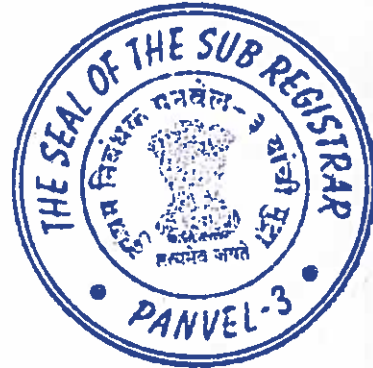


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1805202209872	Date 18/05/2022
Received from RENEWSYS INDIA PVT LTD, Mobile number 9970183421, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.	
Payment Details	
Bank Name sbiepay	Date 18/05/2022
Bank CIN 10004152022051809081	REF No. 202213833172992
This is computer generated receipt, hence no signature is required.	

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CHALLAN  
MTR Form Number-6

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GRN	MH001967967202223U	BARCODE	[Barcode]		Date	17/05/2022-15:15:18		Form ID		
Department	Inspector General Of Registration			Payer Details						
Registration Fee	Type of Payment Ordinary Collections IGR			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)	AAGCP2384M					
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	Renewsys India Pvt Ltd					
Location	RAIGAD			Flat/Block No.	E-143					
Year	2022-2023 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	Addl. Patalganga Industrial Area					
0030063301	Amount of Tax		500.00	Area/Locality	MIDC Village Chavane					
				Town/City/District						
				PIN	4	1	0	2	2	0
				Remarks (If Any)	SecondPartyName=MIDC CA-3-Markolva-17					
				Amount In	Five Hundred Rupees Only					
Total			500.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	00040572022051762072		CPABQZZUU3		
Cheque/DD No.				Bank Date	RBI Date	17/05/2022-15:24:16		Not Verified with RBI		
Name of Bank				Bank-Branch	STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9970183421

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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MTR Form Number-6

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GRN	MH001966027202223U	BARCODE	[Barcode]		Date	17/05/2022-14:57:59	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Consolidated Stamp Duty Payment Inspector General Of Registrations			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AAGCP2384M			
Office Name	ALD_COLL OF STAMPS JDR RAIGAD			Full Name	Renewsys India Pvt Ltd			
Location	RAIGAD			Flat/Block No.				
Year	2022-2023 One Time			Premises/Building				
Account Head Details			Amount In Rs.	Road/Street				
0030046401 Consolidated Stamp Duty85			500.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				NotificationNo.=17.05.2022				
				Amount In	Five Hundred Rupees Only			
Total			500.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572022051758235	CPABQZYSF4		
Cheque/DD No.			Bank Date	RBI Date	17/05/2022-14:24:59	Not Verified with RBI		
Name of Bank			Bank-Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9970183421

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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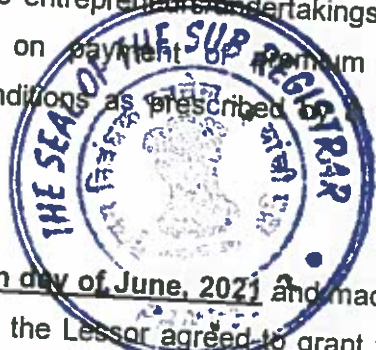


THIS PREDETERMINED LEASE made at Panvel, Navi Mumbai the 18 day of May Two Thousand Twenty Two BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962 ) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093. hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part, *M/s. RENEWSYS INDIA PRIVATE LIMITED* a Company incorporated under the Companies Act 1956 and having its registered office at-Unit No. 607, 6<sup>th</sup> Floor, Trade Centre, Bandra Kurla Complex, Bandra East, Mumbai-400 051. hereinafter called the "Lessee" (which expression shall, unless the context does not so admit include its successor or successors in business and permitted assigns) of the Third Part.

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**WHEREAS**

(A) The Lessor is a Govt. of Maharashtra undertaking constituted under the provisions of aforesaid MID Act, 1961 is holding the land acquired by the State Govt. under Chapter VI of MID Act for the purpose of securing rapid & orderly establishment of Industrial area & Industrial estates in the State of Maharashtra & to assist generally in the growth, development, management & organization of Industrial area/ estates & is empowered by the Govt. of Maharashtra to make available the Plot of land/sheds/units/ gallas on such land, to entrepreneurs/undertakings to establish themselves in such areas on payment of premium to Grantor/Lessor, on certain terms & conditions as prescribed on behalf of the State Government.



*Recitals*

(B) By an Agreement to Lease dated the 25th day of June, 2021 and made between the Lessor of the One Part and the Lessee agreed to grant to the Lessee upon the performance and observance of the obligations and conditions contained in the said Agreement to Lease, a Lease of the piece and parcel of Demised Land and premises admeasuring 19300 Square Meters or thereabouts in Addl. Patalganga Industrial Area bearing Plot No. E-143 & E-154 hereinafter referred to as the Demised Land and more particularly described in Schedule I hereunder written and demarcated by red colour boundary line on the plan annexed hereto.

