

529/11803

पावती

Original/Duplicate

Tuesday, December 29, 2020

नोंदणी क्र.: 39M

4:52 PM

Regn.: 39M

पावती क्र.: 12427 दिनांक: 29/12/2020

गावाचे नाव: कराडे बुद्रुक

दस्तऐवजाचा अनुक्रमांक: पवल5-11803-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रेन्युसेस इंडिया प्रा. लि. तर्फे सी.एफ.ओ. चंद्रकांत मोडक -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 48

रु. 30000.00

रु. 960.00

एकूण:

रु. 30960.00

Joint Sub Registrar Panvel 5

सह दुय्यम निबंधक वर्ग-२
(पनवेल-५)

बाजार मुल्य: रु.205891500 /-

मोबदला रु.237925676/-

भरलेले मुद्रांक शुल्क : रु. 11896290/-

1) देयकाचा प्रकार: DHC रक्कम: रु.960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2812202023634 दिनांक: 29/12/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009100131202021M दिनांक: 29/12/2020

बँकेचे नाव व पत्ता:

पदाकाराची स्वाक्षरी

मुळदस्तावेज प्राप्त झाला.

लिपीक

सह दुय्यम निबंधक, पनवेल ५. (वर्ग-२)

29-12-2020



29/12/2020

सूची क्र.2

दुय्यम निबंधक : सह द.नि.पनवेल 5

दस्त क्रमांक : 11803/2020

नोंदणी :

Regn:63m

गावाचे नाव : कराडे बुद्रुक

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	237925676
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	205891500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: प्लॉट नं. ई-141,ऑडिशनल पाताळगंगा,एमआयडीसी,इंडस्ट्रीयल एरिया,व्हिलेज कराडे खुर्द,तालुका पनवेल,जिल्हा रायगड. क्षेत्रफळ - 15000 चौ.मी. पैकी 7035.32 चौ.मी. बिल्टअप एरिया.((Plot Number : E-141 ;))
(5) क्षेत्रफळ	1) 15000 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. एआरसी कोर्टस एलएलपी तर्फे भागीदार भरत छेडा - वय:-51; पत्ता:-- , ई-141, ऑडिशनल पाताळगंगा इंडस्ट्रीयल एरिया, व्हिलेज कराडे बुद्रुक, तालुका पनवेल, जिल्हा रायगड, -, -, नरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:-410206 पॅन नं:-AAZFA2829G 2): नाव:-मे. एआरसी कोर्टस एलएलपी तर्फे भागीदार रोहन गोगरी - वय:-36; पत्ता:-- , ई-141, ऑडिशनल पाताळगंगा इंडस्ट्रीयल एरिया, व्हिलेज कराडे बुद्रुक, तालुका पनवेल, जिल्हा रायगड, -, -, पनवेल, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:-410206 पॅन नं:-AAZFA2829G 3): नाव:-मे. एआरसी कोर्टस एलएलपी तर्फे भागीदार न्यू (इंडिया) इमेजिंग इंडस्ट्रीज प्रा. लि. तर्फे डायरेक्टर राजन वासवानी - वय:-58; पत्ता:-- , ई-141, ऑडिशनल पाताळगंगा इंडस्ट्रीयल एरिया, व्हिलेज कराडे बुद्रुक, तालुका पनवेल, जिल्हा रायगड, -, -, नरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड:-410206 पॅन नं:-AAZFA2829G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रेन्युसेस इंडिया प्रा. लि. तर्फे सी.एफ.ओ. चंद्रकांत मोडक - वय:-51; पत्ता:-- , ऑफिस 98, जॉली मेकर चेंबर्स नं. 2, 225, नरीमन पॉईंट, मुंबई, -, -, नरीमन पॉईंट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400021 पॅन नं:-AAGCP2384M
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	29/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	11803/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	11896290
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-२
(पनवेल-५)

संख्या: १००/१९९९
दिनांक: १०/०५/१९९९

स.स.स.

संयुक्त प्रशासनिक विभाग

आज्ञापन - प्रथम

क्र.सं.	विवरण	प्रमाण
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५-सं. काशीजी बाबतू दास
(१-सं.सं.)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RENEWSYS INDIA PRIVATE LIMITED	eChallan	69103332020122816877	MH009100131202021M	11896290.00	SD	0004248744202021	29/12/2020
2		DHC		2812202023634	960	RF	2812202023634D	29/12/2020
3	RENEWSYS INDIA PRIVATE LIMITED	eChallan		MH009100131202021M	30000	RF	0004248744202021	29/12/2020

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





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

Receipt of Document Handling Charges

PRN	2812202023634	Receipt Date	08/01/2021
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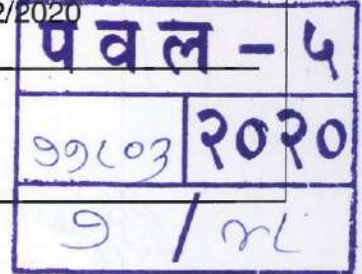
Received from RENEWSYS INDIA PVT LTD, Mobile number 9372815448, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 11803 dated 29/12/2020 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name	SBIN	Payment Date	28/12/2020
Bank CIN	10004152021122821275	REF No.	IGAKDLUEP4
Deface No	2812202023634D	Deface Date	29/12/2020

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



प व ल - ५
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प - ल २ / २८
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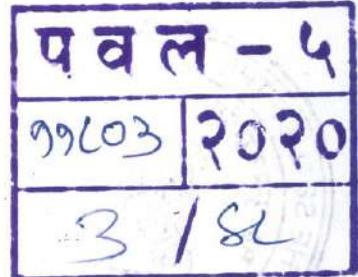
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2812202023634	Date 28/12/2020
Received from RENEWSYS INDIA PVT LTD, Mobile number 9372815448, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 28/12/2020
Bank CIN 10004152021122821275	REF No. IGAKDLUEP4
This is computer generated receipt, hence no signature is required.	

Shankar Chitambar



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प व ल - ५	
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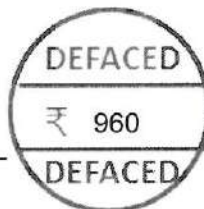


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2812202023634	Receipt Date	29/12/2020
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Received from RENEWSYS INDIA PVT LTD, Mobile number 9372815448, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 11803 dated 29/12/2020 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.



Payment Details

Bank Name	SBIN	Payment Date	28/12/2020	पवेल - ५ ११८०३ २०२० ५/१८
Bank CIN	10004152021122821275	REF No.	IGAKDLUEP4	
Deface No	2812202023634D	Deface Date	29/12/2020	

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

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CHALLAN
MTR Form Number-6



GRN	MH009100131202021M	BARCODE	[Barcode]		Date	28/12/2020-10:54:09	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
			PAN No.(If Applicable)	AAGCP2384M				
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR		Full Name	RENEWSYS INDIA PRIVATE LIMITED				
Location	RAIGAD		Flat/Block No.	PLOT NO. E-141,				
Year	2020-2021 One Time		Premises/Building					
Account Head Details		Amount In Rs.	Road/Street	ADDITIONAL PATALGANGA, MIDC INDUSTRIAL AREA,				
0030046401	Stamp Duty	11896290.00	Area/Locality	VILLAGE KARADE KHURD, TAL. PANVEL,				
0030063301	Registration Fee	30000.00	Town/City/District	, DIST. RAIGAD				
			PIN	4 1 0 2 0 6				
			Remarks (If Any)	PAN2=AAZFA2829G~SecondPartyName=ARC COATERS LLP--CA=237925676				
			Amount In	One Crore Nineteen Lakh Twenty Six Thousand Two Hundred Ninety Rupees Only				
			Words	[Handwritten: १९६३ २०२०]				
Total	1,19,26,290.00		FOR USE IN RECEIVING BANK					
Payment Details	IDBI BANK		Bank CIN	Ref. No.	69103332020122816377-691194205			
Cheque-DD Details			Bank Date	RBI Date	28/12/2020-19:46:13 Not Verified with RBI			
Cheque/DD No.			Bank-Branch	IDBI BANK				
Name of Bank			Scroll No. , Date	100 , 29/12/2020				
Name of Branch			[Seal: THE SEAL OF THE JOINT SUB-REGISTRAR PANVEL - 3]					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी असलेले चलन वैध नाही.

