

513/932  
Wednesday, January 20, 2021  
5:29 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 990 दिनांक: 20/01/2021

गावाचे नाव: कोलिकल्याण

दस्तऐवजाचा अनुक्रमांक: बंदर17-932-2021

दस्तऐवजाचा प्रकार: 36-अ-लिन्ड अँड लायसन्सेस  
सादर करणाऱ्याचे नाव: महेंद्र ब्रदर्स एक्सपोर्टर्स प्राईवेट लीमिटेड तर्फे अथोरिईज सिशेटरी अमय मेहता

नोंदणी फी

₹. 1000.00

दस्त हाताळणी फी

₹. 600.00

पुढांची संख्या: 30

एकूण:

₹. 1600.00

आपणास मूळ दस्त, शंबनेल प्रिंट, सूची-२ अंदाजे

5:47 PM हा वेळेस मिळेल.

बाजार मुल्य: ₹.69650000/-

मोबदला ₹.8459530/-

भरलेले मुद्रांक शुल्क : ₹. 1051496/-

सह:डु.नि.का.अंधेरी-6

सह. दुय्यम निबंधक, अंधेरी - ६  
मुंबई उपनगर जिल्हा.

1) देशकाचा प्रकार: DHC रकम: ₹.600/-

डीडी/खनादेश/पे ऑर्डर क्रमांक: 2001202113362 दिनांक: 20/01/2021

बँकेचे नाव व पत्ता:

2) देशकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.1000/-

डीडी/खनादेश/पे ऑर्डर क्रमांक: MH010142410202021S दिनांक: 20/01/2021

बँकेचे नाव व पत्ता:

Abhay V Melta

1/20/2021

**Data of ESBTR for GRN MH010142410202021S  
Bank - PUNJAB NATIONAL BANK**

Bank/Branch : TOPIWALA  
 Stationary No : 18300559240373  
 Pmt Txn id : 140121M378717  
 Print Dt/Time : 14/01/2021 15:30:14  
 ChallanIdNo : 03006172021011350108  
 GRAS GRN : MH010142410202021S  
 District : 7101 / MUMBAI  
 GRN Date : 14/01/2021 13:12:26  
 Office Name : IGR554 / BDR17\_\_JT SUB REGISTRAR ANDHERI 6

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 10,51,496.00/- (Rs Ten Lakh Fifty One Thousand Four Hundred Ninety Six Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
 RgnFee Amt : Rs 1,000.00/- (Rs One Thousand Rupees Only)

**Only for verification not to be printed and used**

Article : 36A  
 Consideration : 1.00/-  
 Prop Mvblty : Immovable  
 Prop Descr : UNIT NO 801 TO,808 AND 810 AND,811 TRADE CENTER,BANDRA KURLA , COMPLEX  
 : BANDRA EAST ,MUMBAI, Maharashtra  
 : 400098

Duty Payer : PAN-AAFCM0246E MAHENDRA BROTHERS EXPORTS PRIVATE LIMITED  
 Other Party : PAN-AAACCG9457G GIA INDIA LABORATORY PRIVATE LIMITED

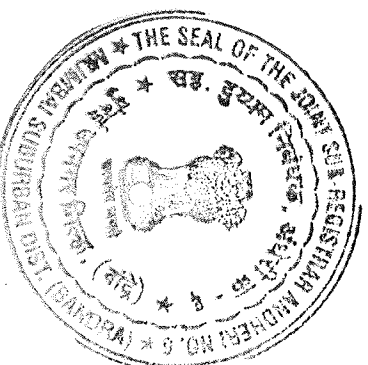
Bank Scroll No : 3  
 Bank Scroll Date : 15/01/2021  
 RBI Credit Date : 15/01/2021  
 Mobile Number : 9820158175



DEFACED		
₹ 1052496.00		
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**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-513-932	0004824766202021	20/01/2021-17:29:11	IGR554	1000.00
2	(IS)-513-932	0004824766202021	20/01/2021-17:29:11	IGR554	1051496.00
<b>Total Defacement Amount</b>					<b>10,52,496.00</b>





**D**ocument **H**andling **C**ha<sup>₹</sup>ges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 2001202113362 Receipt Date 20/01/2021

Received from MAHENDRA BROTHERS EXPORT PRIVATE LIMITED, Mobile number 9820111452, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 932 dated 20/01/2021 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Suburban District.

DEFACED  
₹ 600  
DEFACED

**Payment Details**

Bank Name	SBIN	Payment Date	20/01/2021
Bank CIN	10004152021012011487	REF No.	IGAKHTUVY2
Deface No	2001202113362D	Deface Date	20/01/2021

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

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**महाराष्ट्र शासन**  
**GOVERNMENT OF MAHARASHTRA**  
**ई-सुरक्षित बँक व कोषागार पत्राची**  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

Bank/Branch: PNB/BO:TOPIWALA CENTRE  
(9938)

18300559240373

Pmt Txn id : 140121M378717  
 Pmt DtTime : 14-01-2021@12:38:49  
 ChallanIdNo: 03006172021011350108  
 District : 7101/MUMBAI

Stationery No: 18300559240373  
 Print DtTime: 14-01-2021@15:30:14  
 GRAS GRN : MH0101424102020215  
 Office Name : IGR554/BDR17...JT SUB RRCI


StdDuty Schm: 0030045501-75/Sale of Other Nonjudicial Stamps S0S  
 StdDuty Amt : R 10,51,496/- (Rs One Zero, Five One, Four Nine six only)  
 RgnFee Schm: 0030063301-70/Ordinary Collections IGR  
 RgnFee Amt : R 1,000/- (Rs One, Zero Zero Zero only)

Article : 36A/leave and Licence Agreement  
 Prop Mvblty: Immovable  
 Consideration: R 1/  
 Prop Descr : UNIT NO 801 TO,808 AND 810 AND,811 TRADE CENTER, BANDRA KURIA COMPLEX  
 BANDRA EAST, MUMBAI, Maharashtra

Duty Payer: (PAN-ANFCM0246E) MAHENDRA BROTHERS EXPORTS PRIVATE LIMITED  
 Other Party: (PAN-AAACCG9457G) GIA INDIA LABORATORY PRIVATE LIMITED

बदल-910/

Bank official1. Name & Signature

*Munira*  


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Bank official2 Name & Signature  
 --- Space for customer/office use --- Please write below this line ---

Abhay V Mehta

*Abhay V Mehta*





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### LEAVE AND LICENSE AGREEMENT

AYM

**THIS LEAVE AND LICENSE AGREEMENT ("Leave & License Agreement")** is made at Mumbai on the 14<sup>TH</sup> day of JAN 2029 between

**MAHENDRA BROTHERS EXPORTS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Tower C, Central Wing, CE 7011, Bharat Diamond Bourse, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, called "**the LICENSOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor or successors-in-title and assigns) of One Part;

**AND**

**GIA INDIA LABORATORY PRIVATE LIMITED**, a company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at 10<sup>th</sup> Floor, "Trade Centre", Bandra-Kurla Complex, Bandra (East), Mumbai - 400 098 hereinafter called "**the LICENSEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the successor or successors-in-title and permitted assigns) of the Other Part.

The "**LICENSOR**" and the "**LICENSEE**" shall hereinafter be individually referred to as "**Party**" and collectively be referred to as the "**Parties**".

### WHEREAS:

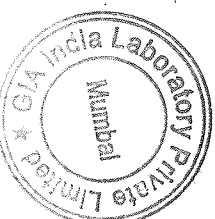
A. By and under an Agreement for Sale dated 18<sup>th</sup> July, 2006, registered with the office of Sub Registrar of Assurances at Bandra, under serial no. BDR1/9385, 9386, 9388, and 9389 /2006 made between M/S WADHWA CONSTRUCTIONS (the "**Developer**") therein of the One Part and the LICENSOR herein, therein referred to as the Purchaser, of the Other Part, the LICENSOR has purchased from the Developer/Promoter unit numbers 801 to 808 and 810/811 on the 8<sup>th</sup> floor admeasuring 24,032 sq. ft. (carpet area) equivalent to 35,998 sq. ft. (chargeable area) along with twenty-one (21) car parking spaces of the building known as "Trade Centre" standing on land bearing CTS No. 4207 (PT) of Village Bandra (East), in the Registration Sub-District Bandra, District Mumbai Suburban and situate at Bandra Kurla

For MAHENDRA BROTHERS EXPORTS PVT. LTD.

Abhay V Mehta

Authorised Signatory

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Complex Bandra (East), Mumbai 400 098 at or for consideration and upon terms and conditions contained therein.

The LICENSOR represents and submits that it has a clear and marketable title which is free from all encumbrances save and except that the LICENSOR has mortgaged unit numbers 801 to 804 and 810/811 to the consortium of bankers with IndusInd Bank Limited as lead banker for the working capital loan borrowed from the said consortium. However, the LICENSOR has lawful right and is entitled to as owner of the premises to enter into leave and license agreement.

C. Prior to the execution of this Agreement, Parties had executed Leave and License Agreement dated 29<sup>th</sup> December, 2017 for unit no. 801 to 808 and 810/811, bearing registration no. BDR-9/12509 of 2017 for the period of 5 years from 1<sup>st</sup> September, 2018 to 31<sup>st</sup> August, 2023. It has been mutually agreed between the Parties that the aforesaid Leave and License Agreement will stand terminated on 31<sup>st</sup> August, 2021.

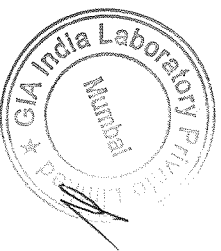
D. The LICENSEE has now approached the LICENSOR with a request to permit the LICENSEE use of office premises numbers 801 to 808 and 810/811 admeasuring 35,998 sq. ft. of Chargeable Area (Carpet Area of 24,032 sq. ft.) on the 8<sup>th</sup> floor of the building "Trade Centre" standing on land bearing CTS No. 4207 (PT) of Village Bandra (East), in the Registration Sub-District Bandra, District Mumbai Suburban, and situate at Bandra Kurla Complex, Bandra (East), Mumbai 400 098, along with twenty-one (21) car parking spaces in the building compound more particularly described in the **Schedule** hereunder, ("**the Licensed Premises**") for a temporary period of four (4) years under leave and license for its office purposes and/or education and/or a laboratory (the **LICENSEE's Business**) without having any interest in the Licensed Premises which the LICENSOR has agreed.

E. Accordingly the Parties are now entering into this leave and license agreement to permit the LICENSEE use of office premises numbers 801 to 808 and 810/811, for the **LICENSEE's Business**, admeasuring 35,998 sq. ft. of Chargeable Area (Carpet Area of 24,032 sq. ft.) on the 8<sup>th</sup> floor along with twenty-one (21) car parking spaces of the building "Trade Centre" standing on land bearing CTS No. 4207 (PT) of Village Bandra (East), in the Registration Sub-District Bandra, District Mumbai Suburban, and situate at Bandra Kurla Complex, Bandra (East), Mumbai 400 098, for the period starting from 1<sup>st</sup> September 2021 till 31<sup>st</sup> August 2025 ("**License Period**") on terms and conditions mutually agreed by the Parties which are hereinafter appearing.