(C) The said Agreement to Lease is registered with the Sub- Registrar of Assurances, Panvel-3, Under Serial No.10054/ 2021 and 10055/2021 on 25th day of June 2021.

The Lessee has paid the Stamp Duty of Rs.49,04,200/- (Rupees Forty Nine Lakhs Four Thousand Two Hundred Only.) on the 18th day of June 2021 on the Agreement to Lease dated 25th day of June, 2021 on the amount of the premium of Rs.9,80,82,600/- (Rupees Nine Crores Eighty Lakhs Eighty Two Thousand Six Hundred Only.)

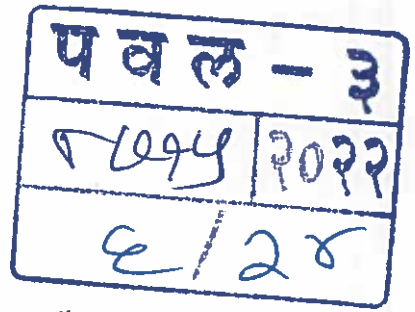
(D) At the request of the Lessee, the Lessor handed over the possession of the Demised Land to the Lessee on the 18th day of March, 2021 and the Lessee has not completed construction on the Demised Land and not obtained Occupation Certificate (OC)/Building Completion Certificate

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(BCC) from the Lessor.



(E) The Lessor has issued permission for Amalgamation of plot Nos.E-141, E-143 & E-154 in Addl. Patalganga Industrial Area by waiver of marginal distance vide letter dated No.MIDC/ ROP/E-141, E-143 & E-154/E15694/2021 dated the 22nd day of October, 2021.

(F) Although the specifications, plans elevations, sections and details of the factory building agreed to be constructed by the Lessee on the said land have been approved by the Executive Engineer, Maharashtra Industrial Development Corporation in charge of the said Industrial Area (hereinafter called "the Executive Engineer" which expression shall include any other officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation may be assigned.) the Lessee has before the commencement of the construction of the said factory building and other structures requested the Lessor to grant to the Lessee a Lease of the said land on the ground that the Lessee has applied to HDFC BANK LIMITED to advance to the Lessee certain loans which the said HDFC BANK LIMITED is willing to do against the security, inter-alia, of the said plot provided the Lessee obtain a Lease therefore from the Lessor even before commencement of such construction and also the Lessor's consent for the execution of the required mortgage documents.

(G) The Lessor has agreed to grant the said request of the Lessee on the Lessee undertaking to commence the construction of the said factory building and other structures and complete the said factory building and other structures in all respect to the satisfaction of the said Executive Engineer within such time as the Lessor may specify in that behalf.

NOW THIS LEASE WITNESSETH as follows:

1. In consideration of the Demised Land of the sum of Rs.9,80,82,600/- (Rupees Nine Crores Eighty Lakhs Eighty Two Thousand Six Hundred Only.) paid by the Lessee to the Lessor towards land premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise and the doth hereby confirm unto the Lessee ALL that piece of land known as Plot No. E-143 & E-154 in the Addl. Patalganga

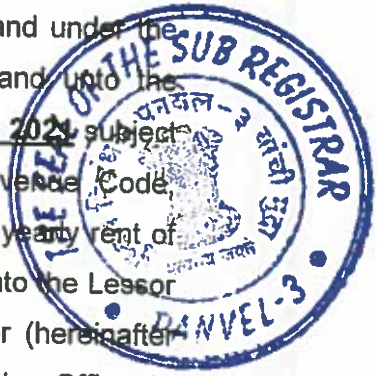
Description  
of Land

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Industrial Area, and within Village limits of Chavane, and outside the Municipal limits, Taluka and Registration Sub-District- Panvel, District and Registration District-Raigad containing by admeasurements 19300 Square Meters or thereabouts and more particularly described in the First Schedule here underwritten and bounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon (hereinafter referred to as "Demised Land") AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the Demised Land unto the term of 95 Years computed from the First day of March, 2024 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEROF yearly rent of rupee one/rupees \_\_\_\_\_ during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO") which expression shall include any other Officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required by the Lessor. The said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.



2. The Lessee with intent to bind all persons into whosoever hands the Demised Land may come doth/do hereby covenant with the Lessor as follows:
  - a) During the said Term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.
  - b) The Lessee shall pay all existing and future central, state or local duties, taxes, levies, assessments or other outgoings of every description whatsoever for the time being payable either by Lessor/Lessee or by the occupier of the demised premises and anything for the time being thereon including service tax or any other tax of a like nature in respect of the property of lease thereof wherever applicable including but not limited to any duties, taxes, levies, assessments, interest, penalties or other outgoings of any description that may become payable whether pursuant to a change in law or any demands made by any authority or consequent to any order passed by a Court, Tribunal or other authority since the commencement of the lease deed.