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पत्र - ५	
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CHALLAN
MTR Form Number-6



GRN	MH009100131202021M	BARCODE			Date	28/12/2020-10:54:09	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Registration Fee					
Office Name				PNL3_PANVEL 3 JOINT SUB REGISTRAR					
Location				RAIGAD					
Year				2020-2021 One Time					
Account Head Details				Amount In Rs.		Premises/Building			
0030046401 Stamp Duty				11896290.00		Road/Street			
0030063301 Registration Fee				30000.00		Area/Locality			
						Town/City/District			
						PIN			
						Remarks (If Any)			
						PAN2=AAZFA2829G~SecondPartyName=ARC COATERS			
						LLP~CA=237925676			
						Amount In Words			
						One Crore Nineteen Lakh Twenty Six Thousand Two Hundred Ninety Rupees Only			
Total				1,19,26,290.00					
Payment Details				IDBI BANK					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		69103332020122816877 691194205	
Name of Bank				Bank Date		RBI Date		28/12/2020-19:46:13 Not verified with RBI	
Name of Branch				Bank-Branch		IDBI BANK			
				Scroll No. , Date		100 , 29/12/2020			

Department ID : 9819060727
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration of documents.
 सदर चालन केवल दुर्यम निबंधक कार्यालयत नोंदणी करवावयाच्या दस्तावेजांी लागू आहे. नोंदणी करवावयाच्या दस्तावेजांी या चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User ID	Defacement Amount
1	(IS)-529-11803	0004248744202021	29/12/2020-16:34:18	IGR548	30000.00
2	(IS)-529-11803	0004248744202021	29/12/2020-16:34:18	IGR548	11896290.00
Total Defacement Amount					1,19,26,290.00

Abhishek Chudas

Ahuja dal
 Print Date: 29-12-2020 04:55:29

प व ल - ५	
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AGREEMENT FOR ASSIGNMENT

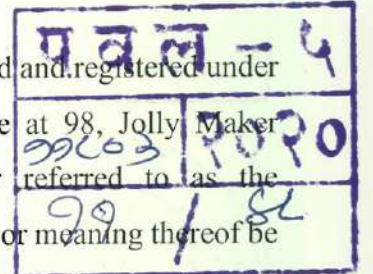
This **AGREEMENT FOR ASSIGNMENT** (“**Agreement**”) is made and executed at Mumbai on this 29th day of December 2020.

BETWEEN

M/S. ARC COATERS LLP, a limited liability partnership registered under the Limited Liability Partnership Act, 2008 and having its registered office at Plot number E-141, Additional Patalganga MIDC Industrial Area, Panvel, Raigad - 410206 through its partners (1) Bharat Chheda, (2) Rohan Gogari and (3) New (India) Imaging Industries Private Limited, hereinafter referred to as the “**ASSIGNOR**” (which expression shall unless repugnant to the context or meaning thereof shall mean and include the said Limited Liability Partnership Firm, its partners or partner for time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her assigns) of the ONE PART;

AND

RENEWSYS INDIA PRIVATE LIMITED, a Company duly incorporated and registered under the provisions of Companies Act, 1956 and having its registered office at 98, Jolly Maker Chambers No. 2, 225, Nariman Point, Mumbai 400021, hereinafter referred to as the “**ASSIGNEE**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors or successor in interest and permitted assigns) of the OTHER PART.

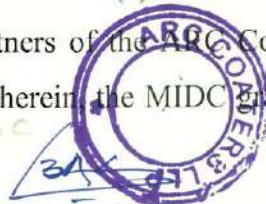


The Assignor and the Assignee shall where context so requires be referred to individually as a “**Party**” and collectively as the “**Parties**”.



WHEREAS:

- A. By an Agreement dated May 17, 2017 duly registered with the office of the Sub-Registrar of Assurances at Panvel-2 bearing serial number 5265/2017 and executed between the Maharashtra Industrial Development Corporation, therein referred to as “the Grantor” and hereinafter referred to as “**MIDC**” and (1) Bharat Chheda, (2) Rohan Gogari and (3) Hema Joshi, all being the then partners of the **ARC Coaters LLP** therein referred to as “the Licensees” and the Assignor herein, the **MIDC** granted unto the Assignor herein all that



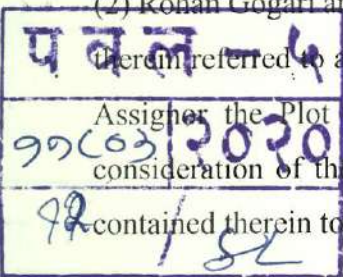
piece and parcel of land bearing Plot number E-141, admeasuring 15,000 square metres, situated at Additional Patalganga MIDC Industrial Area, within limits of Village Karade Khurd, Taluka and Registration Sub-District Panvel, District and Registration District Raigad (hereinafter referred to as the "Plot") on license basis for a term of 3 years commencing from December 18, 2015 for the purpose of building and executing works thereon including erection of a factory building as per the specifications, plans, elevations, sections and details approved by the MIDC, and subject to fulfillment of the covenants and conditions contained therein.

B. The Assignor has developed the Plot and constructed structures comprising ground plus one upper floor being factory building known as A-1 and pump room having total built-up area 7035.32 square metres thereon for the purpose of running its factory in accordance with the building plans sanctioned by the MIDC vide its letter dated December 13, 2018 bearing number SPA/E17699 (hereinafter referred to as the "Buildings") and has obtained the Occupancy Certificate dated December 15, 2018 bearing number MIDC/SPA/E-19932/2018 in respect of the same.

C. By an Indenture of Lease dated May 9, 2019 duly registered with the office of the Sub-Registrar of Assurances at Panvel-2 bearing serial number 5801/2019 on May 14, 2019 and executed between the MIDC, therein referred to as "the Lessor" and (1) Bharat Chheda, (2) Rohan Gogari and (3) Hema Joshi, all being the then partners of the ARC Coaters LLP, therein referred to as "the Lessees" and the Assignor herein, the MIDC demised unto the Assignor the Plot for a term of 95 years commencing from December 1, 2015, in consideration of the premium paid and rent reserved and the covenants and conditions contained therein to be observed and performed.

D. The Plot and the Buildings are hereinafter collectively referred to as "the Property" and are more particularly described in the Schedule hereunder and the Plot is delineated on the Plan here to be annexed as Annexure "A" and thereon shown surrounded by red color boundary lines.

E. By a Leave and License Agreement dated January 22, 2019 duly registered with the office of Sub Registrar of Assurances at Panvel-3, bearing serial number 1401/2019 executed between the Assignor herein and Schoeller India Industries Private Limited, Licensee therein, the Assignor herein granted the part of the Property admeasuring 7000 square metres (chargeable area) on license basis for a period of five years, subject to terms and conditions mentioned therein. Schoeller India Industries Private Limited has been carrying out manufacturing activities from the Buildings standing on the Plot. Schoeller India Industries Private Limited now proposes to shift the manufacturing activities to another location and close down the factory on the Plot. The Assignor shall ensure that the Licensee, being Schoeller India Industries Private Limited intimates the concerned local Authorities about the shifting of factory to another location in the manner stated herein.



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F. By an Agreement dated July 15, 2019 executed between MIDC, (a) Bharat Chheda, (b) Rohan Gogari and (c) Hema Joshi, all being the then partners of the ARC Coaters LLP, the Assignor herein and ICICI Bank Limited (“ICICI”), the Assignor herein has obtained loan from ICICI and for the said loan, the Assignor has created equitable mortgage by way of deposit of title deeds in respect of the Plot in favour of ICICI. The Assignor has obtained a Letter dated November 21, 2020 from ICICI, wherein it has been confirmed that an amount of INR 5,43,39,058/- (Indian Rupees Five Crores Forty-Three Lacs Thirty-Nine Thousand Fifty-Eight only) was outstanding against the said loan account as on that date (“Outstanding Loan”).

G. The limited liability partnership firm ARC Coaters LLP, the Assignor herein, was originally constituted with (1) Aliasgar Ronak, (2) Bharat Chheda, (3) Rohan Gogari and (4) Hema Joshi as partners, as recorded in the Agreement of LLP dated December 11, 2013. From time to time the constitution of the ARC Coaters LLP was changed by the partners retiring and new partners being appointed. By way of Deed of Admission and Retirement dated November 7, 2019, New (India) Imaging Industries Private Limited was admitted as partner and Hema Joshi retired as partner from ARC Coaters LLP, being the Assignor herein. The said change of constitution has been noted and sanctioned by the MIDC vide its Order dated March 6, 2020 bearing number MIDC/RO/MHP/APTL/E-141/581 and consequently (1) Bharat Chheda, (2) Rohan Gogari and (3) New (India) Imaging Industries Private Limited are carrying on the business of the limited liability partnership firm ARC Coaters LLP, the Assignor herein, as partners thereof.

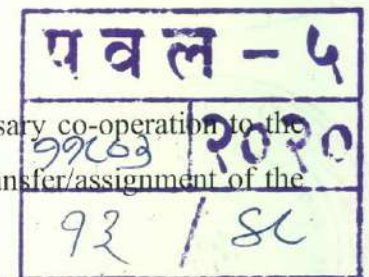
H. The Assignor has agreed and will undertake to render all necessary co-operation to the Assignee to obtain the necessary permission from MIDC, for transfer/assignment of the Property in favour of the Assignee.

I. It has been mutually agreed between the Assignor and the Assignee herein and the Assignor has agreed to transfer by way of assignment the Property free from all encumbrances in favour of the Assignee on the terms and conditions hereinafter appearing.

NOW IT IS HEREBY DECLARED, UNDERSTOOD AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The recitals hereinabove shall form an integral and operative part of this Agreement, as if the same were reproduced here in verbatim.

