

387/16879

पावती

Original/Duplicate

Tuesday, December 17, 2019

नोंदणी क्र.: 39M

11:18 AM

Regn.: 39M

पावती क्र.: 18637 दिनांक: 17/12/2019

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-4-16879-2019

दस्तऐवजाचा प्रकार : 36-अ-लिक्ड अँड लायसन्सेस

सादर करणाऱ्याचे नाव: मेसर्स. टेकनिप्लेक्स ए ओ पी तर्फे इस्माईल अब्दुल करीम बालवा

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1500.00


पृष्ठांची संख्या: 75

एकूण:

रु. 2500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:38 AM ह्या वेळेस मिळेल.


सह दु.नि.का-बोरीवली4

बाजार मूल्य: रु.7043556/-

मोबदला रु.1536260/-

भरलेले मुद्रांक शुल्क : रु. 240000/-

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

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

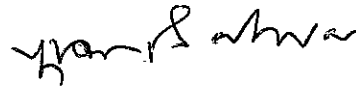
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009515784201920E दिनांक: 17/12/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1612201909310 दिनांक: 17/12/2019

बँकेचे नाव व पत्ता:



DELIVERED



CHALLAN
MTR Form Number-6



GRN MH009515784201920E	BARCODE [Barcode]	Date 16/12/2019-10:53:41	Form ID 36A
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Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID (If Any)		
Office Name BRL6_JT SUB REGISTRAR BORIVALI 6	PAN No.(If Applicable)	AABAT3650R	
Location MUMBAI	Full Name	Techniplex	
Year 2019-2020 One Time	Flat/Block No.	101, 1st Floor, Techniplex "I", Techniplex	
	Premises/Building	Complex,	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	240000.00	Veer Savarkar Flyover, Goregaon West	Mumbai		4 0 0 0 6 2
0030063301 Registration Fee	1000.00				
		Remarks (If Any)			
		PAN2=AACCM6448H~SecondPartyName=PNB MetLife India Insurance Company Limited~			
		Amount In	Two Lakh Forty One Thousand Rupees Only		
Total	2,41,000.00	Words			



Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	00040572019121679129	CKL6112738
Cheque/DD No.	Bank Date	RBI Date	16/12/2019-10:54:23	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 :

Mobile No. : 9833236917

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

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

बरल-४

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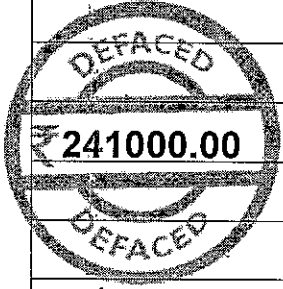
CHALLAN
MTR Form Number-6



GRN	MH009515784201920E	BARCODE		Date	16/12/2019-10:53:41	Form ID	36A
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)		PAN No.(If Applicable)	AABAT3650R		
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6	Full Name	Techniplex				
Location	MUMBAI	Flat/Block No.	101, 1st Floor, Techniplex "I", Techniplex				
Year	2019-2020 One Time	Premises/Building	Complex,				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	240000.00	Veer Savarkar Flyover, Goregaon West	Mumbai		4 0 0 0 6 2
0030063301 Registration Fee	1000.00				

Remarks (If Any)
PAN2=AACCM6448H~SecondPartyName=PNB MetLife India Insurance Company Limited~



Total: 2,41,000.00
Amount In Words: Two Lakh Forty One Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
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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. : 9833236917
सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-387-16879	0004916405201920	17/12/2019-11:18:51	IGR193	1000.00

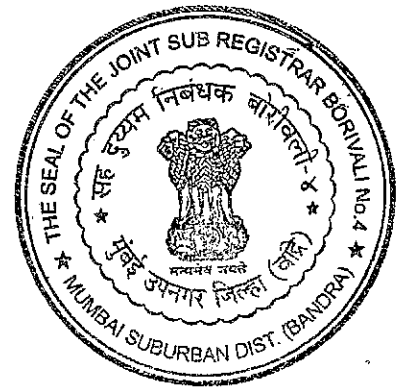
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Print Date 17-12-2019-11:20:55
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बरल-४

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1612201909310	Date	16/12/2019
Received from Techniplex, Mobile number 9833236917, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbiepay	Date	16/12/2019
Bank CIN	10004152019121608136	REF No.	201935049292812
This is computer generated receipt, hence no signature is required.			



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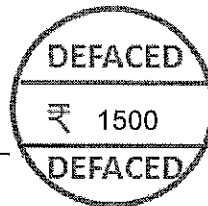


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1612201909310	Receipt Date	17/12/2019
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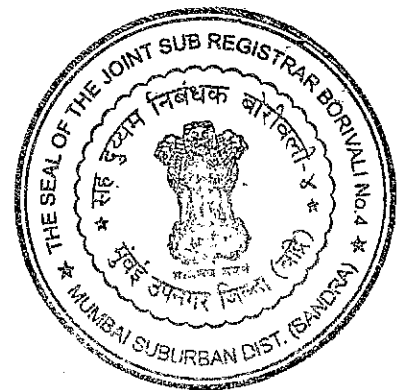
Received from Techniplex, Mobile number 9833236917, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 16879 dated 17/12/2019 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.