The LICENSOR has further represented to the LICENSEE that it has a lawful right and is entitled to as owner of the Licensed Premises to offer on a leave and license basis the Licensed Premises to the LICENSEE and that it is lawfully entitled to enter into these presents. The LICENSOR has further represented to the LICENSEE that the Board of Directors of the LICENSOR by a resolution dated \_\_\_\_\_, 2020 has authorized the officers of the LICENSOR to sign and file various contracts including agreements for giving the Licensed Premises on leave and license or otherwise and to register any such agreements and other documents and generally to sign contracts for and on behalf of the LICENSOR.

G. The LICENSEE has represented to the LICENSOR that:

- a). The use of the Licensed Premises is to be permitted for a limited period as set out herein and that the LICENSEE will not have nor will it claim any interest in the Licensed Premises nor any other right therein except as a bare LICENSEE to use the Licensed Premises; and
- b). The Board of Directors of the LICENSEE by a resolution dated 30<sup>th</sup> November, 2020 has authorized the officers of the LICENSEE to sign



For MAHENDRA BROTHERS EXPORTS PVT. LTD.

Ashay V. Meltta

Authorised Signatory

*(Signature)*

and file various contracts including agreements for acquiring property on lease, leave and license or otherwise and to register any such agreements and other documents and generally to sign contracts for and on behalf of the LICENSEE.

H. The LICENSOR has agreed to grant to the LICENSEE and the LICENSEE has agreed to take the Licensed Premises, along with twenty one (21) car parking spaces for the License Period.

I. The Parties hereto are desirous of recording in writing the terms and conditions mutually agreed between them for grant of leave and license of the said Licensed Premises which are as hereinafter appearing.

**NOW THIS LEAVE & LICENSE AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

**1. RECITALS**

The Recitals shall form an integral part of this Leave & License Agreement.

**2. EFFECTIVE DATE AND LICENSE PERIOD**

This Leave & License Agreement shall come into force from the date of execution mentioned in the cause title above ("**Effective Date**") and shall remain valid for the entire License Period from 1st September, 2021 until 31<sup>st</sup> August 2025 ("**License Period**") without any let, disturbance or hindrance, unless terminated in accordance with this Leave & License Agreement.

**3. LICENSE COMMENCEMENT DATE**

The Licensor covenants and shall ensure that the Licensee is in possession of the Licensed Premises for use and occupation without any let, disturbance or hindrance on an as is where is basis on and from 1<sup>st</sup> September 2021 ("**License Commencement Date**").

**4. LICENSED PREMISES**

In consideration of the License Fee hereinafter reserved and the terms and conditions hereinafter mentioned to be observed and performed on the part of the LICENSEE, the LICENSOR hereby grant leave and license to the LICENSEE for temporary use of the office premises numbers 801 to 808 and 810/811 admeasuring 35,998 sq. ft. of Chargeable Area (Carpet Area of 24,032 sq. ft.) on the 8<sup>th</sup> floor of the building "Trade Centre" standing on land bearing CTS No. 4207 (PT) of Village Bandra (East), in the Registration Sub-District Bandra, District Mumbai Suburban, and situate at Bandra Kurla Complex, Bandra (East), Mumbai 400 098, along with twenty-one (21) car parking spaces in the building compound more particularly described in the **Schedule** hereunder, hereinafter referred as "**the Licensed Premises**" for the License Period on the terms and conditions hereinafter contained.

**5. LICENSE FEES**

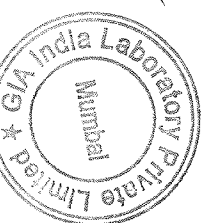
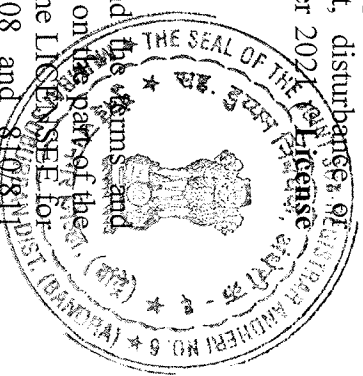
a). The LICENSEE shall pay to the LICENSOR monthly License Fees for use of the Licensed Premises on the 8<sup>th</sup> floor @ Rs.235 (Rupees Two Hundred and Thirty Five Only) per sq. ft. on the chargeable area of 35,998 sq. ft. amounting to Rs.84,59,530/- (Rupees Eighty Four Lacs Fifty Nine Thousand Five Hundred and Thirty Only) per month for the License Period from 1<sup>st</sup> September, 2021 till 31<sup>st</sup> August, 2025. This amount along with the car parking charges provided below is hereinafter referred to as the "**License**

**FOR MAHENDRA BROTHERS EXPORTS PVT. LTD.**

Ashay V Melta

Authorised Signatory

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**Fees**. It is hereby agreed between the Parties that the LICENSEE shall pay to the LICENSOR the monthly License Fee for the period from 1<sup>st</sup> September, 2021 to 30<sup>th</sup> September, 2021 on 15<sup>th</sup> September, 2021. Thereafter, from 1<sup>st</sup> October, 2021 the LICENSEE shall, on a quarterly basis, remit the License Fees payable on or before the 15<sup>th</sup> day of each calendar quarter in advance for which the same shall become due, subject to deduction of TDS to the concerned bank directly upon the LICENSEE being intimated in writing by the LICENSOR. The License Fees shall be subject to deduction of income tax at source at the rates prescribed under the Income Tax Act, 1961. The LICENSEE shall pay the tax deducted from the License Fees to the prescribed authority in the stipulated time and shall within prescribed period from the expiry of the financial year furnish to the LICENSOR the certificate for deduction of tax at source in the prescribed form. The LICENSEE shall bear and pay Goods & Service Tax or any other taxes, levies or duties by whatever named called to the LICENSOR that may be applicable to the Licensed Premises over and above the Licensed Fees at applicable rates prescribed.

b). In the event of the License Fees hereby reserved or any part thereof remaining unpaid after becoming due, the LICENSEE will pay to the LICENSOR, interest @ 12% (twelve percent) per annum on the amount so delayed, from the date when payment by the LICENSEE to the LICENSOR was due until full payment thereof to the LICENSOR.

#### 6. LOCK-IN PERIOD

i. There shall be a Lock-in Period from 1<sup>st</sup> September, 2021 till 31<sup>st</sup> August 2024, during which period the Licensee shall not be entitled to terminate the Leave and License Agreement except in the circumstances as may be specifically provided hereunder ("**Licensee Lock-in Period**"). However, after the completion of the Licensee Lock-in Period, the Licensee can terminate / cancel this Leave & License Agreement by giving 3 (three) months advance written notice to Licensor or License Fee in lieu of the notice to the Licensor.

ii. The Licensor shall not be entitled to terminate this Leave and License Agreement during the entire License Period commencing from 1<sup>st</sup> September, 2021 to 31<sup>st</sup> August 2025 ("**Licensor Lock-in Period**"), except in the circumstances as may be specifically provided hereunder.

iii. Neither Party shall be entitled to terminate this Leave and License Agreement from the Effective Date till the License Commencement Date.

#### TAXES, OUTGOINGS AND MAINTENANCE

All current and/or future municipal taxes including property tax and all pending / unpaid charges, taxes, levies, rates, cesses fees, etc. except Goods and Service tax, and electricity charges as levied by the Government/Local authority with respect to the Licensed Premises starting from the License Commencement Date till the end of the License Period i.e. 31<sup>st</sup> August 2025 shall be borne and paid by the LICENSOR.

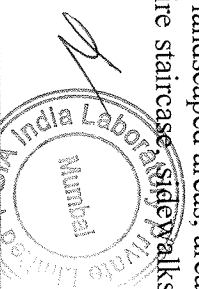
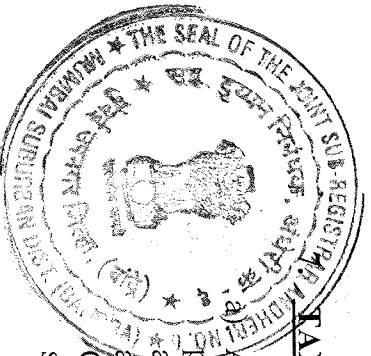
b). The LICENSOR shall during the License Period pay for maintenance charges for the Common Area maintenance of the "TRADE CENTRE" applicable to the Licensed Premises. The LICENSEE shall abide by the rules and regulations, framed in the bylaws for management of the TRADE CENTRE and shall not create any nuisance or disturbance or obstruction in the smooth functioning. The management company shall be responsible for maintaining the common areas of the TRADE CENTRE. "Common Areas", which include the basement, pedestrian ways, service roads, common landscaped areas, areas designated for the keeping and collecting of refuse, fire staircase, side walks,

For MAHENDRA BROTHERS EXPORTS PVT. LTD.

Abhay V. Mehta

Authorized Signatory

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- driveways, service driveways, terraces, refuge areas, lifts and staircase and other areas used by the occupants of the "TRADE CENTRE".
- c). Goods & Service tax (GST) (or any Central or State tax in replacement thereof) arising on account of the service being provided by the Licensee and License of the Licensed Premises shall be borne and paid by the LICENSEE.
- d). Any taxes and other charges, fees to be paid in respect to the LICENSEE's Business to be run from the Licensed Premises shall be borne and paid by the LICENSEE alone.

**8. SECURITY DEPOSIT**

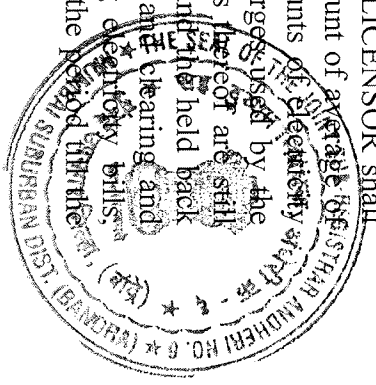
Prior to the execution of this Leave & License Agreement, the LICENSEE has deposited with the LICENSOR a sum of Rs. 6,96,50,000/- (Rupees Six Crores Ninety-Six Lacs Fifty Thousand only) under the leave and license agreement dated 29<sup>th</sup> December, 2017, bearing registration no. BDR-9/12509 of 2017 for the Licensed Premises. The same shall be retained by the Licensor as an interest free refundable security deposit under this Leave & License Agreement (hereinafter referred to as "Security Deposit"). The Security Deposit shall be refunded to the LICENSEE, free of interest, on the expiry of the License Period or on earlier determination as set forth hereafter.