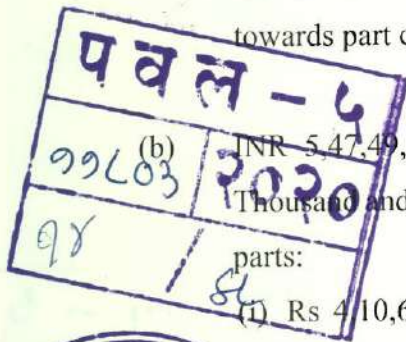
The Assignor declares that the statements, declarations and representations made by the Assignor in the foregoing recitals are true to his own knowledge and are made conscientiously believing the same to be true, knowing fully well that relying upon the



said statements, declarations and representations to be true and correct, the Assignee has agreed to obtain the assignment of the Property from the Assignor.

3. The Assignor hereby agrees to transfer and assign and the Assignee agrees to purchase and acquire from the Assignor all its leasehold right, title and interest in the Property viz. all that piece and parcel of land bearing Plot number E-141, admeasuring 15,000 square metres, along with structures standing thereon admeasuring 7035.32 square metres (built-up area) including the fixtures and things embedded or affixed permanently or temporarily to the structures situated at Additional Patalganga MIDC Industrial Area, within limits of Village Karade Khurd, Taluka and Registration Sub-District Panvel, District and Registration District Raigad, and more particularly described in the Schedule hereunder written and delineated on the Plan hereto annexed as **Annexure "A"** and thereon shown surrounded by red color boundary lines at or for a total consideration of INR 23,79,25,676/- (Indian Rupees Twenty Three Crores Seventy Nine Lacs Twenty Five Thousand Six Hundred and Seventy Six only) to be paid after deduction of applicable TDS as per the extant provisions of the Income Tax Act 1961, in the following manner:

- (a) INR 2,39,72,361/- (Indian Rupees Two Crores Thirty Nine Lacs Seventy Two Thousand Three Hundred and Sixty One only) paid on execution of this Agreement towards part consideration;



- (b) INR 5,47,49,681/- (Indian Rupees Five Crores Forty Seven Lacs Forty Nine Thousand and Six Hundred and Eighty One only) to be paid by the Assignee in two parts:

- (i) Rs 4,10,623/- (Indian Rupees Four Lakhs Ten Thousand Six Hundred and Twenty Three only) to be deducted towards TDS under the Income Tax Act 1961; and



- (ii) Rs 5,43,39,058/- (Indian Rupees Five Crores Forty Three Lacs Thirty Nine thousand Fifty Eight only) to be paid directly to ICICI for and on behalf of the Assignor towards full repayment of the aforesaid Outstanding Loan within 15 days of the receipt of the demand note from MIDC; and

- (c) The balance sum of INR 15,92,03,634/- (Indian Rupees Fifteen Crores Ninety Two Lacs Three Thousand Six Hundred and Thirty Four only) ("**Balance Consideration**") to be paid to the Assignor by the Assignee at the time of completion of transaction upon compliance of conditions set out in clause 5 hereinbelow and in the manner set out in clause 6 hereinbelow.

4. (a) On the compliance of the terms mentioned in clause 3(b) hereinabove by the Assignee, the Assignor must have repaid all dues payable towards the Outstanding Loan in full and final settlement of the loan account, the Assignor shall apply for the release of the charge



of ICICI from and upon the said Property. Further, upon receiving the aforementioned amount, the Assignor shall cause ICICI to make an application to the MIDC for cancellation of Tripartite Agreement executed between MIDC, the Assignor herein and ICICI to record the release of equitable mortgage between the Parties thereto. Further, the Parties agree that in case the amount of Outstanding Loan of ICICI on the date of repayment varies from the amount specified in clause 3(b) hereinabove, then the same shall be adjusted from the Balance Consideration payable under clause 3(c) hereinabove.

(b) It has been informed by ICICI that the original title deeds relating to the Property which have been kept deposited with ICICI shall be released by them within a period of 7 (seven) working days from the date of payment of amount mentioned in clause 3(b) hereinabove. It is expressly agreed and confirmed between the Parties hereto that the said original title deeds shall be handed over by the Assignor to the Assignee simultaneously on the receipt of payment of amount mentioned in clause 3(c) hereinabove.

5. The Assignor shall within a period of 45 days from the date of execution of these presents comply with/fulfill the following obligations cumulatively and not in the alternative to each other, at its own costs and expenses and furnish proof thereof to the Assignee:

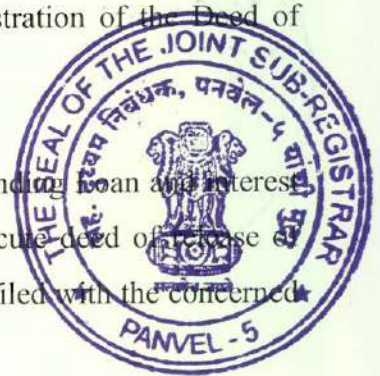
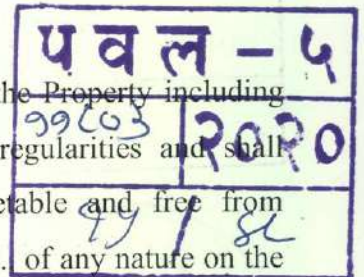
(a) make out a clear and marketable title to the Property free from all encumbrances and reasonable doubts (save and except the aforementioned mortgage of ICICI) to the satisfaction of the Advocates & Solicitors of the Assignee as more particularly detailed under clause 9 below;

(b) clear all defects / claims/ litigations, if any in respect of the Property including repair all leakages, cracks, aberrations, damages and irregularities and shall continue to keep the title of Property free and marketable and free from encumbrances litigations, mortgages, lease, lien charges etc. of any nature on the Property or any part thereof till the execution and registration of the Deed of Assignment;

(c) subsequent to payment and discharge of the entire Outstanding Loan and interest thereon to ICICI as stipulated in clause 3(b) above, execute deed of release of mortgage and ensure that the requisite Form 17 has been filed with the concerned Registrar of Companies;

(d) render all co-operation to the Assignee for obtaining the transfer order, at the cost of the Assignee including signing the transfer application to MIDC and related documents simultaneously upon execution of this Agreement;

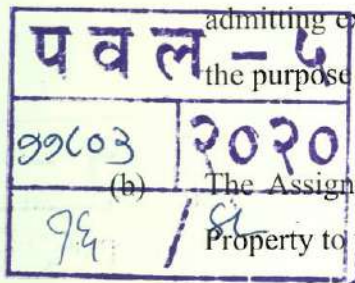
(e) obtain and furnish to the Assignee, Auditor's Certificate certifying *inter alia* that the Property is free from mortgage, charge, lien or any other encumbrances;



- (f) cause to furnish to the Assignee proof of duly acknowledged applications from the concerned authorities including MIDC, MSEB, Water Department (MIDC), MPCB, MSME, GST, Provident Fund, ESIC, and Director of Industrial Safety and Health (factory license) for shifting of factory location made by the Assignor herein / Scholler India Industries Private Limited;
- (g) terminate the aforementioned leave and license agreement with Scholler India Industries Private Limited and provide the Assignee with documentary evidence to the effect and hand over vacant and peaceful charge of the Property after removing all its plant and machinery, stock and other paraphernalia therefrom; and
- (h) surrender or cause to surrender factory and all other licenses, permissions and approvals procured / availed by the Scholler India Industries Private Limited for the purpose of conducting its business at the Property and submit proof thereof to the Assignee.

6. Upon the Assignor fulfilling the obligations set-out in clause 5 hereinabove within the stipulated time-frame, the Parties hereto shall immediately complete the transfer and assignment of the Property in the following manner:

(a) The Assignor executing the Deed of Assignment in favour of the Assignee and admitting execution thereof before the concerned Sub-Registrar of Assurances for the purpose of registration thereof; and



(b) The Assignor shall hand over the quiet, vacant and peaceful possession of the Property to the Assignee.

Simultaneously with (a) and (b) herein above, the Assignee shall pay to the Assignor the balance consideration as mentioned in clause 3(c) above.