*Covenants  
by the  
Lessee*

*To pay  
Rent*

*To pay  
rates and  
taxes*

*[Handwritten signatures]*

c) i) Throughout the said Term hereby created to pay to the Lessor from time to time such recurring fees/charges in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or the Rules framed thereunder by the Lessor in respect of the amenities or common facilities provided by the Lessor. The Lessee shall pay such charges/recurring fees within thirty days from the date of issue of demand notice/invoice by the Lessor.

To pay fees or service charges

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ii) All charges including rent, recurring fees, service charges due and payable by Lessee, if not paid within the stipulated time limit, shall be recovered along with delayed payment charges at the rate prescribed by the Lessor from time to time.

d) The Lessee shall at its own expense maintain the trees so planted in good condition throughout the Term hereby created under these presents. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage road or part thereof but within the Demised Land.

Planting of trees in the periphery of the plot



e) Not to make any excavation upon of the said Demised Land or any part thereof nor remove any stone sand, gravel, clay or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.

Not to excavate

f) The Lessee shall on or before the 17th day of March, 2024 Commence and his own expense and in substantial and workman like and manner and in strict accordance with the plans, elevations, details and specifications approved by the Executive Engineer, in charge of the said Industrial Area and the Building Regulations set out in the Second Schedule hereunder written build and completely finish fit for occupation to the satisfaction of the Executive Engineer the said building and other structures thereon at least **7720 Sq.mtr.** of Plot area for the use as an Industrial factory with all requisite drains and proper conveniences thereto and shall obtain from the Executive Engineer a Building Completion Certificate to that effect.

Commencement Completion of Factory Building

g) Not to erect any building, erection or structure except compound wall, steps, garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed or make any alteration, construction, erection or addition in the structure erected/constructed on the Demised Land as

Not to erect beyond building line

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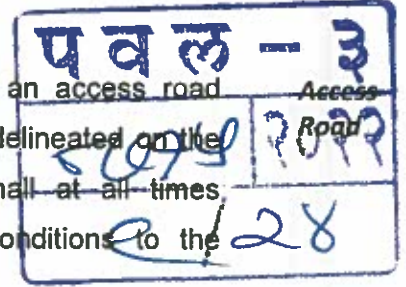
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per the sanctioned plans without the prior written consent of the Special Planning Authority of the said Industrial Area (hereinafter referred to as "SPA " which expression shall include any other Officer to whom the duties or functions of the said SPA, may be assigned.)

- h) The Lessee having at its own expense constructed an access road leading from the main road to the Demised Land as delineated on the plan hereto annexed and thereon coloured red shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA.



- i) (1) The Lessee shall duly comply with the provision of the Water (Prevention & Control of Pollution) Act, 1974. The Air (Prevention & Control of Pollution ) Act, 1981 and the Environment (Protection) Act, 1986 as may be amended from time to time and the rules made thereunder as also with any other conditions which may from time to time be imposed by any concerned statutory authorities under the said act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise whatsoever and shall indemnify and keep indemnified the Lessor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

*To comply with the Provision of the Water (Prevention of pollution ) Act, 1974 The Air (P&C of P) Act, 1981 and the environment (Protection) Act, 1986 and amendments issued from time to time.*

(2) If applicable the Lessor/SPA shall direct the Lessee to become a member of Common Effluent Treatment plant (CETP) and the Lessee shall follow such direction of the SPA/Lessor and observe all the rules and regulations prescribed by the concerned authorities for the disposal of effluent from time to time and produce the proof thereof to the Lessor.

*Membership of CETP*

- j) Not at any time during the Term erect any building, erection or structure on any portion of the said Demised Land except in accordance with the Plans Sanction by the SPA and in accordance with the said Building Regulations set out in the Second Scheduled hereto as well as Regulations framed by the Lessor from time to time in this regard.

*To build as per agreement*

- k) That no additional building or erection to be erected hereafter unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and be approved in writing by the SPA and a No Objection Certificate shall have been obtained from the Maharashtra Prevention of Water Pollution Board as provided in the said Building Regulations and regulations made from time to time.

*Plans to be submitted before building*

l) To indemnify and keep indemnified the Lessor against any and all claims damages, losses which may be caused to any Infrastructure provided by the Lessor or to any adjoining buildings or other premises and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Lessor, or by Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

*Indemnity*

m) Not at any time during the Term cause any damage to any of the infrastructure provided by the Lessor in the said Industrial Area or to Lessor's property. In the event such of damage the Lessor may by notice to the Lessee call upon them to rectify the damages and upon Lessee failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lessee.