**9. REFUND OF SECURITY DEPOSIT**

- a). It is agreed that on expiry or the date of termination of this Leave and License Agreement the LICENSOR shall forthwith refund the interest free refundable Security Deposit to the LICENSEE, simultaneously upon the LICENSEE removing itself, its agents, employees, staff and all other person/s in occupation of the Licensed Premises and its respective belongings, chattels, articles and movable/ removable fittings and fixtures (save and except the permanent fittings and fixtures such as floorings, ceiling etc.) which the LICENSEE has brought into/carried out in the Licensed Premises without any damage to the said Licensed Premises and Trade Centre, except normal wear & tear and handing over vacant and peaceful possession of the said Licensed Premises to the LICENSOR.

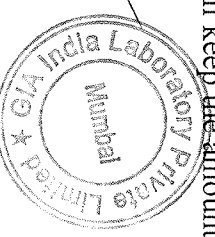
- b). The LICENSOR shall refund the Security Deposit after deducting any outstanding outgoings payable by the LICENSEE towards the License Fees, electricity, water, telephone charges, interest and other utility charges etc. for the Licensed Premises to the concerned authorities/ departments. PROVIDED HOWEVER in the event if no outstanding bills for the electricity, water, telephone and internet and any other utility are issued then and in that event out of the said amount of refundable Security Deposit the LICENSOR shall keep and retain with itself the amount equivalent to an amount of ~~Rs. 6,96,50,000/-~~ last 6 (six) months monthly bills for the outstanding amounts of ~~electricity, water, telephone charges, internet and any other utility charges used by the LICENSEE for the period/months in respect of which bills thereof are still outstanding i.e. not yet paid and the LICENSOR shall refund the held back Security Deposit amount upon the LICENSEE paying off and clearing and producing the receipts as regards payment of outstanding electricity bills, telephone bills, internet bills and any other utility bills for the period of the LICENSEE vacated the Licensed Premises.~~

- c). In case the LICENSEE is ready and willing to handover back the possession of the Licensed Premises as herein mentioned on the expiry of this Leave and License Agreement or sooner determination thereof then and in that event the LICENSEE shall intimate to the LICENSOR in writing the exact date of handing over back the possession (if such date is other than the expiry of the License Period) of the Licensed Premises to the LICENSOR at least sixty (60) days in advance whereupon the LICENSOR shall keep the amount of Security



FOR MAHENDRA BROTHERS EXPORTS PVT. LTD.  
Abhay V. Mehta

Authorized Signatory



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Deposit ready to be refunded and repaid to the LICENSEE. If the LICENSOR fails to refund the Security Deposit on the date of termination of this Leave and License Agreement or on expiry or sooner termination of this Leave and License Agreement, without prejudice to any other remedy legally available to the LICENSEE for seeking refund of the Security Deposit, this Leave and License Agreement shall continue to be in force and effect, notwithstanding anything contained herein, for the sole purpose of allowing the LICENSEE to continue to exercise its rights in the Licensed Premises and other rights as specified under this Leave and License Agreement free of all charges and without any obligation to make any payment, whether towards License Fees, outgoing, taxes and levies or otherwise whatsoever (except electricity, telephone and internet charges) until such time the Security Deposit is refunded by the LICENSOR along with interest thereon calculated at the rate of 12% (twelve percent) per annum from the said due date till the date of actual payment of the amounts due.

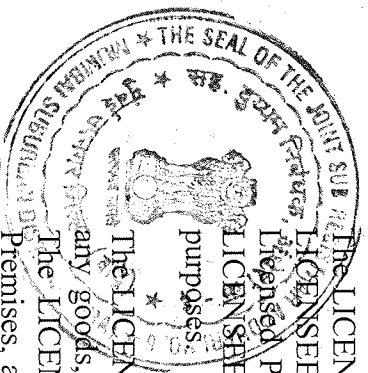
d). In case the LICENSEE fails to handover to the LICENSOR the vacant and peaceful possession of the Licensed Premises as herein mentioned on the date of termination or expiry of this Leave & License Agreement by afflux of time or sooner determination thereof, then and in that event, without prejudice to the other rights of the LICENSOR, the LICENSEE shall, in addition to the License Fee, be bound and liable to pay to the LICENSOR a sum equivalent to the License Fees per month, as and by way of penalty and liquidated damages from the date the LICENSEE has failed to handover the possession and till the date the LICENSEE hands over possession of the Licensed Premises to the LICENSOR.

#### 10. INSURANCE

During the validity of this Leave and License Agreement the LICENSEE shall, at its own costs and expenses, keep insured all its persons and employees using the Licensed Premises including all furniture, fixtures, fittings, articles, assets, equipment etc. lying in the Licensed Premises installed by and belonging to the LICENSEE, against all kinds of losses, damages etc. including injury and/or loss of life due to any reason/s whatsoever, whether by fire and/or due to any other risks, whether caused within the Licensed Premises and/or in the Trade Centre building in which the Licensed Premises is situated. The LICENSOR / Trade Centre building management / society shall be obligated to insure and keep insured the main structure of the Licensed Premises and the Trade Centre building and all facilities in the Trade Centre building.

#### 11. USAGE

The LICENSEE shall have an exclusive license to use the Licensed Premises. The LICENSEE shall have unlimited access (24 hours and 365 days of the year) to the Licensed Premises and shall use the Licensed Premises for the purpose of its LICENSEE's Business as may be permissible in law and not for any other purposes. The LICENSEE shall not store or allow to be stored in the said Licensed Premises any goods, articles or things of hazardous, inflammable or combustible nature. The LICENSEE shall however be allowed to use and store in the Licensed Premises, all chemicals and other such articles that are required for its business, subject to having received the necessary permissions (if any are required) for the same and having taken such care and precautions as may be required for safety of the Licensed Premises and any property thereon or therein.



#### 12. SIGNAGE

The LICENSEE shall be allowed to install during the License Period, its signage at designated areas in said building, Trade Centre, in and around the Licensed Premises.

Atchaya V. Mehta

Authorised Signatory

Premises as allocated by the LICENSOR. The LICENSEE shall also be allowed to install its nameplate on its floor and in the main entrance lobby of CENTRE. The aforesaid designated area for signage or nameplate shall be as per C. However, the 90 30 signage/ display boards will be in the space/location made available by the LICENSOR or LICENSOR's authorized person. The LICENSEE shall obtain permission or license if required from any authority at its own cost.

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The LICENSEE shall during the subsistence of this Leave and License Agreement and not otherwise be at liberty to publish or cause to be published any advertisement or any other literature (trade or otherwise) or print any stationery showing the Licensed Premises as the address of the LICENSEE.

**13. CAR PARKING**

The LICENSOR shall provide dedicated twenty-one (21) car parking spaces for the LICENSEE to use within the Trade Centre. The cost to the LICENSEE for usage of the car parking space reserved for the LICENSEE shall be Rs.6,500 /- (Rupees Six Thousand Five Hundred only) per car parking space per month plus applicable Goods and Service or other equivalent tax thereon at applicable rate for the entire License Period.

**14. ACTUALS/POWER CONNECTION/LINK SPACE**

- a). The LICENSOR shall provide a connected power load of 1.25 KVA for 100 square feet (10 watts per square feet, including air conditioning) with a separate meter for the exclusive usage of LICENSEE, at no extra cost.
- b). There is a provision / supply of power back-up for the Licensed Premises. The LICENSEE shall pay for the use of the backup power per unit consumed by the LICENSEE which will be measured by meters installed for the purpose. It is clarified that no charges shall be payable by the LICENSEE to the LICENSOR for installation and/or use of its own additional power back up set or system.

c). During the License Period, the LICENSEE shall, in addition to the payment of License Fees also bear and pay, at actuals, any and all charges for the electricity consumed by the LICENSEE in the Licensed Premises in accordance with the meter reading and bills raised by the electricity supplier company thereof as provided. The LICENSEE shall also bear and pay and be entitled to apply for its own telecommunication connections in the Licensed Premises and the LICENSOR shall provide all necessary support / no objections that may be needed in this regard. The LICENSEE shall bear and pay, at actuals, telephone charges, internet charges, ISDN charges, cable connection charges or any others charges for utilities which the LICENSEE may incur at or from the Licensed Premises or which may arise out of any of its activities within the Licensed Premises.

**15. NO TENANCY**

a) The LICENSOR hereby acknowledges that the LICENSEE is a company having a paid-up capital in excess of Rs.10,000,000/- (Rupees Ten Million only) and hence the Maharashtra Rent Control Act, 1999 would not apply to the LICENSEE or to this transaction of Leave and License and this Leave and License Agreement is exempt from the application of provisions of the said Maharashtra Rent Control Act, 1999.

b) In the event of the LICENSEE merging with or being taken over by or being acquired by another company, firm or association or person/s or business then the LICENSEE shall intimate to the LICENSOR in writing of the same and as a consequence thereof if the LICENSEE does not retain the management control of such amalgamated entity and/or the paid-up capital of such



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 Abhay V. Mehta

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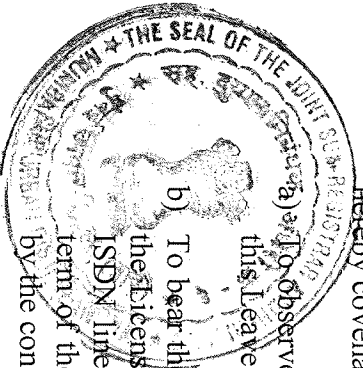
amalgamated entity is reduced below Rs.10,000,000/- (Rupees Ten Million or less) then the LICENSEE shall intimate the LICENSOR within thirty (30) days of happening of such event and the LICENSOR shall have the option, to terminate this Leave and License Agreement by giving sixty (60) days cure period and thirty (30) days' notice thereafter in the manner as provided hereunder.

- c) The LICENSEE shall also be at liberty to carry out renovation, maintenance of small wear and tear of the Licensed Premises. However, it is explicitly agreed that the LICENSEE shall not carry out any structural changes in the Licensed Premises except as approved / permitted in writing by LICENSOR if the LICENSOR approves / permits such change, which approval / permission shall not be unreasonably withheld, provided in all cases that all necessary statutory and regulatory approvals / permission in this regard have been obtained by the LICENSEE at its own cost.
- d) The use of the said Licensed Premises to be allowed as hereinafter stated shall not tantamount to or be deemed or construed as a tenancy nor will it create any tenancy or other similar right or interest in favour of the LICENSEE and the LICENSEE undertakes and assures not to make such claims in any proceedings or otherwise at any time.
- e) The juridical possession of the Licensed Premises and the car parking spaces shall always remain with the LICENSOR, it being expressly understood and agreed by the Parties that the LICENSEE shall not at any time be entitled to claim and shall not claim exclusive possession of the Licensed Premises and the car parking spaces or any part or portion thereof or any right, title or interest in or to the same except that of as a bare LICENSEE.
- f) It is the express intention of the Parties that the LICENSEE shall not be entitled to claim exclusive possession as tenant or sub-tenant or otherwise of the Licensed Premises or any part or portion thereof or any right, title or interest in or to the same save and except as a LICENSEE on the terms, conditions, provisions and agreements contained in this Leave and License Agreement.