The Assignor hereby states, declares and confirms that:

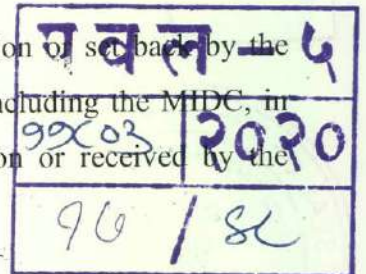
(a) He is the lessee of the Plot and no person or Party other than the Assignor has any share, right, title or interest of any nature in the Property and has full right, absolute authority and power to assign and transfer the Property and its leasehold rights therein and to part with possession of the Property subject to the consent of the MIDC;

(b) the Indenture of Lease dated May 9, 2019 is valid, subsisting and in force and effect and that the aforementioned lease has not been forfeited and/or terminated and it has performed all the terms, covenants and conditions contained in the



aforementioned lease and that it has not committed any breach of any of the terms and conditions of the aforementioned lease;

- (c) the requisite stamp duty and registration charges have been paid on the Indenture of Lease dated May 9, 2019;
- (d) save and except the charge created in favour of ICICI, neither the Assignor nor any person/s claiming any share, right, title or interest from, through under or in trust for the Assignor has created any mortgage, charge, lien, sale, exchange, tenancy, lease, license, arrangement, gift, inheritance, easement, trust, injunction or any such encumbrance or any other encumbrance/s of any nature whatsoever on the Property or any part thereof and that as such the title of the Assignor to the Property is clear, marketable and free from encumbrances;
- (e) save and except the leave and license in respect of Scholler India Industries Private Limited, the Property is in exclusive use, possession and occupation of the Assignor and there are no tenants, lessees, sub-lessees, licensees or occupants on the Property;
- (f) the Assignor shall not hereinafter, pending completion of transfer and assignment, agree to or in fact transfer/ lease/ mortgage/ create charge/ create lien/ create tenancy/ create license/ dispose off/ create third Party rights of any manner whatsoever with respect to the Property;
- (g) no notice including any notice for acquisition or requisition or seizure by the Municipal Council or any other local body or authority including the MIDC, in relation to the Property have been issued to, served upon or received by the Assignor or his agents or any person on his behalf;
- (h) there is no outstanding or arrears payable to any local body or authority by way of lease rentals or service charges or municipal taxes and outgoings and other charges in respect of the Property;
- (i) there is no restraining order or injunction from any Court, Tribunal or Authority restraining the Assignor from transferring and assigning the Property and leasehold interest therein;
- (j) there are no suits, proceedings, notice of lispendens, attachments before or after judgement, prohibitory orders or any attachment orders under Section 281B of the Income Tax Act, 1961, Estate Duty, Income Tax, Sales Tax or Excise dues levied and/or pending in respect of the Property or any part thereof, and there are no



Handwritten signatures and initials are present at the bottom of the page, including 'BC', '3A', 'RV', and a large signature.

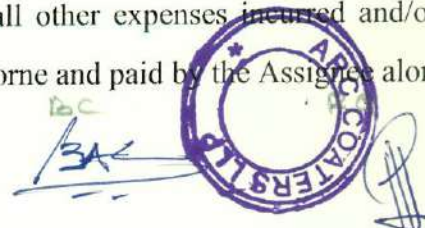
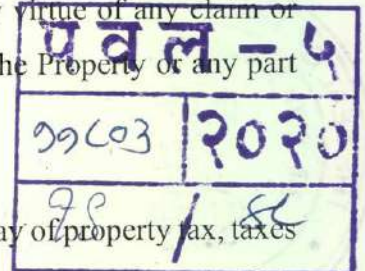
(r) the Assignor shall from time to time and at all times, indemnify and keep indemnified saved and defended the Assignee from and against all losses, damages, litigations, claims, demands and costs that may be made and/or raised by anyone or incurred by the Assignee as a result of any claim or demand being made into or upon the Property or any part thereof by any person or persons claiming through under or in trust for the Assignor or as a result of any of the statements, declarations and representations herein contained being found to be untrue.

8. Upon execution of Deed of Assignment / transfer, the Assignee will become the lessee of the Property with all rights of possession thereto as lessee of the MIDC and thereafter the Assignor will have no right title or interest therein.

9. In pursuance to what is stated in clause 5(a) hereinabove, the Assignee shall independently be entitled to carryout legal, technical and financial due diligence of the Property including causing issuance of public notice in newspapers and the Assignor shall clear and satisfy all the legal, technical and financial queries of the Assignee in all respects at its own cost, expenses and efforts. If in the event, any claim is made by any person or persons in respect of the Property or any part thereof claiming by or through or in trust for the Assignor, then in that event the Assignor alone shall be liable and responsible to discharge and satisfy such claim and demands. The Assignor and its partners irrevocably indemnify and shall always keep indemnified and save harmless the Assignee and its assigns from any claims and/or demand made by any person or persons or any losses or damages that may be suffered sustained or incurred by it or any costs charges and expenses and interest and damages that may be incurred by the Assignee and its assigns by virtue of any claim or demand that may be made by any person or persons concerning the Property or any part thereof.

10. All the outgoing payments payable in respect of the Property including by way of property tax, taxes to the Gram Panchayat, Government, Semi-Government, Local Authority, MIDC charges, cess, maintenance charges, water charges and annual lease rent to MIDC and electrical charges payable to the Maharashtra State Electricity Distribution Company Limited has been paid upto the date and shall continue to be paid till the date of registration of the Deed of Assignment. If any dues are found to be unpaid, then the Assignor will solely be liable to pay the same.

11. The Assignor agrees that if the Assignee requires the Assignor to execute any further and/or additional documents and writings for the better and more perfectly transferring the right, title and interest in the Property in favour of the Assignee, the Assignor shall sign and execute all the said documents and writings, in favour of the Assignee, provided however, the stamp duty, registration charges and all other expenses incurred and/or payable in respect of all the said documents shall be borne and paid by the Assignee alone.



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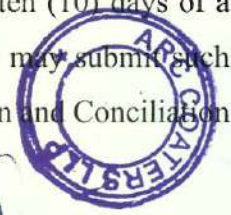
12. The Assignor shall co-operate to transfer the electricity meter and water meter connected to the said Property in the name of the Assignee, at the cost and expenses of the Assignee.
13. In the event of the Assignor committing delay and/or default in complying with its obligations set out in clause 5 hereinabove and/or failing to complete the transaction in the manner set out in clause 6 herein, then the Assignor shall be liable to pay to the Assignee interest @ 12% per annum on the monies paid including the amounts paid by the Assignee to the Assignor and/or ICICI as per clause 3(a) and 3(b) above from the date of default till the date of compliance of obligations. However, if the delay in completion of the obligation as provided in clause 5 hereinabove continues beyond 60 days from the date of executing this Agreement, then the Assignee shall thereafter be entitled to give written notice to the Assignor calling upon the Assignor to comply with its obligations within 15 days from the receipt of notice and then the Assignee shall be entitled to terminate this Agreement in which event the Assignor shall within 7 days refund to the Assignee all the monies paid including the advance paid as per clause 3(a) above along with money paid to ICICI, if any by the Assignee to the Assignor hereunder. If the Assignor fails to refund all the monies paid, then the Assignor will be liable to pay the same together with interest thereon @ 12% p.a. from the date of payment till the date of refund thereof. Without prejudice to the above, the Assignee shall be entitled to specific performance of this Agreement.

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14. In the event of the Assignor having complied with all its obligations set out in the clause 5 hereinabove within the timeframe stipulated thereunder and being ready and willing to and intimating its readiness and willingness to complete the transaction in the manner set out in clause 6 herein in favour of the Assignee and the Assignee being unwilling and/or unable to complete the said transaction within the time stipulated as aforesaid, the Assignee shall be liable to pay interest @ 12% per annum on the Balance Consideration. However, if the default of the Assignee continues beyond 60 days then the Assignor shall thereafter be entitled to give written notice to the Assignee calling upon the Assignee to make payment of the balance consideration within 15 days from the receipt of notice and thereafter the Assignor shall refund all monies paid by the Assignee to it till then without any deductions and upon such refund, this Agreement shall stand terminated.



15. The transfer charges/premium payable to the MIDC for transfer of the Property shall be borne and paid by the Assignee alone.
16. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same mutually. If the parties are unable to resolve the dispute within ten (10) days of a meeting involving the parties' senior representatives, then either party may submit such dispute to arbitration in accordance with the provisions of the Arbitration and Conciliation



Act, 1996, or any subsequent enactment or amendment thereof. The arbitration proceedings shall be held in Mumbai and shall consist of one arbitrator. The arbitration shall be conducted in English language. The arbitral award will be final and binding upon both parties.

17. All notices to be served on either Party shall be deemed to have been duly served if sent by Registered Post A.D. / Courier/ standard mail at the address set out below:

For the Assignor:

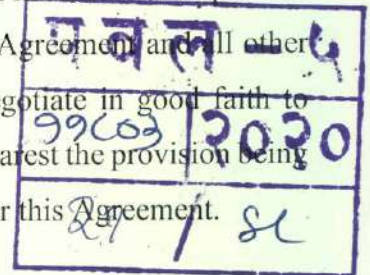
Address : A-95, TTC Industrial Area, MIDC, Khairane, Thane Belapur road,
Navi Mumbai – 400705
Email id : ali@arccoaters.com

For the Assignee:

Registered Address : 98, Jolly Maker Chambers No.2, 225, Nariman Point, Mumbai 400
021
Email id : chandrakant.modak@renewsysindia.com

18. The governing law of this Agreement will be the law for the time being in force in India and this Agreement will be construed according to that law. Each of the parties hereby irrevocably submits to the jurisdiction of the courts of Mumbai, India.

19. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under the Applicable Law, that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of this Agreement shall survive, the Parties shall negotiate in good faith to replace such unenforceable provisions so as to give effect to the nearest the provision being replaced, and that preserves the Parties commercial interests under this Agreement.



20. The stamp duty and registration charges in respect of this Agreement and the ultimate Deed of Assignment and all other documents for assurance shall be borne and paid by the Assignee alone. Each Party shall bear and pay the professional costs of its respective legal advisors.

