. १/बदर-१९७३.३.३.६.१/२०२२
वर नोंदला, दिनांक...2..5..AUG 2022

शिक्का क्र.4 ची वेळ:25 / 08 / 2022 12 : 21 : 32 PM

सह. दुय्यम निबंधक, अंधेरी क्र. १

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Document Number	Deface Date
1	MS CHINTAMANI ESTATE PVT LTD	eChallan	69103332022081814737	MH006451214202223M	201000.00	SD	0003417464202223	25/08/2022
2		DHC		2208202200173	540	RF	2208202200173D	25/08/2022
3	MS CHINTAMANI ESTATE PVT LTD	eChallan		MH006451214202223M	1000	RF	0003417464202223	25/08/2022

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



13398 /2022

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