#### 16. LICENSEE'S COVENANTS

The LICENSEE, with the intent that the obligations may continue during and throughout the License Period as defined in this Leave and License Agreement, hereby covenants with the LICENSOR as follows:

- a) To observe and perform all the terms, conditions, covenants and provisions of this Leave and License Agreement.
- b) To bear the costs for the electricity, water as per the separate meter installed at the Licensed Premises and charges for telephone usage, charges for internet, ISDN lines charges and charges for any other utilities used by it during the term of the Leave and License Agreement based on the actual rates charged by the concerned statutory authorities/ service providers.

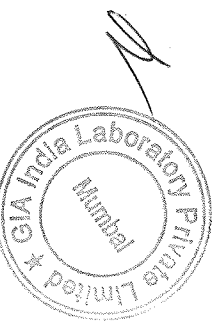


- c) Not to do or suffer to be done in the Licensed Premises any act, deed, matter or thing which may cause or is likely to cause nuisance or annoyance to other occupiers of the building or the occupiers of the neighboring premises. Provided that carrying out of minor repair work which would create noise or disturbance during business hours shall not be deemed to cause or be likely to cause nuisance or annoyance to other occupiers of the building or the occupiers of the neighboring premises and no restrictions shall be placed on the LICENSEE performing necessary minor repair work subject to the rules and regulations of the management of the building.

**FOR MAHENDRA BROTHERS EXPORTS PVT. LTD.**

*Abhay V. Melta*

**Authorised Signatory**



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- d) To undertake, at its own cost, the day-to-day internal maintenance of the Licensed Premises like housekeeping etc.
- e) To use the Licensed Premises with due care and caution and keep the same in good and tenable condition and not to make any structural alterations to the Licensed Premises without the express written permission of the LICENSOR.
- f) The LICENSEE has inspected the Licensed Premises wherein aggregate chargeable area of the Licensed Premises is 35,998 sq. ft. and there is no dispute on chargeable and/or carpet area mentioned in this Leave and License Agreement. LICENSEE further covenants that in no event or circumstances they will raise any dispute regarding these areas in future during the subsistence of this Leave and License Agreement or thereafter.
- g) The LICENSEE shall not enter into any sub-leave and license nor assign the benefit of this Leave and License Agreement to anybody nor part with possession of the Licensed Premises in favor of any third party in any manner howsoever, except as provided in Clause 21 hereinafter.
- h) Upon the expiry or earlier termination of this Leave and License Agreement and subject to and against obtaining refund of the Security Deposit made by the LICENSEE and to the other provisions herein contained, to surrender and handover to the LICENSOR vacant possession of the Licensed Premises in tenable condition subject to fair wear and tear.
- i) The LICENSEE shall pay all statutory liabilities which become payable by the LICENSEE for running of its business in time without any delay or default.
- j) The LICENSEE shall also obtain all the necessary licenses, permits and/or permissions as may be required from any local, civil, state and central government and/or statutory bodies and/or regulatory authority as may be required for running the LICENSEE's business, under any applicable law and/or statutes time being in force without any delay and default and will keep the LICENSEE harmless against any consequences of not adherent to above.
- k) The LICENSEE shall follow and abide by all applicable laws and/or statutes including but not limited to labour laws, taxation laws, and statutory enactments as applicable to its business.
- l) Any non-compliance of any of the provisions of law and negligence on the part of LICENSEE in compliance of the provisions of various laws shall be at its own risk and consequences and LICENSOR shall not be liable or responsible for the same.
- m) The LICENSEE shall inform the LICENSOR about the change in constitution and/or authorized share capital as mentioned in Clause 15 (b) above.
- n) The LICENSEE, its employees, visitors and/or any other person acting through and/or on behalf of LICENSEE shall not use the Licensed Premises for any unlawful business and/or activities.

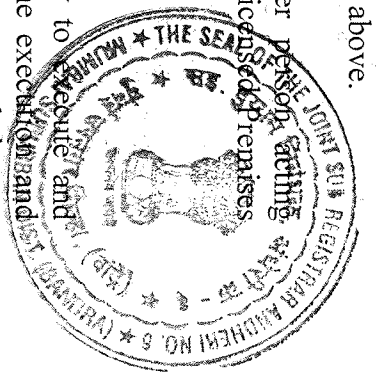
**17. LICENSOR'S COVENANTS**

- a) The LICENSOR covenants it has full right and authority to execute and implement this Leave and License Agreement and that the execution and implementation of this Leave and License Agreement will not result in any breach or contravention of any existing provision of law or any contract to which it is a party or by which it is otherwise bound.

b) The LICENSOR undertakes that the title of the Licensed Premises is clear and marketable except that the LICENSOR has mortgaged unit numbers 801 to 804 and 810/811 to the consortium of bankers with Industrial Bank Ltd as lead

**FOR MAHENDRA BROTHERS EXPORTS PVT. LTD.**  
**Abhay V. Mehta**

**Authorised Signatory**



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banker for the working capital loan borrowed from the said consortium of bankers and the LICENSOR is seized and entitled to the Licensed Premises and has the absolute, unencumbered, unimpeded and unrestricted right and power to enter into this Leave and License Agreement and grant the Licensed Premises to the LICENSEE as herein provided.

c) The LICENSOR declares that the LICENSOR has acquired the said Licensed Premises from the Developers, M/s. Wadhwa Constructions and the said Developers, M/s. Wadhwa Constructions have obtained Occupation Certificate from Mumbai Municipal Corporation and other applicable permissions approvals from respective Authorities, in respect of the said Building, TRADE CENTRE, in which the said Licensed Premises is situated. In view of this the Licensed Premises can be used for commercial purposes by the LICENSEE and that there is no restriction, bar, constraint or prohibition to the use and occupation of the Licensed Premises by the LICENSEE for commercial purpose.

d) The Licensed Premises shall be in a warm shell condition which will include:

- 100% DG Back up as provided by the building management.
- Suitable fire / stair exits as per building design.
- High side air conditioning (excluding AHU) which includes chiller unit, chilled water, pumping station and chilled water pipeline work up to the air handling unit.

e) In the case of any major damage to / in the Licensed Premises which is not caused due to the negligence of the LICENSEE, including but not limited to roof leakage, seepage, major faults in electric wiring, bursting of external sanitary pipes or any other damage to the structure or fittings due to leakage, fire or acts of God, the repair shall be attended to and effected promptly by the LICENSOR at the LICENSOR's own expenses. If the LICENSOR fails to attend to the damage, the LICENSEE is entitled to get the damage repaired and deduct the cost from the License Fee payable to the LICENSOR while providing receipts for the same.

f) The LICENSOR shall during the License Period under the Leave and License Agreement be entitled to create any mortgage, charge, or otherwise offer as security the Licensed Premises for the purpose of any loan or obtaining any financial facility from any party including a bank, financial institution or a finance company, provided the same does not adversely affects the rights of the LICENSEE under this Leave and License Agreement in any manner whatsoever. It is agreed that the LICENSOR shall always be entitled to discount or securitize the License Fee receivable from the LICENSEE with any bank, financial institution, person or party as the LICENSOR may desire and the LICENSEE will give full co-operation to the LICENSOR for such securitization and/or discounting as the case may be as long as the same does not adversely affects the rights of the LICENSEE under this Leave and License Agreement in any manner whatsoever. For the above purpose the LICENSOR may mention the name of the LICENSEE as an occupant of the Trade Centre to banks, finance institution from where they may seek financing.

g) The LICENSOR hereby represents and the LICENSEE is satisfied that at present the Licensed Premises are in good and tenable condition. However, if any defect is brought to the knowledge of the LICENSOR or LICENSEE within 60 days of taking possession, the LICENSOR shall carry out, at no extra costs to the LICENSEE, all necessary internal as well as external repairs to the Licensed Premises.

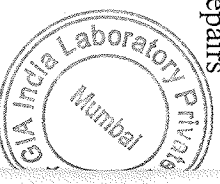


### 18. CORRESPONDING AGREEMENT

FOR MAHENDRA BROTHERS EXPORTS PVT. LTD.

Ashay V. M. Datta

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- a) The LICENSEE has informed the LICENSOR that the LICENSEE has also entered into a similar agreement of Leave and License with PALACTAL PROPERTIES PVT. LTD. in respect of their office premises No. 808 A ("808A Premises") and Leave and License agreement with BANDRA PVT. LTD. in respect of their office premises No. 809 ("809 Premises"), both adjoining to the Licensed Premises. The LICENSEE has been permitted to break the walls separating the Licensed Premises from the 808A Premises and 809 Premises. Upon expiry of the License Period the LICENSEE will reconstruct the walls separating the Licensed Premises, 808A Premises and 809 Premises.

b) Further, the LICENSOR is informed that it is the intention of the LICENSEE to use and enjoy the Licensed Premises along with the 808A Premises and 809 Premises and termination of this Leave & License Agreement may result in the LICENSEE at its option having to terminate the other two agreements as well.

c) Further, it is agreed that the licensors of 808A Premises and 809 Premises will be bound by similar lock-in obligation as the LICENSOR herein.

## 19. MUTUAL COVENANTS

Each Party represents and warrants to the other that all approvals, consents and permissions as are required for entering into this Leave and License Agreement have been obtained and that the person who has signed this on its behalf has been duly authorized and empowered to do so.

## 20. TERMINATION AND SUSPENSION:

- (a) From the Effective Date, the LICENSOR shall not terminate this Leave and License Agreement during the Licensor Lock-in Period i.e. the entire License Period for any reason whatsoever save and except as provided in Clause 20(c) hereunder.
- (b) Notwithstanding what is herein stated, it has been expressly agreed by and between the Parties hereto that the LICENSEE does not have the option to terminate and/or cancel this Leave and License Agreement any time from the Effective Date till the end of Licensee Lock-in Period save and except as provided in Clause 20(d), (e) and (f) hereunder.

(c) **Termination by LICENSOR for breach by LICENSEE:** Notwithstanding anything to the contrary contained in this Leave and License Agreement, in the event the LICENSEE:

- (i) fails to pay the License Fees hereby reserved or any part thereof or any other sums payable by the LICENSEE under the provisions of this Leave and License Agreement for a period of thirty (30) days after becoming payable (whether formally demanded or not) or suspensions and conditions of this Leave and License Agreement
- (ii) commits a material breach of any of the terms, cover stipulations then the LICENSOR shall give to the LICENSEE sixty (60) days' notice in writing calling upon the LICENSEE to pay the outstanding amount or cure and remedy the breach, as the case may be, and thereafter if the LICENSEE refuses, fails or neglects to do so within the stipulated sixty (60) days, the LICENSOR shall give a thirty (30) days termination notice in writing.