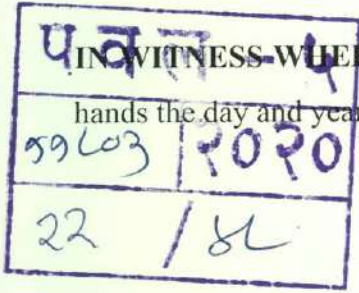


21. The Assignor and the Assignee are assessed to Income Tax and the Permanent Account Numbers are as under:

NAME	PERMANENT ACCOUNT NUMBER
M/S. ARC COATERS LLP	AZFA829G
RENEWSYS INDIA PRIVATE LIMITED	AAGCP2384M



22. As per the ready reckoner, the market value of the Property comes to INR 20,58,91,112/- (Indian Rupees Twenty Crores Fifty Eight Lacs Ninety One Thousand One Hundred and Twelve only). The agreed consideration of the Property between the Parties is INR 23,79,25,676/- (Indian Rupees Twenty Three Crores Seventy Nine Lacs Twenty Five Thousand Six Hundred and Seventy Six only). Therefore, the Assignee has paid the appropriate stamp duty along with appropriate registration fees and incidental charges therewith in this Agreement.
23. The Parties hereto shall be entitled to get the aforesaid stamp duty paid on this Agreement adjusted against the stamp duty leviable on the final Deed of Assignment, which is to be ultimately executed by the Assignor herein in favour of the Assignee.
24. This Agreement shall be executed in two counterparts, one counterpart to be stamped and lodged for registration. Both such counterparts shall be deemed to be original and shall constitute one and the same instrument. The counterpart of this Agreement duly stamped and registered shall remain with the Assignee and the Assignor shall retain the other counterpart of this Agreement.



THE SCHEDULE ABOVE REFERRED TO





All that piece and parcel of land bearing Plot number E-141, admeasuring 15,000 square metres, along with structure standing thereon admeasuring 7035.32 square metres (built-up area) including the fixtures and things embedded or fixed permanently or temporarily to the structures situated at Additional Patalganga, MIDC Industrial Area, within limits of Village Karade Khurd, Taluka and Registration Sub-District Panvel, District and Registration District Raigad and bounded hereto, that is to say:

- On or towards the north by : Industrial Plot & 5 metres wide service strip;
- On or towards the south by : Road (road width 30.50 metres);
- On or towards the east by : Industrial Plot & Plot numbers E-54, E-55, E-56 ad E-58; and
- On or towards the west by : 5 metres wide service strip

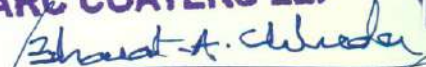


Handwritten initials 'RL' and a signature.

SIGNED, SEALED AND DELIVERED by)
 within named Assignor)
 M/S. ARC COATERS LLP,)
 through its partners)
 (1) Bharat Chheda,)
 (2) Rohan Gogari; and)
 (3) New (India) Imaging Industries Private Limited)
 through its director Mr. Rajan Vaswani)
 authorized vide board resolution dated)
12/12/2020)
 in the presence of....)

1. Aniket. V. Kadam 
2. ALIASGAR RONAK 

ARC COATERS LLP


 Bharat A. Chheda

Partner

ARC COATERS LLP

Partner

ARC COATERS LLP

Partner

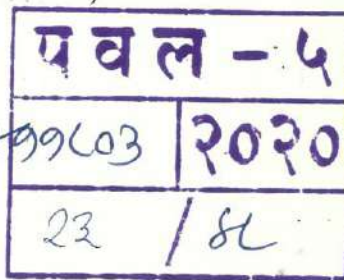


SIGNED AND DELIVERED by)
 within named Assignee)
 RENEWSYS INDIA PRIVATE LIMITED)
 through its Chief Financial Officer (CFO),)
 Chandrakant Modak authorized vide board)
 resolution dated October 08, 2020)
 in the presence of....)

1. ~~Bhupendra Rawat~~
 Aniket. V. Kadam 
2. ~~Ajit Pethc~~
 ALIASGAR RONAK 

For RenewSys India Private Limited


 Chandrakant Modak
 Authorised Signatory



BC

 Bharat A. Chheda



RECEIPT

RECEIVED of and from the withinnamed Assignee the sum of INR 2,39,72,361/- (Indian Rupees Two Crores Thirty Nine Lacs Seventy Two Thousand Three Hundred and Sixty One only) being the part consideration as within mentioned payable by them to us and out of which an amount of Rs 1,79,793 (Indian Rupees One Lac Seventy Nine Thousand Seven Hundred and Ninety Three Only) has been deducted by the Assignee toward the Tax Deduction at Source as per the provisions of the Income Tax Act 1961, and the net residual amount is remitted whereof are as under:

Payee	Demand Draft No.	Date	Drawn on	Amount (INR)
ARC Coaters LLP	506229	December 24, 2020	State Bank of India	2,37,92,568 /-
Total				2,37,92,568/-

WE SAY RECEIVED
M/S. ARC COATERS LLP

ARC COATERS LLP

Bharat A. Chheda

Partner

(1) Bharat Chheda



ARC COATERS LLP

[Signature]

ARC COATERS LLP

Partner

(2) Rohan Gogari and

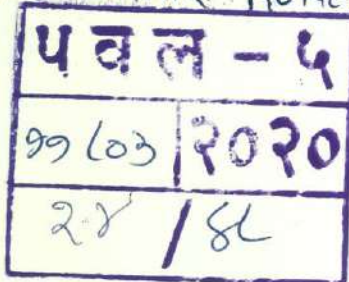
New (India) Imaging Industries Private Limited

ASSIGNOR

Witnesses:

1. Aniket V. Kadum *[Signature]*

2. ALIASGAR RONAK *[Signature]*



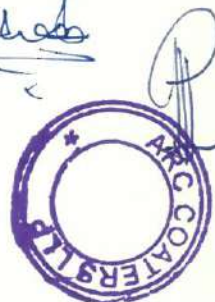
Annexure A

Plan

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२१	१६



^{BC}
Shantakumar Chitambar



^{PV}
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DATED THIS 29th DAY OF DECEMBER 2020

BETWEEN

Shanta Chitambar

M/S. ARC COATERS LLP



[Signature]
AND

... Assignor

[Signature]

RENEWSYS INDIA PRIVATE LIMITED

... Assignee

Arun Date



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AGREEMENT FOR ASSIGNMENT



BC
Shanta Chitambar

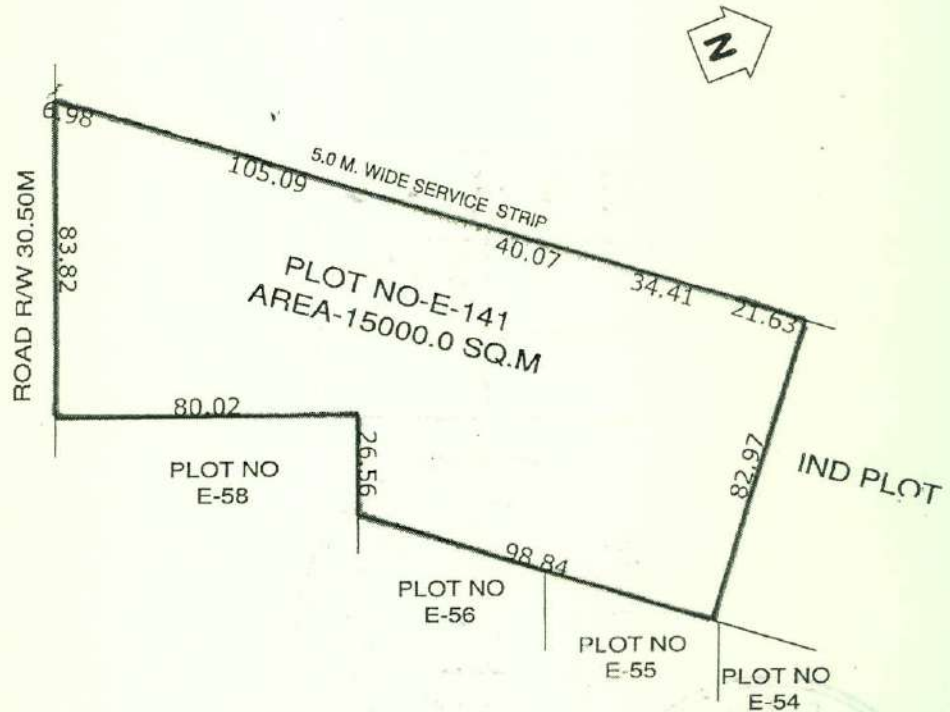
RQ
[Signature]
RV
[Signature]



ADDL.PATALGANGA INDUSTRIAL AREA.

VILLAGE-KARADE KHURD,TALUKA PANVEL,DISTRICT-RAIGAD

SCALE- 1CM=20.00M.