*Not to cause any damage*

n) The Lessee shall complete the balance construction within a period of 10 years from the date expiry of development period granted under Agreement to Lease regardless to the extension period granted if any hereof as per the Detailed Project Report (DPR) submitted by the Lessee and/or as modified from time to time with due approval of the Lessor. In the event the Lessee does not comply with this condition, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

*Completion of balance construction*

o) The Lessee shall at all times during the Term to observe and conform to the said Building Regulations set-out in the Second Schedule and to all bye-laws, rules and regulations of the Lessor.

*To build according to rules*

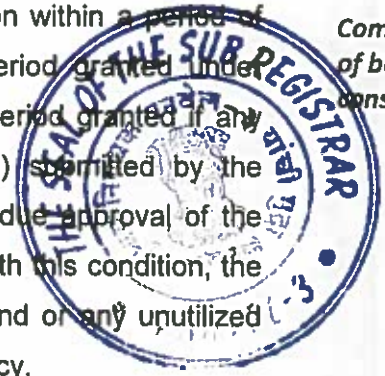
p) To observe and confirm to all rules, regulations and bye- laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient Latrine facility, accommodation and other sanitary arrangements for the labourers, workmen and for its employees. Other staff employed on the Demised Land in order to keep the Demised Land and surroundings clean and in good condition to the satisfaction of the SPA and shall not without the previous consent in writing of the SPA permit any labourers or workman to reside upon the Demised Land premises and in the event of such consent being given shall comply strictly with the terms thereof.

*Sanitation*

q) That no alteration or additions shall any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the

*Alterations*

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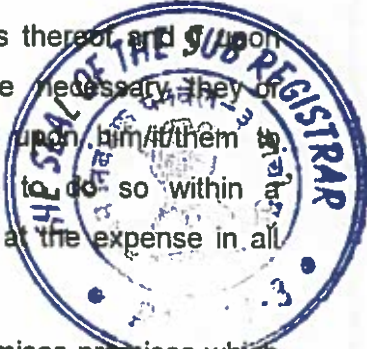
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previous approval in writing of the SPA.

r) Throughout the said Term at the Lessee expense well and substantially *To repair*  
 to repair pave, cleanse and keep in good and substantial repair and  
 conditions (including all usual and necessary internal and external  
 painting, colour and white washing) to the satisfaction of the SPA. The  
 said building and premises and the drains, compound walls and fences  
 thereunto belonging and all fixtures and additions thereto.

s) To permit the Lessor or the Chief Executive Officer or the SPA and the *To enter*  
 Officers, Surveyors, Workmen or others employed by them from time to *and inspect*  
 time and at all reasonable times of the day during the term hereby  
 granted after a week's previous notice to enter into and upon the  
 Demised Land and to inspect the state of repairs thereof, and *and* upon  
 such inspection it shall appear that any repairs are necessary, they or  
 any of them may by notice to the Lessee call upon him/it/them to  
 execute the repairs and upon Lessee's failure to do so within  
 reasonable time the Lessor may do such repairs at the expense in all  
 respect of the Lessee.



t) Not to do or permit anything to be done on the demises premises which *Nuisance*  
 may be nuisance, annoyance or disturbance to the owners, occupiers or  
 residents of other premises in the vicinity.

u) (i) To use the Demised Land only for the purpose of **"Mfg. of Solar PV  
 Modules And its Components"** as approved by the Lessor but not for  
 the purpose of a factory for any of the obnoxious industries as indicated  
 in the annexure set out in the Third Schedule hereunder- written and not  
 to use the Demised Land or any part thereof for any other purpose nor  
 for the purpose of any factory which may be obnoxious, offensive by  
 reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise,  
 vibrations or fire-hazards and shall duly comply with the directions which  
 may from time to time be issued by the said Maharashtra Prevention of  
 Water Pollution Board with utmost promptitude for the purpose of  
 preventing any air pollution by reason of any such emission of odour,  
 liquid effluvia, dust, smoke, gas or otherwise howsoever.

(ii) The Lessee also agrees that in the event during the term of the lease  
 the Lessee utilizes the Demised Land for the purpose other than  
 specified herein without prior permission of the Lessor, the Lessor shall  
 have right to resume the Demised Land or any unutilized portion thereof  
 in accordance with the prevailing policy.

*ell*

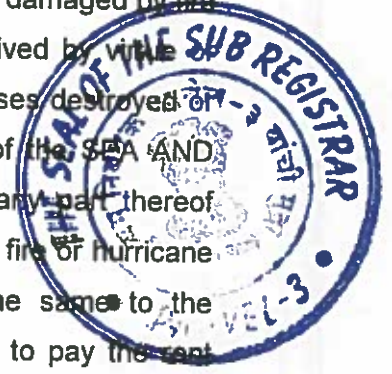
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Insurance	
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v) To keep the Buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) with some well-established insurance office in Mumbai and on demand, produce to the SPA the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said Demised Land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the SPA AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the SPA and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.



w) At the expiration or sooner the determination of the Term quietly to deliver to the Lessor, the Demised Land and all erections and building then standing or being thereon PROVIDED always that the Lessee shall be at liberty if Lessee shall have paid the rent and all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections, structures and materials from the Demised Land but so nevertheless the Lessee shall deliver the possession of the Demised Land as aforesaid to the Lessor levelled and put in good order and proper condition to the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.