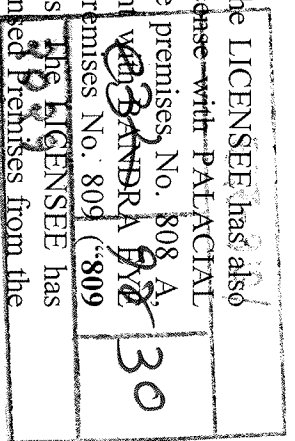
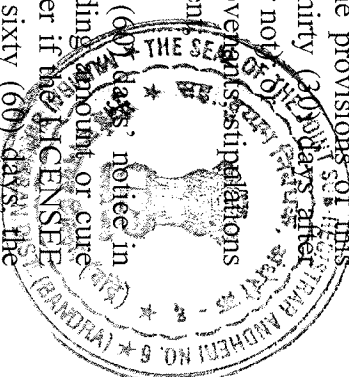
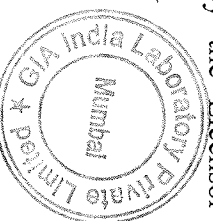
Upon expiry of the thirty (30) days termination notice, at the option of the LICENSOR, the Leave and License Agreement shall stand terminated and the LICENSOR shall be entitled to:

- (i) the License Fee for the balance Licensee Lock-in Period, if the Leave & License Agreement is terminated by the Licensor during the

For MAHENDRA BROTHERS EXPORTS PVT. LTD.

Abhay V. Melta

Authorised Signatory



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Licensee Lock-in Period. Such amount may be adjusted against the refundable Security Deposit. The balance of Security Deposit, if any, after such adjustment shall be refunded to the LICENSEE; claim interest at the rate of (twelve percent) 12% per annum on the unpaid Licensee Fee from the due date till the date of payment.

(d) **Termination by LICENSEE for breach by LICENSOR:** Notwithstanding anything to the contrary contained in this Leave and License Agreement, in the event the LICENSOR:

(i) commits a material breach of any of the terms, covenants, stipulations and conditions of the Leave and License Agreement hereby agreed;

the LICENSEE shall give to the LICENSOR sixty (60) days' notice in writing calling upon the LICENSOR to cure and remedy the breach, and thereafter if the LICENSOR refuses, fails or neglects to do so within the stipulated sixty (60) days, the LICENSEE shall give a thirty (30) days termination notice in writing. Upon expiry of the thirty (30) days termination notice, at the option of the LICENSEE, the Leave and License Agreement shall stand terminated and the LICENSOR shall be obligated to pay the LICENSEE the following amounts:

- (i) refund the entire Security Deposit;
- (ii) refund any advance License Fee already paid;
- (iii) pay an amount equivalent to the License Fees for the balance Licensor Lock-in Period as liquidated damages;
- (iv) pay damages towards relocation costs, brokerage and consequential losses relating to such relocation other than business losses, etc.; and

(e) **Termination by LICENSEE in the event Licensed Premises are rendered uninhabitable:** In the event that the Licensed Premises, or any part thereof, are rendered uninhabitable on account of force majeure unless caused by the negligence of the LICENSEE, this Leave and License Agreement shall be suspended for the period of time taken by the LICENSOR to restore the Licensed Premises to its original habitable condition. The LICENSEE will not be required to pay the License Fees for the period during which the Licensed Premises are rendered uninhabitable. If such suspension continues for more than sixty (60) days, the LICENSEE shall be entitled to terminate this Leave & License Agreement by giving thirty (30) days' notice in writing. Upon expiry of the thirty (30) days termination notice, at the option of the LICENSEE, the Leave and License Agreement shall stand terminated and the LICENSOR shall be obligated to pay the LICENSEE the Security Deposit and any advance License Fee already paid by the LICENSEE. Such termination shall not tantamount to wrongful termination by the LICENSEE or be construed as breach of this Leave and License Agreement.

(f) **Termination by LICENSEE in relation to the Corresponding Agreements:** In the event the licensors of the 808A Premises and 809 Premises terminate their respective leave and license agreements or the LICENSEE has to terminate any of those agreements on account of breach of any provision by the licensors of 808A Premises and 809 Premises, then and in that event the LICENSEE shall have the right to terminate this Leave & License Agreement even within the Licensee Lock-in Period by giving sixty (60) days termination notice to the LICENSOR and the same shall not be construed as breach of this Leave and License Agreement. Upon expiry of the sixty (60) days termination notice, at the option of the LICENSEE, the Leave and License Agreement shall stand terminated and the LICENSOR shall be obligated to pay the LICENSEE the following amounts:

- (i) refund the entire Security Deposit;
- (ii) refund any advance License Fee already paid; and



For MAHENDRA BROTHERS EXPORTS PVT. LTD.

Ashwaj V. Mehta

Authorised Signatory





- (iii) pay an amount equivalent to the License Fees for the balance Lock-in Period as liquidated damages;
- (iv) pay damages towards relocation costs, consequential business losses, etc.

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In addition to the above the LICENSOR shall also be obligated to pay the following amounts if the same cannot be recovered from the licensors of 808A Premises or 809 Premises on whose account / breach the termination under this sub-clause has resulted in spite of sending 2 demand notices of 30 days by RPAD and 1 legal notice by a lawyer of 30 days and further initiating mediation proceedings for recovery of the amount due from them. The Parties shall mutually appoint a legal practitioner of at least 20 years standing as the mediator with directions to conclude the mediation proceedings within 60 days. If there is no recovery post these actions or, within 30 days of completion of mediation, the following amounts shall be payable by the LICENSOR:

- (i) an amount equivalent to any unpaid security deposit and balance unpaid license fees for the balance lock-in period not refunded by licensors of 808A and 809 premises; and
- (ii) pay damages towards relocation costs, brokerage and consequential losses relating to such relocation other than business losses, etc. associated with licensed premises 808A and 809.

The award given by the mediator will be binding on all Parties. All the Parties will have the option hereafter of going for arbitration as mentioned in clause 25 of this Leave & License Agreement.

- (g) Notwithstanding anything to the contrary contained in this Leave and License Agreement, the LICENSEE hereto agrees and confirms that this Leave and License Agreement will be subject to the terms of the mortgage deed dated \_\_\_\_\_ executed between the LICENSOR as the mortgagor and Industnd Bank Limited as the mortgagee, and in case the consortium of banks led by Industnd Bank Limited wants to enforce its rights as per the terms of the said mortgage deed, the mortgagee shall give at least six months advance written notice to the LICENSEE and the LICENSEE will need to vacate the said Licensed Premises without any objection and dispute. The LICENSOR agrees that such termination will tantamount to termination by the LICENSOR in material breach of this Leave and License Agreement as provided in sub-clause (d) of this clause 20 and consequences stipulated therein shall follow.



**21. PERSONAL RIGHT**

- a) This Leave and License Agreement hereby granted is personal to the LICENSEE and the same is not transferable. Provided, however, that the same may be used by LICENSEE's fully owned subsidiary or parent company or associated company / affiliates along with/jointly with LICENSEE from the Effective Date and during the entire License Period under this Leave and License Agreement provided further, however, that notwithstanding the use of the Licensed Premises by the LICENSEE's subsidiary or parent company or associated company / affiliates etc. the LICENSEE shall continue to be liable to fulfill all its obligations under this Leave and License Agreement. The LICENSEE covenants that it shall be the responsibility of the LICENSEE to ensure that such entities shall cease to use and occupy the portion/s of the Licensed Premises and shall vacate the Licensed Premises simultaneously with the LICENSEE on or before the termination of this Leave and License Agreement, and the LICENSOR shall have no privity of contract with such



For MAHENDRA BROTHERS EXPORTS PVT. LTD.

Abhay V. Melta

Authorised Signatory



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032	entities in relation to the use and occupation of the portion/s of the said license premises by such entities.
2022 <sup>b)</sup>	It is explicitly understood and agreed by the LICENSEE that if the Licensed Premises are to be used by the subsidiary or parent company or associated company / affiliates during the License Period under this Leave and License Agreement they shall be under obligation to comply with any and all provisions of this Leave and License Agreement.

c) At the option of the LICENSEE, from the Effective Date and during the License Period under this Leave and License Agreement, the LICENSOR shall, in lieu of this Leave and License Agreement, execute a new leave and license agreement (with similar terms and conditions as this one) with a subsidiary or parent company or associated company / affiliates of the LICENSEE, provided they having paid-up share capital of more than Rs 1,00,00,000/- (Rupees Ten Million only), during the License Period under this Leave and License Agreement. In such event the LICENSOR shall establish a contract with such entities in relation to the use and occupation of the said Licensed Premises or part thereof and the LICENSOR shall no longer be bound by this Leave and License Agreement with respect to the Licensed Premises or part thereof. It is clarified that stamp duty and registration charges payable on the execution of such new agreement will be borne by the LICENSEE or its subsidiary or parent company or associated company / affiliates, as the case may be.

## 22. TRANSFER OF PROPERTY OWNERSHIP

From the Effective Date and during the entire License Period, the LICENSOR shall be at liberty to sell, transfer, or otherwise dispose of its right, title or interest in the Licensed Premises and the incidental rights attached thereto in respect of the Licensed Premises or any part or parts thereof, PROVIDED HOWEVER THAT in the event of the LICENSOR desiring to sell, transfer or otherwise dispose of the right, title or interest in the Licensed Premises and the incidental right attached thereto in respect of the Licensed Premises, then and in such an event the LICENSOR shall obtain a proper and unconditional writing from the proposed buyer/transferee, accepting, recognizing and acknowledging the permission granted to the LICENSEE for the use of the Licensed Premises under the terms of this Leave and License Agreement. Similarly, the LICENSEE hereby unconditionally undertakes, assures and agrees that it shall sign and execute such documents and writings as may be necessary in favour of the proposed buyer/transferee, to establish a contractual relationship between the proposed buyer/transferee and the LICENSEE for the use of the Licensed Premises for the unexpired term of the License Period under this Leave and License Agreement on the same terms and conditions contained in this Leave and License Agreement so that the LICENSEE shall fulfill all its obligations under this Leave and License Agreement (including but not limited to the payment License Fees herein reserved) for the use and occupation of the Licensed Premises. The LICENSOR shall ensure that the buyer/transferee thereof assumes the responsibility of the Security Deposit and or any other money outstanding with the LICENSOR payable or refundable to the LICENSEE.