Abhelkar
 SURVEYOR
 REGIONAL OFFICE, M.I.D.C.
 MAHAPE

पवेल - ५
 ११/०३ २०२०
 २६ / १८



Mansingh
 REGIONAL OFFICER,
 M.I.D.C REGIONAL OFFICE
 MAHAPE



BC
RG
Shant de Chitambar



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	/



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५ - ४४४	



जारी करने वाली शाखा भारतीय स्टेट बैंक
Issuing Branch: STATE BANK OF INDIA MUMBAI
कोड क्र / CODE No: 31282
Tel No. 022-22613976

मांगड्राफ्ट
DEMAND DRAFT

Key: QIJHUS
Sr. No: 539375

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मांगे जानेपर ARC COATERS LLP *****

या उनके आदेश पर
OR ORDER

ON DEMAND PAY

Two Crore Thirty Seven Lakh Ninety Two Thousand Five Hundred and Sixty Eight Only

रुपये RUPEES

Payees Accounts Only

अदा करें ₹ 23792568.00

IOI 000488506229
Name of Applicant

Key: QIJHUS Sr. No: 539375
RENEWSYS INDIA PVT LTD

AMOUNT BELOW 23792569(2/8)

मूल्य प्राप्त / VALUE RECEIVED

स्वप्निल तांबोली
Swapnil Tamboli
S 24364. प्राधिकृत हस्ताक्षरकर्ता
AUTHORISED SIGNATORY

भारतीय स्टेट बैंक
STATE BANK OF INDIA
अदाकर्ता शाखा / DRAWEE BRANCH: COMMERCIAL BRANCH (MUMBAI)
कोड क्र. / CODE No: 06070

शाखा प्रबन्धक
BRANCH MANAGER
AMOD PALANDE
S.S. No. 0511013

कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED

केवल 3 महीने के लिए वैध
VALID FOR 3 MONTHS ONLY

₹ 1,50,000/- एवं अधिक के लिखत दो अधिकारियों द्वारा हस्ताक्षरित होने पर ही वैध है।
INSTRUMENTS FOR ₹ 1,50,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

⑈ 506229⑈ 000002000⑈ 000488⑈ 16



BC
[Signature]

RG
[Signature]

RV
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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. MIDC/SPA / E-19932 /2018

Date: 15/ 12 / 2018

OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy certificate for Buildings on Plot No. E-141,
Addl. Patalganga Industrial Area

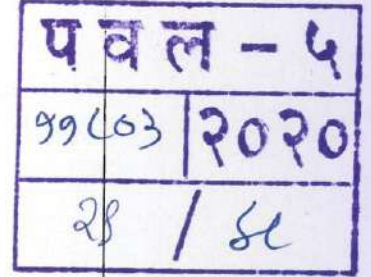
- Ref: 1. On Line application vide SWC No - SWC/16/19/20181214/595205
2. Building Completion Certificate By Architect / Licence Engineer
dt.13.12.2018.
3. Interim Final Fire N.O.C. issued vide letter No. MIDC/Fire/ E14042 dt.
11.12.2018
4. Plans approval vide letter No.SPA/ E17699 dt. 13.12.2018.
5. Site Inspection Report submitted by site inspector dt.15.12.2018

This is certify that, M/s. Arc Coaters LLP allottee of Plot No-E-141 MIDC, Addl. Patalganga Industrial Area, At- Karade have completed the development work of factory building having total built up area 7035.32 sq.m. on Plot No-E-141, situated at Addl. Patalganga Industrial Area, MIDC, Patalganga, is completed as per details mentioned below under the supervision of Architect M/s. R.V.Dalvi, 346/347/348 Kalidas Udyog Bhavan, Near Century Bazar, Prabhadevi, Mumbai-400025 (License No.CA/2005/ 36968)

1. Name of the Plot holder : M/s. Arc coaters LLP
2. Address : Plot No. E-141
3. Plot area : 15000 Sq.m
4. Approval of Plans : MIDC/SPA/E17699/2018Dtd 13.12.2018
5. Built-up Area Approved : 7035.32 Sq.m.
6. Previous OC issued : N.A
7. Status of construction on site
as per site Inspection report : Completed as per approved plans vide letter No.
E-17699 /2018 dtd. 13.12.2018
- a) Built up area completed in : 7035.32 Sqmtr
all respect
- b) FSI Details : FSI Consumed = 0.52

Rajendra B Belgamwar

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Rajendra B Belgamwar
Date: 2018.12.15
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8. Remarks as per Site Inspection Report Submitted by site inspector : Building is completed as per approved plans & as per MIDC DCR- 2009
9. Total Area that could be considered as built up area (Sq.m.) : 7035.32 Sq.m.
10. Details of Building Constructed and Built up Area approved :

Sr. No.	Building No.	Built up Area (in sq.m.)
1	A-1	6963.80
2	Pump Room	71.52
Total BUA		7035.32

As requested vide ref. no. 1 & as per site inspection report vide ref no. 5 , you are permitted to occupy this building having total built up area- 7035.32 sq.m. (FSI-0.52).

As per interim Final fire NOC plot holder has to obtain Final fire NOC before 31.05.2019.

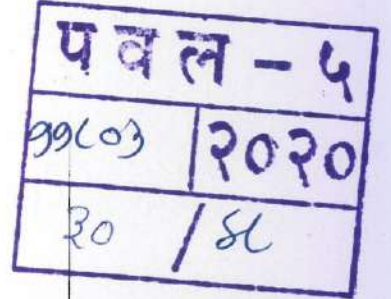
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Belgamwar

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Rajendra B
Belgamwar
Date: 2018.12.15
18:18:51 +05'30'

Special Planning Authority
M.I.D.C Patalganga Subdivision
Patalganga

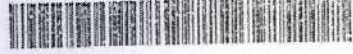
Copy submitted to

- > Executive Engineer, MIDC, Division Alibaug for favour of information please.
- > Executive Engineer, MIDC, (E&M) Division Ambarnath for favour of information please.
- > Deputy Engineer (E&M), MIDC, Sub Division, Patalganga for information.
- > To Regional Officer, MIDC, Mahape for favour of information please
(RO is requested to upload & update online LMS record and other relevant record)
- > Architect M/s R V Dalvi, 346/347/348 Kalidas Udyog Bhavan, Near Century Bazar, Prabhadevi, Mumbai 4000025 for information please.
- > Gram Sevek, Karade
- > Guard File.



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17/05/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 5265/2017

नोंदणी :

Regn:53m

गावाचे नाव : 1) कराडे बुद्रुक

(1)विनेखाचा प्रकार भाडेपट्टा
(2)मोबदला 43890000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) 1) प्रालिकेचे नाव:रायगड इतर वर्णन इतर माहिती: प्लॉट नं. ई-141,अंडीशनल. पातळगंगा इंडस्ट्रीयल एरिया,विहजेज कराडे बुद्रुक,पनवेल-2,पेठगा. रायगड. क्षेत्रफळ 15000 चौ. मी. (Plot Number

(5) क्षेत्रफळ 1) 15000 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नावे किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. आर्क कोर्टस एलएलपी तर्फे भागीदार भरत रोडा - वय:-51; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: केसर गार्डन, शॉप नं. 30, सेक्टर 20, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगड(000). पिन कोड:-410210 पॅन नं:- AAZFA2829G
2): नाव:-मे. आर्क कोर्टस एलएलपी तर्फे भागीदार रोहन गोगरी - वय:-36; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: केसर गार्डन, शॉप नं. 30, प्लॉट नं. 53, सेक्टर 20, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगड(000). पिन कोड:-410210 पॅन नं:- AAZFA2829G
3): नाव:-से. आर्क कोर्टस एलएलपी-तर्फे भागीदार हेमा जोशी - वय:-52; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: केसर गार्डन, शॉप नं. 30, प्लॉट नं. 53, सेक्टर 20, खारघर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगड(000). पिन कोड:-410210 पॅन नं:- AAZFA2829G

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-एम. आय. डी. सी. तर्फे रिजोनल ऑफिसर एम.बी. शिपी - वय:-45; पत्ता:-, उद्योग सारथी, एम. आय. डी. सी., मरोळ इंडस्ट्रीयल एरिया, महाकाली केव्हज रोड, अंधेरी ईस्ट, मुंबई, - , कःआकाळा ईस्टक, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400093 पॅन नं:-AAACM3560C

(9) दस्तऐवज करून दिल्याचा दिनांक 17/05/2017

(10)दस्त नोंदणी केल्याचा दिनांक 17/05/2017

(11)अनुक्रमांक,खंड व पृष्ठ 5265/2017

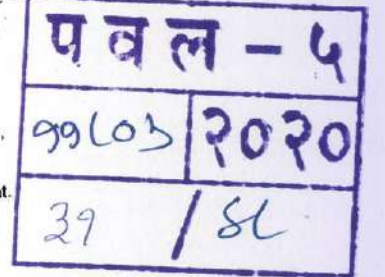
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 2194500.