*Delivery of possession after expiration*

x) (i) Not to assign, underlet or part with the possession of the Demised Land or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such condition as he may think fit including the conditions for payment of premium and in any event not to assign, underlet or transfer the Lessee interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

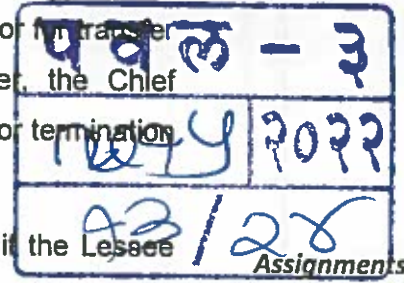
*Not to assign*

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(ii) If the Lessee has not taken prior consent from the Lessor for transfer of interest in the Demised Land in whatsoever manner, the Chief Executive Officer may give notice in writing to the Lessee for termination of this Lease unilaterally.



y) Subject to 'Not to Assign' Clause as stated hereinabove, if the Lessee shall sell, assign or part with the Demised Land for the then residue of the Term to deliver at the Lessee expenses within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute, notice such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

*Assignments to be registered with Lessor*

z) (i) That In employing skilled and unskilled labour, the Lessee shall give first preference to the person/s who are able-bodied and fulfilling general qualifications as prescribed by the Lessee and whose lands are acquired for the purpose of the said Industrial.

*To give preference in employment of Labour*

(ii) The Lessee shall also endeavour to employ the local persons considering their knowledge of handling and operating the equipment/machineries used by the Lessee and fulfilling the general qualifications as prescribed by the Lessee.

aa) In the event of death of the Lessee permitted assignee or assignees of the Lessee being a natural the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

*Notice in case of death*

bb) In the event the power requirement of the Lessee is more than 5 MVA, the Lessee shall provide space within the Demised Land of a required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Lessee shall plan the land requirement considering the land requirement of EHV Sub-Station.

*Provision of EHV Sub-station*

3. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrear, the same may be recovered from the Lessee as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment.

*Recovery of Rent fees etc. as land revenue*

4. If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the Lessee hereunder shall be in arrears

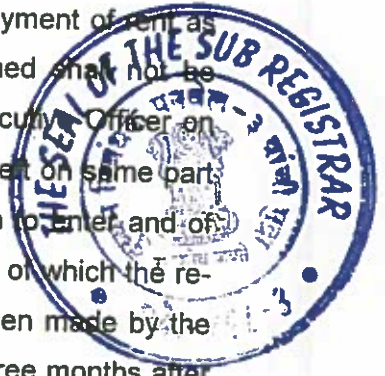
*Rent, fees Etc. in arrears*

*EL*

*Bank*

for the space of thirty days whether the same shall have been legally demanded or not if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained and the Lessor may re-enter upon any part of the Demised Land in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and Lease shall be determined and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the Demised Land or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee or left on some part of the Demised Land a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

पत्र ल - ३  
२०१५ २०२२  
१४/२४



5. The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee part contained shall and may peaceably enjoy the Demised Land or the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.
6. The layout of the Addl. Patalganga Industrial Area and the Building and other Regulations and covenants relating thereto other than the premises hereby Demised Land may be altered by the Lessor in the capacity of Special Planning Authority from time to time as the Lessor, thinks fit and the Lessee/Lessees shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.
7. That the Lessee shall observe and conform the provisions of Maharashtra Industrial Development Act, 1961 as well all rules, regulations and policies of the Lessor framed under the said act from time to time.
8. All notices, consents, approvals and no objection certificates to be given under this Lease shall be in writing and shall unless otherwise provided herein be signed by the CEO or any other Officer authorized by him and

*Lessor's  
Covenant for  
peaceful  
enjoyment*

*Alteration  
of estate  
rules*

*Provisions  
of MID Act  
applicable*

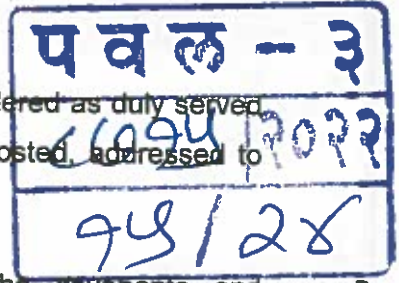
*Notices*

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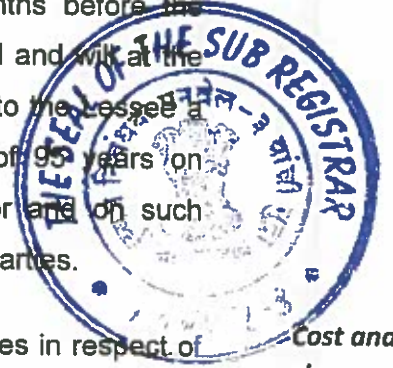
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any notice to be given to the Lessee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessee.