## 23. INDEMNIFICATION

a) The LICENSOR hereby agrees that if any claim is made by any third party to the LICENSEE in respect of the Licensed Premises then and in that event LICENSEE shall forward such claim to the LICENSOR to deal with and clear the same at the costs of LICENSOR. In event the LICENSOR fails to clear the same then and in that event the LICENSOR hereby agrees to indemnify, keep indemnified and hold harmless the LICENSEE against all claims, actual losses, reasonable damages, costs, expenses, due to any third party action, government action, proceedings or litigation for any reason on account of infirmity or defect in compliance with the statutory requirements / laws



required to be complied with by the LICENSOR in respect of the Licensed Premises or the property of which the Licensed Premises constitutes a part that would prevent or restrict or hinder or limit the LICENSEE from peaceful occupation and use of the Licensed Premises.

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b) LICENSEE shall keep the LICENSOR fully indemnified against any and all costs, expenses, damages, losses incurred or suffered by the LICENSOR or any of its directors, shareholders, servants, agents by reason of or arising out of any act, omission and/or negligence of the LICENSEE and/or any directors, employees, contractors, agents and visitors of the LICENSEE operating from the Licensed Premises and/ or against any breach or noncompliance or non-observance by the LICENSEE of the covenants, conditions or other provisions of this Leave and License Agreement and also the usage of the Licensed Premises.

c) LICENSEE shall keep the LICENSOR fully indemnified against any and all costs, expenses, damages, losses incurred or suffered by the LICENSOR arising out of breach or noncompliance of any law, statutes and/or enactments passed by local, civil, state and central government and/or statutory bodies and/or regulatory authority as may be required for running the LICENSEE's business and time being in force while using and occupying the said Licensed Premises during the subsistence of this Leave and License Agreement. This Clause shall survive even after termination of this Leave and License Agreement.

d) Subject to the provisions set out herein, each of the LICENSOR and the LICENSEE hereby indemnify and shall keep indemnified the other and their respective directors, officers, employees and agents, from and against all and any claims, demands, proceedings, costs and consequences of or relating to the breach of any covenants, warranties or other provisions of this Leave and License Agreement, by the other or any others claiming under, through or in trust for the other.

#### 24. STAMP DUTY AND REGISTRATION:

This Leave and License Agreement being a Leave and License Agreement is chargeable to stamp duty under Article 36A of Schedule I to the Maharashtra Stamp Act, (Bom. Act LX of 1958).

All outgoings towards the stamp duty and registration of this Leave and License Agreement shall be equally borne by both the Parties.

#### 25. ARBITRATION

Except as otherwise provided by law, any dispute, difference or question arising out of or under or connected with this Leave and License Agreement which cannot be amicably resolved through negotiations between the Parties within thirty (30) working days of being so notified by a Party or if such negotiations do not start within (fifteen) 15 days of such notification, shall be finally settled by arbitration by a sole arbitrator to be jointly appointed by the Parties in accordance with the provisions of the Arbitration and Conciliation Act, 1996 ('Act'). The arbitration shall be conducted in English language in accordance with the provisions of the said Act. Any arbitration award made shall be final and binding on the Parties and not be subject to appeal and shall be enforceable in any court of competent jurisdiction. The venue of arbitration shall be at Mumbai.

#### 26. COMPULSORY ACQUISITION

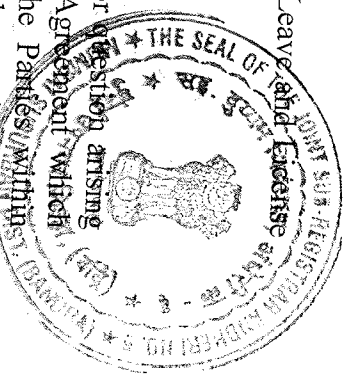
If from the Effective Date and during the entire License Period as defined under this Leave and License Agreement the Licensed Premises or any part thereof are compulsorily acquired or requisitioned by the Government or by any Government body or other authority under any law for the time being in force (hereinafter

**FOR MAHENDRA BROTHERS EXPORTS PVT. LTD.**

Abhay V. Mehta

Authorised Signatory

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referred to as "Compulsory Acquisition or Requisition") and the LICENSEE, pursuant thereto being required to remove itself, its employees, agents, servants, officers, executives and other personnel and each one of them from the Licensed Premises then, in such event, this Leave and License Agreement shall automatically stand terminated and the LICENSOR shall refund to the LICENSEE such part or portion or balance of un-utilized and unappropriated License Fees along with the Security Deposit, after deduction there from such amount of License Fees or other sum payable in arrears (if any) by the LICENSEE as per the terms and provisions of this Leave and License Agreement. The LICENSOR warrants that as on the date of execution of this Leave and License Agreement, the LICENSOR is not aware of any intended Compulsory Acquisition or Requisition, nor has the LICENSOR been served any notice of a Compulsory Acquisition or Requisition in respect of the Licensed Premises.

If at any time during this Leave and License Agreement, the LICENSOR becomes aware of any threat of Compulsory Acquisition or Requisition of the Licensed Premises or any part thereof, or receives any notice in respect thereof from any Government or statutory authority, it shall intimate the LICENSEE within thirty (30) days, and shall challenge any notice or order of Compulsory Acquisition or Requisition and take all other necessary steps to ensure continuation of this Leave and License Agreement. All costs and expenses for taking any such steps shall be borne by the LICENSOR.

**27. FORCE MAJEURE**

If at any time from the Effective Date and during the entire License Period under this Leave and License Agreement, the Licensed Premises or any part thereof shall be destroyed or damaged by fire, tempest, earthquake, rains, flood, enemy war, civil commotion or other irresistible force so as to become unfit for occupation and use due to any cause not attributable directly or indirectly to the LICENSEE, the LICENSEE shall intimate the LICENSOR within a period of seven (7) days from the knowledge of the force majeure event happening. It is understood and agreed by the Parties that upon occurrence of force majeure event, the License Fees hereby reserved and/or a fair and just proportion thereof according to the nature and extent of the actual damage sustained to or non-use of the Licensed Premises or otherwise shall be automatically suspended and cease to be payable until the Licensed Premises shall be again rendered fit for use and possession by the LICENSEE.

In the event the Licensed Premises are rendered uninhabitable for a period of sixty days, the LICENSEE may if it so desires on the completion of sixty days from the date the Licensed Premises are rendered uninhabitable, terminate this Leave and License Agreement, at its sole option and be entitled to a full refund of the Security Deposit from the LICENSOR within 7 (seven) days of delivery of written notice to terminate this Leave and License Agreement.

**28. REPAIRS AND OTHER EXPENSES:**

If either Party fails to comply with its obligations with respect to the repair and maintenance of the Licensed Premises or any other of their obligations, the other Party, after providing sixty (60) days cure period, shall have the right to undertake/pay the necessary repairs/maintenance/property tax/expenses at the risk and cost of the defaulting Party. In the event the LICENSEE has to incur any such costs on behalf of the LICENSOR, the LICENSEE shall have the right to adjust the aforementioned payments against the License Fee payable by the LICENSEE.

**29. GENERAL:**

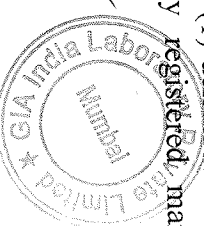
a). Any notice intended to be given by any Party hereto to the other shall be deemed to be properly and validly given only if it is (1) delivered or sent by any reputed courier service or (2) in writing by registered mail with

**For MAHENDRA BROTHERS EXPORTS PVT. LTD.**

*Ashay V. Mehta*



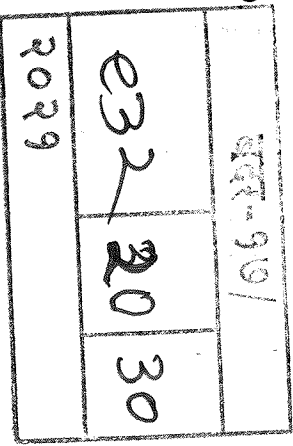
**Authorised Signatory**



acknowledgement or (3) by facsimile or e-mail followed by a confirmation letter by registered mail

LICENSOR:

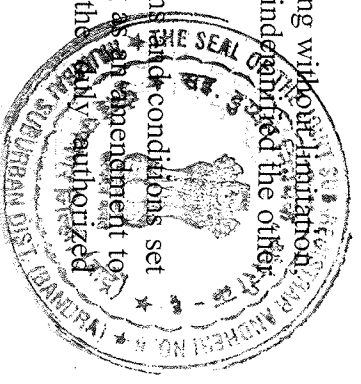
MAHENDRA BROTHERS EXPORTS PVT. LTD  
Tower C, Central Wing, CE 7011,  
Bharat Diamond Bourse,  
Bandra Kurla Complex,  
Bandra (East), Mumbai 400 051  
Attn: Mr. Saunak Parikh  
FAX 022-6661 5661  
E-MAIL saunak@mahendrabrothers.com



LICENSEE:

GIA INDIA LABORATORY PRIVATE LIMITED  
Trade Centre, 10<sup>th</sup> floor  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai 400 098  
Attn: Mr. Fredy Hansotia  
FAX : 022 4085 1553  
E-MAIL: fhansoti@gia.edu

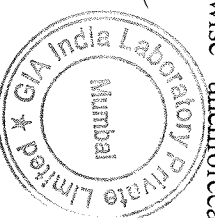
- b). The LICENSOR shall not be responsible or liable for loss or damage suffered by the LICENSEE and/or its employees on account of destruction caused to or in the Licensed Premises or to any property brought in by the LICENSEE in the Licensed Premises either by fire, accident, theft or otherwise by any act of commission or omission on the part of the occupants of the other premises in the said building nor for any bodily injury to any person in the Licensed Premises from any cause whatsoever.
- c). Unit numbers 801 to 804 and 810/811 of the Licensed Premises are mortgaged to           ("Lender")          . The LICENSOR has provided to the LICENSEE with the No-Objection Certificate from the Lender with respect to the use and occupation of the Licensed Premises by the LICENSEE on the execution of this Leave and License Agreement, a copy of which has been annexed to this Leave and License Agreement as Annexure 1.
- d). This Leave and License Agreement is executed in duplicate. The original of this Leave and License Agreement shall be retained by the LICENSOR and a duplicate original shall be retained by the LICENSEE.
- e). Each Party shall bear its own costs and expenses, including without limitation any fees payable to its real estate brokers and shall keep indemnified the other from and against any claims or demands in that regard.
- d). No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated in writing as an amendment to this Leave and License Agreement and signed by the duly authorized representatives of the Parties.
- g). The Parties hereto agree that in the event of there being any delay in or indulgence shown by either of the Parties with regard to the enforcement of any of the terms of this Leave and License Agreement, the same shall not be construed as a waiver on the part of the Party showing such indulgence or tolerance and any such indulgence or forbearance shall not be deemed to be a waiver of the rights and the Parties shall be entitled to enforce such right without prejudice to such indulgence or tolerance shown.
- h). In the event that any provision of this Leave and License Agreement or any of the conditions of them are declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable or



**FOR MAHENDRA BROTHERS EXPORTS PVT. LTD.**

Akhay V. Mehta

Authorised Signatory



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of the same are received by either of the Parties from any relevant competent authority, the Parties shall amend that provision in such reasonable manner as achieves the intention of the Parties without illegality or at the mutual agreement of the Parties it may be severed from this Leave and License Agreement and the remaining provisions of this Leave and License Agreement shall remain in full force and effect unless the Parties decide that the effect of such declaration is to defeat the original intention of the Parties in which event the Parties mutually will decide to terminate this Leave and License Agreement.