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14)शेरा



सहदुय्यम निबंधक वर्ग-2
(पनवेल 2)



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

(i) within the limits of any Municipal Corporation or any Cantonment

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14/05/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 5801/2019

नोंदणी :

Regn:63m

गावाचे नाव : कराडे खुर्द

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	43890000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्लॉट नं. ई-141, अँडीशनल पातळगंगा इंडस्ट्रीयल एरिया, एम. आय. डी. सी., व्हिलेज कराडे खुर्द, तालुका पनवेल, जिल्हा रायगड. क्षेत्रफळ - 15000 चौ. मी. सदर पवेल-2 दस्त क्र. 5265/2017 दिनांक 17/05/2017 अन्वये मुद्रांक शुल्क व नोंदणी फी वसूल. ((Plot Number : E-141 ;))
(5) क्षेत्रफळ	1) 15000 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. आर्क कोर्टस एलएलपी तर्फे भागीदार भरत छेडा - - वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: केसर गार्डन, शॉप नं. 30, प्लॉट नं. 53, सेक्टर 20, खारघर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईसाई: (००). पिन कोड:-410210 पॅन नं:-AAZFA2829G 2): नाव:-मे. आर्क कोर्टस एलएलपी तर्फे भागीदार रोहन गोगरी - - वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: केसर गार्डन, शॉप नं. 30, प्लॉट नं. 53, सेक्टर 20, खारघर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईसाई: (००). पिन कोड:-410210 पॅन नं:-AAZFA2829G 3): नाव:-मे. आर्क कोर्टस एलएलपी तर्फे भागीदार हेमा जोशी - - वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: केसर गार्डन, शॉप नं. 30, प्लॉट नं. 53, सेक्टर 20, खारघर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईसाई: (००). पिन कोड:-410210 पॅन नं:-AAZFA2829G
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-एम. आय. डी. सी. तर्फे रिजिनल ऑफिसर सतिश पी. बागल - - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: उद्योग सारथी, एम. आय. डी. सी. मरोळ इंडस्ट्रीयल एरिया, महाकाली केव्ज रोड, अंधेरी ईस्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AAACM3560C
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2019
(10) दस्त नोंदणी केल्याचा दिनांक	14/05/2019
(11) अनुक्रमांक, खंड व पृष्ठ	5801/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Movable Property (Same as Clause 25-a)



सह दुय्यम निबंधक वरिष्ठ (पनवेल-२)



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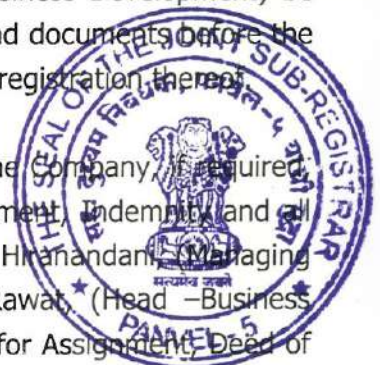
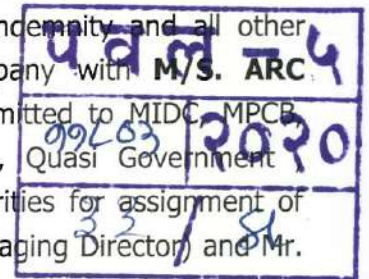


**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT BOARD MEETING OF
RENEWSYS INDIA PRIVATE LIMITED HELD ON OCTOBER 08, 2020 AT 98, JOLLY
MAKER CHAMBERS NO. 2, 225, NARIMAN POINT, MUMBAI 400021:**

"RESOLVED THAT the Company do purchase and acquire on assignment basis all that piece and parcel of leasehold land bearing Plot number E-141, admeasuring 15,000 square metres, along with structure standing thereon admeasuring 7035.32 square metres (built-up area) situated at Additional Patalganga, MIDC Industrial Area, within limits of Village Karade Khurd, Taluka and Registration Sub-District Panvel, District and Registration District Raigad from **M/S. ARC COATERS LLP**, a limited liability partnership registered under the Limited Liability Partnership Act, 2008 and having its registered office at Plot number E-141, Additional Patalganga MIDC Industrial Area, Panvel, Raigad - 410206 free from encumbrances for a total sum of Rs. **23,79,25,676/-** (Indian Rupees Twenty Three Crores Seventy Nine Lacs Twenty Five Thousand Six Hundred and Seventy Six only).

RESOLVED FURTHER THAT Mr. Avinash Hiranandani, (Managing Director) and Mr. Chandrakant Modak ,(CFO) be and are hereby severally authorised to negotiate and finalise the terms and conditions with **M/S. ARC COATERS LLP**, sign and execute on behalf of the Company the Agreement for Assignment, Deed of Assignment, Indemnity and all other incidental documents/writings to be entered into by the Company with **M/S. ARC COATERS LLP** and all applications and other writings to be submitted to MIDC, MPCB, MSSEDCL, MSCB, and all other Government, Semi Government, Quasi Government Government Undertakings, Statutory, Regulatory and other authorities for assignment of the aforesaid leasehold property and Mr. Avinash Hiranandani, (Managing Director) and Mr. Chandrakant Modak, (CFO) and Mr. Bhupendra Rawat, (Head -Business Development) be and are severally authorised to admit execution of all such deeds and documents before the concerned Registrar/Sub-Registrar of Assurances for the purpose of registration thereof.

RESOLVED FURTHER THAT the common seal/ round stamp of the Company, if required, be affixed on such the Agreement for Assignment, Deed of Assignment, Indemnity and all other incidental documents/writings in the presence of Mr. Avinash Hiranandani, (Managing Director) or Mr. Chandrakant Modak, (CFO) or Mr. Bhupendra Rawat, (Head -Business Development) of the Company who shall also sign such Agreement for Assignment, Deed of Assignment, Indemnity and all other incidental documents/writings in token thereof.



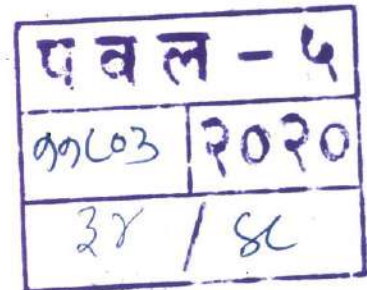
RESOLVED FURTHER THAT the certified copy of this resolution duly signed by the Company Secretary of the Company be forwarded to the relevant authorities as and when required."

For **RENEWSYS INDIA PRIVATE LIMITED**



AJIT PETHE

Company Secretary



**RESOLUTION PASSED BY THE PARTNERS OF THE COMPANY AT ITS MEETING
HELD ON 15 DECEMBER 2020 AT THEIR REGISTERED OFFICE**

“RESOLVED THAT all the three Partners **Mr. Bharat Chheda, Mr. Rohan Ashwin Gogari, & Mr. Rajan Vaswani** (On behalf of New (India) Imaging Pvt. Ltd.) Partners, be and hereby authorize themselves jointly to conduct the transfer of the factory situated at **Plot No. E-141, Additional Patalganga Area, MIDC, Vil- Karade Khurd, Tal- Panvel, Dist.- Raigad 410 206** and do all such acts, deeds and things and execute all such necessary papers with MIDC office, Registration and all other government institutions for transfer of the above factory premises of ARC Coaters LLP to **M/s RenewSys India Pvt. Ltd.** and to give effect to the aforesaid said resolution.”

CERTIFIED TRUE COPY

For **ARC COATERS LLP**

ARC COATERS LLP



Bharat Chheda

Partner



Date: 15th December 2020

Place:

ARC COATERS LLP



Rohan Gogari

Partner

Partner



ARC COATERS LLP

Partner



Rajan Vaswani

Partner





US MERCHANT

ARC Coaters LP is a limited liability partnership organized under the laws of the State of Texas. The partnership is owned and controlled by its partners, and the partnership is not a corporation or other legal entity under the laws of any state or the United States.

ARC COATERS LP

ARC COATERS LP

Partner



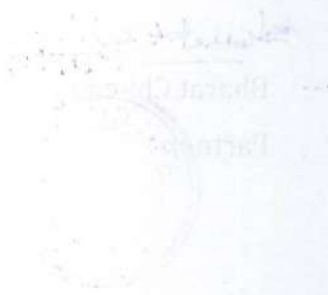
RESOLUTION

RESOLUTION OF THE BOARD OF DIRECTORS OF ARC COATERS LP, dated and captioned as above, is hereby approved and the same is hereby adopted as the policy of the partnership.

CERTIFIED

For ARC COATERS LP

ARC COATERS LP



Date _____
Place _____

Partnership Agreement

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARC COATERS LLP

05/02/2014

Permanent Account Number

AAZFA2829G

25022014

Shambhoo Chandra

S

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३६ / ६८	




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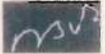
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नाम /NAME
RAJAN NANIKRAM VASWANI

पिता का नाम /FATHER'S NAME
NANIKRAM VASWANI

जन्म तिथि /DATE OF BIRTH
03-02-1962

हस्ताक्षर /SIGNATURE 

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

Handwritten mark resembling a stylized 'S' or '2'.



इस कार्ड को खो / मिला जाये पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पद्धति)
ए. आर. ए. सेन्टर, भूखल
ई-2, जन्डेवासान एक्सटेंशन
नई दिल्ली - 110 055

In case this card is lost/ found, kindly inform/return to the issuing authority:
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055

प व ल - ५	
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३६० / ४८	



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0909 1020
JR / 20



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ROHAN GOGARI

ASHWIN LALJI GOGARI

13/03/1980

Permanent Account Number

AICPG9603P


Signature



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M - 15 B D	
0909	
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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BHARAT ANANDJI CHHEDA

ANANDJI PUSU CHHEDA

27/02/1965

Permanent Account Number

AABPC5365P



पवल ५
३१/०३/२०२०
३०/१८



Bharat Anandji Chheda

Bharat - A. Chheda



31122010

Donald A. Jones



NO 15 50
5000



COMMUNICATIONS
UNITED STATES DEPARTMENT OF COMMERCE
WASHINGTON, D.C.