9. If the Lessee duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the Demised Land premises then Lessee shall give notice in writing of such desire to the Lessor at least six months before the expiration of the Term hereby granted. The Lessor shall and will at the cost and expense in every respect of the Lessee grant to the Lessee a new Lease of the Demised Land for a further term of 99 years on payment of rent as may be determined by the Lessor and on such changes in existing Lease as agreed upon between the parties. *Renewal of Lease.*
10. The stamp duty, registration charges and all other charges in respect of the preparation, execution and registration of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee. *Cost and charges to be borne by the Lessee*
11. The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof. *Marginal Notes.*



IN WITNESS WHEREOF SHRI. RAVINDRA G. BOMBLE, THE REGIONAL OFFICER, PANVEL of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Lessee hath caused its common seal to be affixed hereto the day and year first above written.

FIRST SCHEDULE

(Description of land)

All the piece or parcel of land known as Plot No. E-143 & E-154 in the Addl. Patalganga Industrial Area, and within Village limits of Chavane, and outside the Municipal limits, Taluka and Registration Sub-District-Panvel, District and Registration District-Raigad containing by admeasurements 19300 Square Meters or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say:

On or towards the North by : Forest Land,

On or towards the South by : Plot Nos. E-141 & E-55,

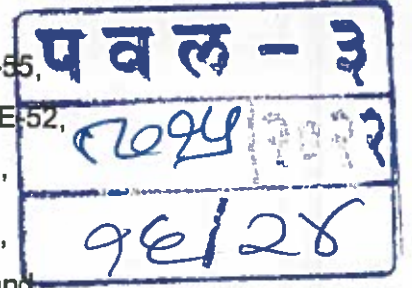
On or towards the East by : Plot Nos. E-54, E-53, E-52,

E-30/4, E-30/3, E-30/2,

E-30/1, AM-26, E-29/6,

E-29/5 And Private Land

On or towards the West by : 5.0 mtr. Wide Service Strip &  
Savroli to Kharpada Road,



## SECOND SCHEDULE

(Building Regulations)

1. The Development Control Regulations prescribed by the State and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of plot in this Industrial Area.
2. The Lessee shall utilise the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the demised premises.
3. The Lessee shall not use the land for any purpose except the permissible use/activity allowed by the Lessor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.
4. The Lessee shall obtain a No Objection Certificate from the Department of Environment/ Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution) Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.
5. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Lessor and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.
6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee during the period of construction of buildings. Where more than one Lessee is concerned with the same boundary mark, the officer authorized by the Lessor shall allocate this obligation suitably.
7. No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).
8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.



*Handwritten signature or initials in blue ink.*

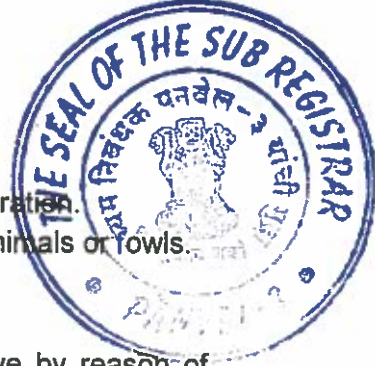
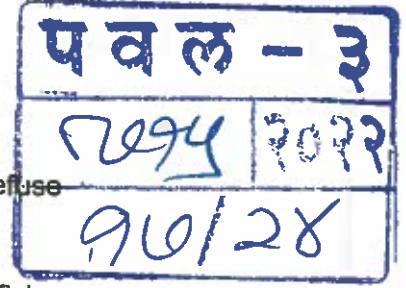
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THIRD SCHEDULE

(Indicative List of Obnoxious Industries)

1. Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
2. Cement Manufacture.
3. Gelatine or glue manufacture of processes involving recovery from fish or animal offal.
4. Manufacture or storage of explosives or fire-works.
5. Fat rendering.
6. Fat, tallow, grease or lard refining or manufacture.
7. Pyroxylin manufacture.
8. Garbage, offal or dead animals reductions, dumping or incineration.
9. Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
10. Tanning, curing or storage of raw hides or skins.
11. Wool pulling or scouring.
12. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibration or fire-hazards.



SIGNED, SEALED AND DELIVERED

BY SHRI. RAVINDRA G. BOMBLE,

THE REGIONAL OFFICER, PANVEL of the

Withinnamed Maharashtra Industrial Development Corporation in the presence of:-

Regional Officer  
M.I.D.C. Panvel

1) Smt. N. N. Thakur, A.M.

2) Smt. C. P. Thakre, Asett.