**30. HEADINGS:**

The headings herein are given for the sake of convenience and easy reference only and they do not in any way govern or affect the interpretation or meaning thereof.

**31. LICENSOR'S RIGHT TO ENTER PREMISES:**

The LICENSEE shall permit the LICENSOR and its agents, employees and contractors to enter the Licensed Premises at reasonable times during regular business hours with reasonable notice for purposes relating to this Leave and License Agreement. This right is subject to the reasonable security regulations as deemed necessary by the LICENSEE.

**32. GOVERNING LAW AND JURISDICTION:**

This Leave and License Agreement shall be governed by the laws of India. The courts of Mumbai shall have the exclusive jurisdiction in respect of any dispute arising out of this Leave and License Agreement.



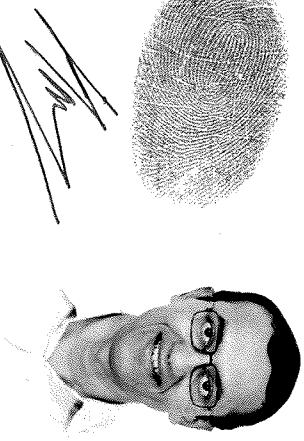
Office premises numbers 801 to 808 and 810/811 on the 8<sup>th</sup> floor admeasuring 24,032 sq. ft. (carpet) equivalent to 35,998 sq. ft. (chargeable), and twenty-one (21) car parking spaces in the building known as "Trade Centre" on the plot bearing CTS No. 4297 (PT) of Village Bandra (East), in the Registration Sub-District Bandra, District Mumbai Suburban, and situate at Bandra Kurla Complex, Bandra (East), Mumbai 400 098.

**THE SCHEDULE ABOVE REFERRED TO:**

**IN WITNESS WHEREOF**, the Parties hereto have executed this Leave and License Agreement at Mumbai on the day and year first above written.

**SIGNED SEALED AND DELIVERED** by the  
 withinnamed 'LICENSOR'  
 MAHENDRA BROTHERS EXPORTS PVT. LTD.)  
 through its Authorised Signatory  
 Mr. Abhay Vikram Mehta  
 Authorized vide Board Resolution  
 dated 11/11/2020,  
 in the presence of...

**FOR MAHENDRA BROTHERS EXPORTS PVT. LTD.**  
 Abhay V Mehta  
 Authorised Signatory



**SIGNED SEALED AND DELIVERED** by the  
 withinnamed 'LICENSEE'  
 GIA India Laboratory Private Limited  
 through its Authorised Signatory  
 MR REDI S. HANUSOTIA

Authorized vide Board Resolution  
dated 30 November 2020  
in the presence of .....

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)  
)



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RECEIPT

Acknowledged to have received of and from the withinmamed LICENSEE a sum of Rs. 6,96,50,000/- (Rupees Six Crores Ninety-Six Lacs Fifty Thousand only) towards the interest free refundable Security Deposit paid by the LICENSEE to LICENSOR.

**ISAY RECEIVED**

For **MAHENDRA BROTHERS EXPORTS PVT. LTD.**

Abhay V. Mehta

**LICENSOR**

Witnesses:

① Balkrishna H. Gorivade

*BHG*

② NAROTTAM P. VYAS

*N. P. Vyas*

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# GIA

GIA India Laboratory Private Limited  
 10th Floor, Trade Centre  
 Bandra Kurla Complex, Bandra (East)  
 Mumbai 400 098 India  
 B +91 22 4085 1500  
 F +91 22 4085 1553  
 E labindia@gia.edu  
 GIndia.in  
 GIA.edu

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF GIA INDIA LABORATORY PRIVATE LIMITED AT THE SEVENTY EIGHTH (6/2020-21) MEETING HELD ON MONDAY THE 30TH DAY OF NOVEMBER 2020 AT 8.00 A.M. VIA VIDEO CONFERENCING**

**AUTHORITY TO SIGN THE NEW LEAVE & LICENSE AGREEMENT FOR UNIT NOS. 801 TO 808 AND 810/811 ON 8TH FLOOR**

**“RESOLVED THAT** the new leave and license agreement be executed for unit nos. 801 to 808 and 810/11 on 8<sup>th</sup> floor in the Trade Centre building situated at Bandra Kurla Complex, Bandra (East), Mumbai -400098, between Mahendra Brothers Export Private Limited, as Licensor and GIA India Laboratory Private Limited, as Licensee, for a period starting from 1<sup>st</sup> September, 2021 to 31<sup>st</sup> August, 2025 on terms and conditions as mutually agreed by the parties.”

**“RESOLVED FURTHER THAT** Mr. Sriram Natarajan, Director, Mr. Samir Shah, Chief Financial Officer or Mr. Freddy Hansotia, Sr. Director Corporate Services of the company, jointly or severally, be and are hereby authorised to negotiate, finalise and execute the new leave and license agreement for the aforesaid office premises situated at Trade Centre, Bandra Kurla Complex, Bandra (East), Mumbai -400098, on behalf of the company and sign various letters, agreements, and any other documents, and to do all other related acts, deeds and things as may be necessary for behalf of the company to give effect to the leave and license agreement and also to do all such other further acts, deeds and things as may be necessary to continue proper compliance with the agreement in the best interest of the company.”

**“RESOLVED FURTHER THAT** any one of Mr. Sriram Natarajan, Director, Mr. Samir Shah, Chief Financial Officer or Mr. Freddy Hansotia, Sr. Director Corporate Services, of the company be and are hereby authorised to appear before the sub-registrar of Assurances to admit, execute and register the above mentioned leave & license agreement/addendum to the existing agreement and to do all such acts, deeds and things as may be necessary to give effect to the aforesaid resolutions.”

Certified to be true.

For GIA India Laboratory Private Limited

*D.J. Tearle*

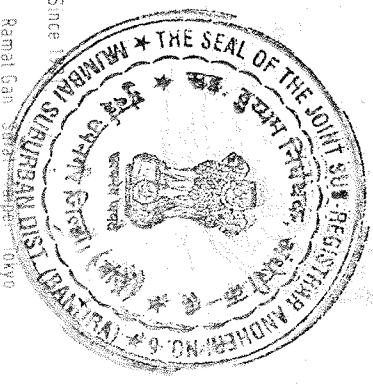
David Tearle

Director

DIN- 02791618



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CIN No. U66912MH2007PTC174491

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CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF MAHENDRA BROTHERS EXPORTS PRIVATE LIMITED ("THE COMPANY") HELD ON FRIDAY, 11<sup>TH</sup> DECEMBER, 2020 AT 02.30 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT TOWER C CENTRAL WING, CE7011, 7<sup>TH</sup> FLOOR, BHARAT DIAMOND BOURSE, G BLOCK BANDRA – KURLA COMPLEX, BANDRA (E), MUMBAI 400051.


**AUTHORISING MR. ABHAY VIKRAM MEHTA TO EXECUTE LEAVE AND LICENSE AGREEMENT ON BEHALF OF THE COMPANY**

"RESOLVED THAT new Leave and License Agreement be executed for the office premises situated at Unit No. 801 to 808 and 810/811, 8<sup>th</sup> Floor, Trade Centre, Bandra Kurla Complex, Bandra (East), Mumbai – 400 098 between the Company ("the Licensor") and GIA India Laboratory Private Limited ("the Licensee") on Leave and License basis for 4 years on such revised agreed terms and conditions as mentioned in the draft Leave and License Agreement (hereinafter referred as "the Agreement") placed before the Board for its perusal and approval.

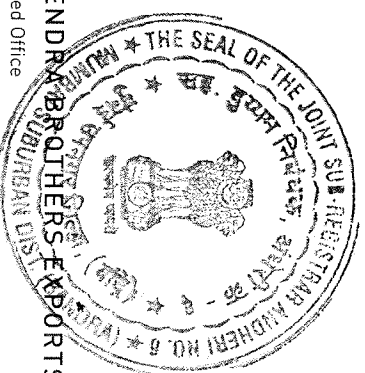
RESOLVED FURTHER THAT the directors of the Company be and is hereby authorize Mr. Abhay Vikram Mehta, the Senior VP (Sales) of the Company to act for and on behalf of company for the purpose of execution of the aforesaid agreement and any other documents, forms, papers, declarations, affidavits, undertakings, indemnities including all forms, declarations etc., in relation to said agreement and to present before the Joint Sub-Registrar and/or other concerned authority for the registration of the agreement.

RESOLVED FURTHER THAT any one of the Director of the company be and is hereby authorized to issue certified copy of this resolution to the respective authorities as and when required."

//Certified True Copy//  
FOR MAHENDRA BROTHERS EXPORTS PRIVATE LIMITED

  
SAUNAK J. PARIKH  
DIRECTOR  
DIN: 00256316

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MAHENDRA BROTHERS EXPORTS PVT. LTD.

Registered Office  
Tower C, Central Wing  
CC/CE7011, 7th Floor  
Bharat Diamond Bourse  
G Block, Bandra-Kurla Complex  
Bandra (East), Mumbai 400 051.  
T: +91-22-6661 5600  
F: +91-22-6661 5661  
E: info@mahendrabrothers.com  
www.mahendrabrothers.com  
U52393MH2007PTC169724

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

**भारत सरकार**  
**भारत सरकार**

Permanent Account Number  
**205/1970**  
**ACPM7537Q**

**Abhay V. Mehta**

01032014

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

**भारत सरकार**  
**भारत सरकार**

Permanent Account Number  
**26/09/2007**  
**AA0CG9457G**

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**भारत सरकार**  
**GOVERNMENT OF INDIA**

**भारत सरकार**  
**भारत सरकार**

नरोत्तम पनालजी व्यास  
 Narottam Pannalaji Vyas  
 जन्म वर्ष / Year of Birth : 1975  
 पुरुष / Male

3956 6550 4555



आधार — सामान्य माणसाचा अधिकार

**भारत सरकार**  
**Government of India**

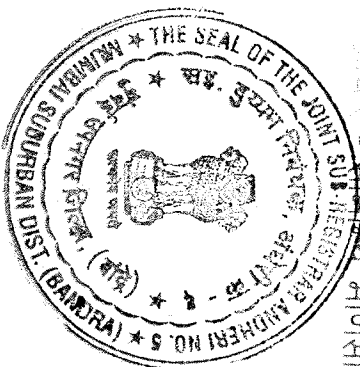
**भारत सरकार**  
**भारत सरकार**

बाळकृष्ण हरिहर गोविंद  
 Balakrishna Harishchandra Govindale  
 जन्म वर्ष / Year of Birth : 1985  
 पुरुष / Male

3304 9412 3029



आधार — सामान्य माणसाचा अधिकार



513/932

दुधनगर, 20 जनवारी 2021 5:29 म.नं.