आयकर विभाग
INCOME TAX DEPARTMENT
RENEWSYS INDIA PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

09/08/2011
Permanent Account Number
AAGCP2384M

Signature



+



पवल - ५	
११०३	२०२०
२०	/ २८





RenewSys
let there be light



Name : Chandrakant Modak
Emp. Code : R7019
Blood Group : A+ve

Issuing Authority
Issuing Authority



RenewSys India Pvt. Ltd.
98, Jolly Maker Chambers No. 2, 225,
Nariman Point, Mumbai - 400021, Maharashtra, India
Tel.: +91-22-30011700, Fax: +91-22-22023774



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00482/20276

To,
चंद्रकांत अरुण मोडक
Chandrakant Arun Modak
C/O
F 501, Neel Sidhi Splendor
Sector 15
Opp D Y Patil College C B D Belapur
Navi Mumbai
Konkan Bhavan Thane
Maharashtra 400614
9867557453

Ref: 4450 / 04M / 285529 / 285554 / P



SB574436967FH



आपला आधार क्रमांक / Your Aadhaar No. :

6356 4057 5161
माझे आधार, माझी ओळख

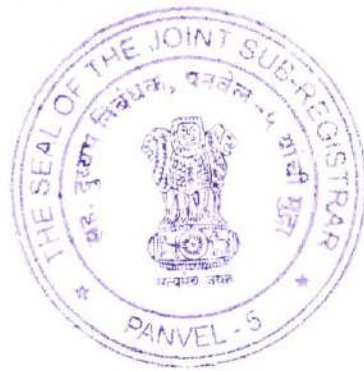


6356 4057 5161

माझे आधार, माझी ओळख



प व ल - ५	
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आयकर विभाग
INCOME TAX DEPARTMENT
CHANDRAKANT ARUN MODAK
ARUN MUKUNDRAO MODAK

भारत सरकार
GOVT. OF INDIA

10/02/1969
Permanent Account Number
ABAPM6305P

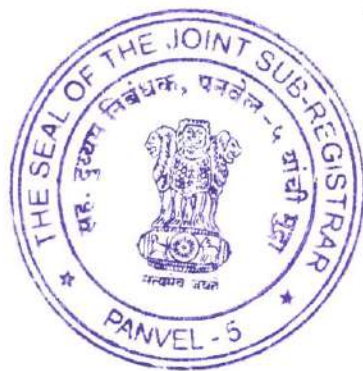
Signature



पवेल - ५	
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आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

KADAM ANIKET VIJAY
 VIJAY LAXMANRAO KADAM
 19/10/1981
 Permanent Account Number
 AMXPK1735H

103-
 3
 BOM-12480

Kadam
 Signature

Kadam

THE UNION OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH18 20070000717
 Valid Till : 09-05-2027 (NT)

DOI : 09-05-2007
 DLD 12-06-2009
 AUTHORITY TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 09-05-2007

FORM 7
 RULE 15 (2)

DOB : 04-05-1983 BG

Name RAMESH MUJAGE
 S/D/W of: KAUTIK
 Add : A/P. WASHKEDI,
 TAL.SAKRI, DIST. DHULE.

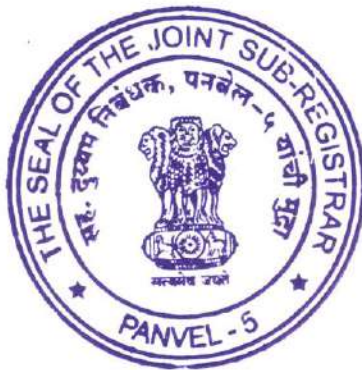
PIN :
 Signature & ID of
 Issuing Authority: MH18 200971

Signature/Thumb
 Impression of Holder

पवल - ५	
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प व ल - ५	
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529/11803

मंगळवार, 29 डिसेंबर 2020 4:52
म.नं.

दस्त गोषवारा भाग-1

पवल5 20/21
दस्त क्रमांक: 11803/2020

दस्त क्रमांक: पवल5 /11803/2020

बाजार मूल्य: रु. 20,58,91,500/- मोबदला: रु. 23,79,25,676/-

भरलेले मुद्रांक शुल्क: रु.1,18,96,290/-

दु. नि. सह. दु. नि. पवल5 यांचे कार्यालयात

अ. क्रं. 11803 वर दि.29-12-2020

रोजी 4:33 म.नं. वा. हजर केला.

पावती:12427

पावती दिनांक: 29/12/2020

सादरकरणाराचे नाव: रेन्युसेस इंडिया प्रा. लि. तर्फे सी.एफ.ओ.
चंद्रकांत मोडक -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

Amo-dak

दस्त हजर करणाऱ्याची सही:

एकुण: 30960.00

Joint Sub Registrar Panvel 5

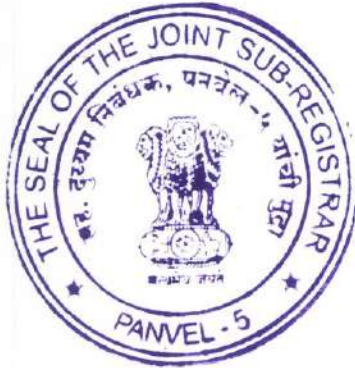
Joint Sub Registrar Panvel 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिवका क्रं. 1 29 / 12 / 2020 04 : 33 : 17 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 29 / 12 / 2020 04 : 34 : 04 PM ची वेळ: (फी)



शिवका क्रमांक 1 व 2 कोसोपत्र, कुलमुखत्यार पत्र
व्यवती इत्यादि बनावट आढळून आल्यास याची
संपुर्ण जबाबदारी नियादकांची राहिल.

लिहून देणार

लिहून घेणार

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दस्त गोपवारा भाग-2

पवल5

दस्ता क्रमांक: 11803/2020

29/12/2020 4 54:53 PM

दस्ता क्रमांक : पवल5/11803/2020

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे. एआरसी कोर्टस एलएलपी तर्फे भागीदार भरत छेडा - - पत्ता: -, -, ई-141, ऑडिशनल पाताळगंगा इंडस्ट्रीयल एरिया, व्हिलेज कराडे बुद्रुक, तालुका पनवेल, जिल्हा रायगड, -, -, नेरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पॅन नंबर: AAZFA2829G	लिहून देणार वय :- 51 स्वाक्षरी:-		
2	नाव: मे. एआरसी कोर्टस एलएलपी तर्फे भागीदार रोहन गोगरी - - पत्ता: -, -, ई-141, ऑडिशनल पाताळगंगा इंडस्ट्रीयल एरिया, व्हिलेज कराडे बुद्रुक, तालुका पनवेल, जिल्हा रायगड, -, -, नेरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पॅन नंबर: AAZFA2829G	लिहून देणार वय :- 36 स्वाक्षरी:-		
3	नाव: मे. एआरसी कोर्टस एलएलपी तर्फे भागीदार न्यू (इंडिया) इमेजिंग इंडस्ट्रीज प्रा. लि. तर्फे डायरेक्टर राजन वासवानी - पत्ता: -, -, ई-141, ऑडिशनल पाताळगंगा इंडस्ट्रीयल एरिया, व्हिलेज कराडे बुद्रुक, तालुका पनवेल, जिल्हा रायगड, -, -, नेरे, MAHARASHTRA, RAIGARH(MH), Non-Government. पॅन नंबर: AAZFA2829G	लिहून देणार वय :- 58 स्वाक्षरी:-		
4	नाव: रेन्युसेस इंडिया प्रा. लि. तर्फे सी.एफ.ओ. चंद्रकांत मोडक - - पत्ता: -, -, ऑफिस 98, जॉली मेकर चेंबर्स नं. 2, 225, नरीमन पॉईंट, मुंबई, -, -, नरीमन पॉईंट, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AAGCP2384M	लिहून देणार वय :- 51 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 29 / 12 / 2020 04 : 54 : 00 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताने

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अनिकेत कदम - - वय: 39 पत्ता: से-8, सी बी डी बेलापुर पिन कोड: 400614		
2	नाव: रमेश मुजगे - - वय: 37 पत्ता: से-19, वाशी पिन कोड: 400703		

शिक्का क्र.4 ची वेळ: 29 / 12 / 2020 04 : 54 : 38 PM

Joint Sub Registrar Panel 5

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RENEWSYS INDIA PRIVATE LIMITED	eChallan	69103332020122816877	MH009100131202021M	11896290.00	SD	0004248744202021	29/12/2020
2		DHC		2812202023634	960	RF	2812202023634D	29/12/2020
3	RENEWSYS INDIA PRIVATE LIMITED	eChallan		MH009100131202021M	30000	RF	0004248744202021	29/12/2020

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

11803 /2020

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प्रमाणित कागद येते की सदर दस्तास एकूण 21
पाने आहेत पुस्तक क्र. 9
क्रमांक 99103 वर नोंदला

सह दुय्यम निबंधक, बंग २, पनवेल ५
दिनांक २९ मार्च २०२० सन २०२०

Scanned Doc. No. 11803

Time 2.20

Date 8/1/2021