The Common Seal of the Abovenamed Lessee

M/s. **RENEWSYS INDIA PRIVATE LIMITED**

was, pursuant to a Resolution Of its Board of Directors passed in that behalf on the \_\_\_ day of \_\_\_\_\_ 2022 affixed hereto in the presence of :

SHRI. Prasanna A. Sawkar

DIRECTOR AND

SHRI. \_\_\_\_\_



Who, in token of having affixed the Company's Seal set their respective hands hereto, in presence of :

1) Mr. Vilas V. Sardeshpande

2) Jday Kulkarni



25/06/2021

सूची क्र.2

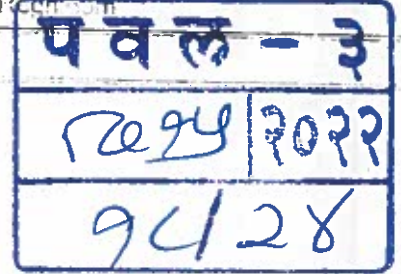
दुय्यम निबंधक : मह दु.नि.पत्रवेल 3

प्रक्रमांक : 10054/2021

दिनांक :

REGISTRATION

गावाचे नाव : चावणे



(1) विलेखाचा प्रकार	भाडेपट्टा	
(2) मोबदला	98082600	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमूद करावे)	98082600	
(4) भू-मापन, पोटोड्रिन्ग व धरक्रमांक (जगल्ल्याम)	1) धानिकेचे नाव: रायगड इतर वॉरिन ; उत्तर माहिती: प्लॉट नं. ई -143 व ई - 154, ऑडिगनल पालाळगंगा इंडस्ट्रियल एरीया, एमआयडीसी, डिटेनेस चावणे, तालुका पत्रवेल जिल्हा रायगड. क्षेत्रफळ - 19300 चौ.मी. एरीया अधिनियम क्र. 1300900/95/2021 दि. 21/06/2021 अन्वये मुद्रांक शुल्क 4904200/- जमल. ई-पत्रांक नं. 10023974/2021/122E ( ( Plot Number : E - 143 & E-154 ; ) )	
(5) क्षेत्रफळ	1) 19300 चौ.मीटर	
(6) जातानगी किंवा जुडी देण्यात आलेले क्षेत्र:		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराने नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै. रिन्युएस इंडिया प्रा लि, सर्वे अधिनियम क्र. 10/1962 अन्वये मुद्रांक नं. 27225, नरिमन पॉईंट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड - 400021 पत्र नं.-AAGCP3284M	
(8) दस्तऐवज करून घेणा-या पक्षकाराने नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-एम.आय.सी.सी. सर्वे रिजिजन ऑफिसर व आर घरा - - वय:-45; पत्ता:-पत्रांक नं. -, माळा नं. -, इमारतीचे नाव: उद्योग मारग्री, मरीच पत्रवेली रोड, इंडेसी ईस्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड - 400093 पत्र नं.-AAACM3560C	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/06/2021	
(10) दस्त नोंदणी केल्याचा दिनांक	25/06/2021	
(11) प्रक्रमांक, खंड व पृष्ठ	10054/2021	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4904200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		


मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण तालुकास्तरीय आवश्यकता नाही कारण तालुकास्तरीय आवश्यकता नाही

(ii) within the limits of any Municipal Council, Nacarpunchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

भारत सरकार  
Government of India



प्रसन्ना अनंद सावकर  
Prasanna Anand Sawkar  
जनम तारीख/DOB: 16/12/1963  
पुरुष MALE

3725 6573 5511

माझी आधार, माझी ओळख

प व ल - ३  
१७१५ २०२२  
१९/२४

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भारतीय विशिष्ट अंतराष्ट्रीय प्राधिकरण  
Unique Identification Authority of India

पता:  
अनंद सावकर, फ्लॉट नं. ७०८, बी विंग, डेक सुंदरबन लिमिटेड  
बिल्डिंग, फेज १, मालवडी - मुन्दिवा रोड, पुणे नं. १७३, १७४,  
१७५, अमनोरा मॉल मागे, पुणे शहर, पुणे,  
महाराष्ट्र - ४११०२८

Address:  
S/O Anand Sawkar, Flat No 708, B Wing,  
Deck Sundarban Chs Ltd, Phase 1, Malwadi -  
Mundhwa Road, S No 173, 174, 175; Behind  
Amanora Mall, Pune City, Pune,  
Maharashtra - 411028