दस्त गोधवारा भाग-1

बदर 17

दस्त क्रमांक: 932/2021

दस्त क्रमांक: बदर 17 /932/2021

बाजार मूल्य: रु. 6,96,50,000/-

मोबदला: रु. 84,59,530/-

भरलेले मुद्रांक शुल्क: रु. 10,51,496/-

दु. नि. मह. दु. नि. बदर 17 यांचे कार्यालयाने

पावती दिनांक: 990

पावती दिनांक: 20/01/2021

अ. क्र. 932 वर दि. 20-01-2021

रोजी 5:23 म.नं. वा. हजर केला.

सादरकारणाराचे नाव: महेंद्र ब्रदर्स एन्समोर्टर्स प्राईवेट लीमिटेड तर्फे  
अशोरार्ज मिशेटरी अभय मेहता

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

Abhay V. Melta

दस्त हजर करणाऱ्याची मदी:

एकूण: 1600.00

मह. दु. नि. का. अंशरी-6

सह. दु. नि. का. अंशरी - ६

दस्तावा प्रक्रिया 136 क्रिस्टलिट अँड लायमसेस


मह. दु. नि. का. अंशरी-6

सह. दु. नि. का. अंशरी - ६  
मुबई उपनगर जिल्हा.

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

शिक्रा क्र. 1 20 / 01 / 2021 05 : 23 : 52 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 20 / 01 / 2021 05 : 27 : 29 PM ची वेळ: (फी)

<b>प्रतिज्ञापत्र</b>	
<p>यह प्रतिज्ञापत्र तारीख १९०१ अंती आरसेल्ला तपुसुजाल नोंदणीत          दाखल केलेला आहे. स्वामीत महेंद्र, निमादाक अशरी, याशीदर व          नोंदणी नोंदणीत महेंद्र, अशरी यांच्या यांच्यात आहे. दस्ताने दाखल केलेला          कर्जावर वारंवारत दस्ताने दाखल व वारंवारत वी सुधारणे आणखण उरलेला.</p>	
 दिव्य देणे (दिनांकवरील स्वाक्षरी)	दिव्य देणे (दिनांकवरील स्वाक्षरी) Abhay V. Melta

प्रमाणित करतील हेवे की, या  
 दस्तानेचे मूल्यम. 30. मने आहेत  
 सह. दु. नि. का. अंशरी क्र. ६  
 मुबई उपनगर जिल्हा

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दस्तावेज प्रकाश-2

बदल 17

दस्तावेज क्र. 932/2021

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दस्तावेज क्र. 36/अ-लिनड अंड नायमन्मेम

दस्तावेज प्रकाश : 36-अ-लिनड अंड नायमन्मेम

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	श्रावणचित्र	अंगठ्याचा उष्ण
1	नाम:महेंद्र ब्रदर्स एम्पॉयर्स प्राईवट लीमिटेड तर्फे अशोकानंद सिधेटी अयम मंडळ पत्ता:श्रीकृष्ण टावर मी. , मंडळ त्रिभूमी ट 7011, पारन डायमंड बर्स, बांद्रा फुर्त कॉमप्लेक्स,बांद्रा पूर्व मुंबई, बी.एन. भवन, MAHARASHTRA, MUMBAI, Non-Government.	नायमन्मेम बतः -50 बांधणी:- Abhay V. Khehar		
2	नाम:श्रीआर्शिवा डेव्हिया लेवॉटी टी प्रॉटेक्ट लीमिटेड तर्फे अशोकानंद सिधेटी अयम कॅरी एम डेव्होपिया पत्ता:प्लॉट नं. -, मोळा नं: 10 बा मजला, इमारतीचे नाव: डेव्ह डेव्ह, अशोक नं. बांद्रा फुर्त कॉमप्लेक्स, गेड नं. बांद्रा पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AACCG9457G	नायमन्मेम बतः -54 बांधणी:- U. F. W. S.		

वर्तून दस्तावेज करान देणार नयानकर्त्रीन 36-अ-लिनड अंड नायमन्मेम वा दस्तावेज करान दिल्याचे कबूल करताना.  
दिनांक 3. बी वेळ: 20 / 01 / 2021 05 : 29 : 21 PM

ओळख:

बांधणी उष्ण असे निवरीन करताना की ने दस्तावेज करान देणा-यांना व्यक्तीअ: ओळखताना, व त्याची ओळख पटवितात

अनु क्र. पत्रकाराचे नाव व पत्ता

1 नाम:नगेनाम व्याम

बतः 45

पत्ता:बी/203 श्रीबी नगरन 100 कीट रोड, बरमंडी नश्रिम  
पिन कोड:401202

बांधणी

श्रावणचित्र

अंगठ्याचा उष्ण

2 नाम:बाळकृष्ण गोविंदन

बतः 35

पत्ता:ग/11 माई पॅनेम आर्टिमेंट नायमोपाना पूर्व  
पिन कोड:401209

बांधणी

दिनांक 4. बी वेळ: 20 / 01 / 2021 05 : 29 : 54 PM

हा दस्तावेज करान देणारा  
Bhikar, Abhishek, अशोकानंद सिधेटी - ६

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1 MAHENDRA BROTHERS EXPORTS PRIVATE LIMITED	eSBTR/Simple Receipt	03006172021011350108	MH010142410202021S	1051496.00	SD	0004824766202021	20/01/2021
2 MAHENDRA BROTHERS EXPORTS PRIVATE LIMITED	DHC		2001202113362	600	RF	2001202113362D	20/01/2021
3 MAHENDRA BROTHERS EXPORTS PRIVATE LIMITED	eSBTR/SimpleReceipt		MH010142410202021S	1000	RF	0004824766202021	20/01/2021

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

932 / 2021

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

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

बदल-१०/		
३३२	३०	३०
२०२१		

बदल-१०/- ३३२ / २०२१  
पुस्तक क्र. १. कपांक... ३३२..... बत  
नं.बला.  
दिनांक २०... माहे जानेवारी... २०२१  
सहस्रमुख्य निबंधक, अशोकानंद सिधेटी क. ६,  
मुंबई उपनगर जिल्हा



22/01/2021

सूची क्र. 2

दुय्यम निबंधक : मह. द. नि. अंशुनी 6

दस्ता क्रमांक : 932/2021

नोंदणी :

Regn.63m

भाबराचे नाव : कोलेकरबाबा

(1) विवेकाचा प्रकार	36-अ-लिस्ट अंड लागूमान्यते
(2) मोबादला	8459530
(3) बाबराबाब(भाडेपट्ट्याच्या धावतिसपट्ट्याकार आकारणी देणे की पट्टेदार ने नमूद करावे)	69650000
(4) या बाबराबाब(भाडेपट्ट्याच्या व चक्रमांक(असल्यास)	1) पालिकेचे नाव:सुबई मनशा इतर वर्णन: सादनिबा सं. ऑफिस 801 ने 808 व 810 आणि 811, माळा नं. 8 वा मजला,, इमारतीचे नाव: डेड सेंटर, ब्लॉक नं: बांद्रा कुर्ला कॉम्प्लेक्स, रोड नं: बांद्रा ईस्ट सुबई 98, इतर माहिती: मासिक भाडे व अनामन रकम दस्तात नमूद केल्याप्रमाणे. बाबरा 21 कार्याक्रिये स्थान माहिती ( C.T.S. Number : 4207 pt. )
(5) क्षेत्रफळ	1) 35998 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करान देणा-या/लिहून देणा-या पक्षकारांचे नाव किंवा विवाही याबाबतचा हुकुमनामा किंवा आदेश हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महेंद्र शंकर प्रकाशपोरस पाईके वीपीदेव तर्फे अॅथॉराईज सिमेंटरी अचय मेहता वय:-50. पत्ता:-ऑफिस टावर की. - नंदुरत क्रिा सी ड 7011, चरत डायमन्ड वर्मी, बांद्रा कुर्ला कॉम्प्लेक्स बांद्रा पूर्व सुबई, सी.एस. भावन, MAHARASHTRA, MUMBAI, Non-Government पिन कोड:-400051 पं नं:-
(8) दस्तऐवज करान देणा-या पक्षकारांचे व किंवा विवाही याबाबतचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सीआईए इंजिया नेवॉस्टी पाईके वीपीदेव तर्फे अॅथॉराईज सिमेंटरी कॅडी एम डेवोडिया वय:-54. पत्ता:-कॉर्ट नं:- माळा नं: 10 वा मजला, इमारतीचे नाव: डेड सेंटर, ब्लॉक नं: बांद्रा कुर्ला कॉम्प्लेक्स, रोड नं: बांद्रा पूर्व सुबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पं नं:-AACCG9457G
(9) दस्तऐवज करान दिल्याचा दिनांक	14/01/2021
(10) दस्तऐवजी केल्याचा दिनांक	20/01/2021
(11) अनुक्रमांक, खंड व पृष्ठ	932/2021
(12) या बाबराबाबप्रमाणे मुद्रांक शुल्क	1051496
(13) या बाबराबाबप्रमाणे नोंदणी शुल्क	1000
(14) अंश	

मुल्यात नमादी विचारात घेतलेला नपशील:-

मुल्यात नमादी आवश्यकता नाही कारण दस्तऐवजकारानुसार आवश्यक नाही कारणाने नपशील दस्तऐवजकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकाराताना निवडलेला अनुच्छेद :- :

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

मुलम व्यवहारासाठी नपशील कोचे मजलीकरण

दस्तऐवज नोंदणीनंतर मिळालेले पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे यूनसुबई महानगरपालिकेस पाठविणेच आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कायदेशिरत न्वतः बापोची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 21/01/2021 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



## Index-2( अक्ष - २ )

## Payment Details

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHENDRA BROTHERS EXPORTS PRIVATE LIMITED	eSBTR/Simple Receipt	03006172021011350108	MH010142410202021S	1051496.00	SD	0004824766202021	20/01/2021
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[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

\*\*\*\*\*  
DATED THIS 11 DAY OF JAN 2020  
\*\*\*\*\*

MAHENDRA BROTHERS EXPORTS  
PRIVATE LIMITED

... LICENSOR

AND

GIA INDIA LABORATORY PRIVATE  
LIMITED

... LICENSEE

\*\*\*\*\*  
LEAVE AND LICENSE AGREEMENT  
\*\*\*\*\*