3725 6573 5511

SEAL OF THE SUB REGISTRAR  
विशेष पत्रवेल - ३  
१७१५-३

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


PRASANNA ANAND SAWKAR

ANAND SAWKAR

16/12/1963  
Permanent Account Number  
AFAPS4428M

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Signature



*Handwritten signature*

प व ल - ३  
१७७५/२०२२  
२०/२४

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card

AWSPS3934K

नाम / Name  
VLAS V SARDESHPANDE

पिता का नाम / Father's Name  
VIJAYRAO MILKANTHRAO SARDESHPANDE

जन्म की तारीख /  
Date of Birth  
08/07/1972

हस्ताक्षर / Signature



भारत सरकार  
Government of India

उदय कुलकर्णी  
Uday Kulkarni  
जन्म तारीख / DOB : 01/01/1977  
पुरुष / MALE

7094 3172 3092

मेरा आधार, मेरी पहचान

*J*

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: S/O प्रकाश, गणेश मंदिर बाजूला,  
श्री गुरुकुल अमृत नगर, विजयपुर रोड, सोलापुर,  
सोलापुर, महाराष्ट्र, 413004  
Address: S/O Prakash, Beside Ganesh  
Temple, 24, Jhesum Amrut Nagar, Vjapur  
road, Solapur, Maharashtra,  
413004

7094 3172 3092

1947 help@uidai.gov.in www.uidai.gov.in

प व ल - ३  
7094 3092  
29/28



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AXEPK1251E

नाम / Name  
UDAY KULKARNI

पिता का नाम / Father's Name  
PRAKASH BALRAO KULKARNI

जन्म की तारीख /  
Date of Birth  
01/01/1977

सहस्र / Signature

25/12/2019

*J*

प व ल - ३  
१७१५ २०११  
२२ २४

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RENEWSYS INDIA PRIVATE LIMITED

09/08/2011  
Permanent Account Number  
AAGCP2384M

Signature



398/8715  
गुरुवार, 19 मे 2022 11:23 म.पू.

दस्त गोषवारा भाग-1

पवल3 23/22  
दस्त क्रमांक: 8715/2022

दस्त क्रमांक: पवल3 /8715/2022

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:9604

पावती दिनांक: 19/05/2022

अ. क्रं. 8715 वर दि.19-05-2022

सादरकरणाराचे नाव: रिन्युसीस इंडिया प्रायव्हेट लिमिटेड प्रसन्न ए.  
सावकार --

रोजी 11:03 म.पू. वा. हजर केला.

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

दस्त हजर करणाऱ्याची सही:

कमी पडलेली पाने फी रु. 40/-  
पावती क्र. 9600 दि. 20/05/22  
अन्वये वसूल  
दुष्यम त्रिवेक वर्ग-२  
पनवेल क्र.३

एकुण: 900.00

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिवका क्रं. 1 19 / 05 / 2022 11 : 03 : 16 AM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 19 / 05 / 2022 11 : 05 : 02 AM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे  
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
द. उ. निष्पादकाची राहिल

लिहून घेणार

लिहून घेणार



दस्त गोषवारा भाग-2





पवेल3

दस्त क्रमांक:8715/2022

19/05/2022 11 12:03 AM

दस्त क्रमांक :पवेल3/8715/2022





दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रिन्यूसीस इंडिया प्रायव्हेट लिमिटेड प्रसन्न ए. सावकार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस युनिट नं. ६०७, सहावा मजला, ट्रेड सेन्टर, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा ईस्ट, मुंबई., महाराष्ट्र, मुम्बई. पॅन नंबर:AAGCP2384M	भाडेकरू वय :-58 स्वाक्षरी:-		
2	नाव:एम.आय.डी.सी. तर्फे प्रादेशिक ऑफिसर श्री. रवींद्र जि. बोंबले पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस उद्योग सारथी एम आय डी सी मरोल इंडस्ट्रियल एरिया, महाकाली केव्स रोड, अंधेरी ईस्ट, मुंबई., महाराष्ट्र, मुम्बई. पॅन नंबर:	मालक वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिवका क्र.3 ची वेळ:19 / 05 / 2022 11 : 08 : 16 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:उदय कुलकर्णी - - वय:44 पत्ता:रा. पाताळगंगा पनवेल. पिन कोड:410206		
2	नाव:विलास सरदेशपांडे - - वय:49 पत्ता:रा. कल्याण मुंबई. पिन कोड:421301		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	एम.आय.डी.सी. तर्फे प्रादेशिक ऑफिसर श्री. रवींद्र जि. बोंबले - :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस उद्योग सारथी एम आय डी सी मरोल इंडस्ट्रियल एरिया, महाकाली केव्स रोड, अंधेरी ईस्ट, मुंबई., महाराष्ट्र, मुम्बई.

शिवका क्र.4 ची वेळ:19 / 05 / 2022 11 : 09 : 05 AM

Sub Registrar Panvel 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Renewsys India Pvt Ltd	eChallan	00040572022051758235	MH001966027202223U	500.00	SD	0001084065202223	19/05/2022
2		DHC		1805202209872	400	RF	1805202209872D	19/05/2022
3		eChallan		MH001967967202223U	500	RF	0001084073202223	19/05/2022

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

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पाने आहेत, पुस्तक क्र.

क्रमांक 1094 चर नोंदला.

सह दुय्यम निबंधक वर्ग-२, पनवेल-३

दिनांक १२ एप्रिल २०२२