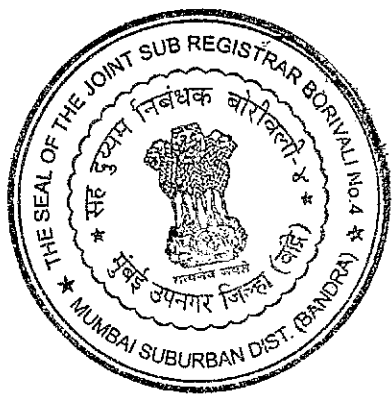
Payment Details

Bank Name	sbiipay	Payment Date	16/12/2019
Bank CIN	10004152019121608136	REF No.	201935049292812
Deface No	1612201909310D	Deface Date	17/12/2019

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



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बरल-४		
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LEAVE AND LICENSE AGREEMENT

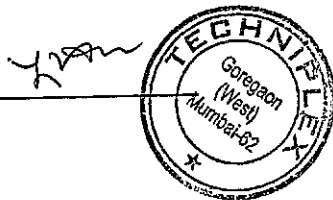
This **Leave and License Agreement** (“**Agreement**”) is made at **Mumbai** this **17th** day of **December Two Thousand and Nineteen** between:

M/s. Techniplex, an Association of Persons having its Office at 4th Floor, Techniplex – I, Techniplex Complex, Veer Savarkar Flyover, Goregaon (West) Mumbai – 400062, and represented herein through its authorized representative Mr. Ismail A.K. Balwa hereinafter referred to as “**the Licensor**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **First Part**;

AND

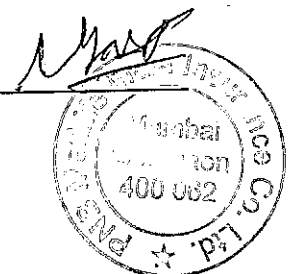
M/s. PNB MetLife India Insurance Company Limited, a company registered and incorporated under the Companies Act, 1956 and an existing company within the purview of the Companies Act, 2013 and having its Registered Office at Unit No. 701, 702 & 703, 7th Floor, West Wing, Raheja Towers, 26/27 M G Road, Bengaluru -560001, and represented by its authorized signatory Mr. Mahesh Garg (Associate General Manager), hereinafter referred to as “**the Licensee**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **Second Part**.

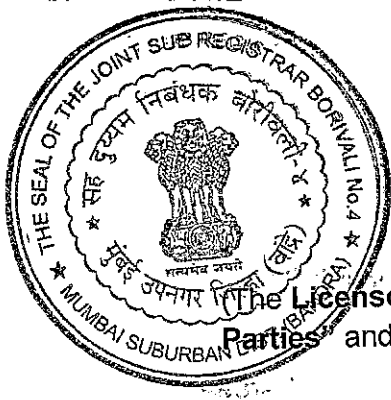
Licensor



1

Licensee



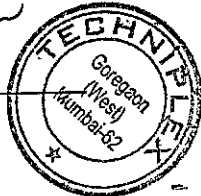


The Licensor and the Licensee shall hereinafter together be referred to as "the Parties" and individually as "the Party")

WHEREAS

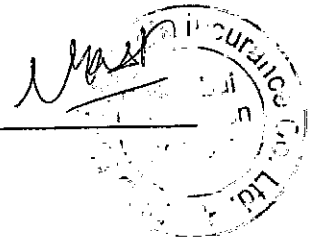
- A. The Licensor is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that pieces and parcels of land bearing CTS No.928A Part of Village Pahadi, Goregaon (West) and CTS No.73A Part, CTS No.73B Part, CTS No.73C Part and CTS No.73D Part of Village Chincholi, in the registration and sub-registration district of Bombay city and Bombay suburban admeasuring about 7,877.16 square meters or thereabouts, more particularly described in the **First Schedule** hereunder written which for the sake of convenience is hereinafter referred to as "**the said Land**".
- B. On the said Land, the Licensor has constructed an Information Technology Park known as "**Techniplex**" as per the plans approved by the Municipal Corporation of Greater Mumbai.
- C. As per the aforesaid approved plans, the building known as Techniplex - I constructed on the said Land, consists of basement, Ground floor, Podium level - I, Podium Level - II and 9 upper floors known as "**Techniplex - I**" (hereinafter, for the sake of brevity, referred to as "**the Building** ")
- D. The Licensor has already obtained the Occupation Certificate for the said Building, copy of which is hereto annexed and marked as **Annexure 1**;
- E. The First floor of the said Building totally admeasures about 27,000.00 Square Feet of Carpet Area and has been divided into Two parts by the Licensor being Office Unit No. 101 and Office Unit No. 102 collectively comprising of Fifteen individual offices in all being Office Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12-A, 13 and 14.
- F. The Office Unit No. 1 admeasuring about 971.52 sq. ft. of carpet area along with 1 (One) Car Parking Space on the Podium - 1, is owned by (1) Mr. Zuber Dawood Maredia, (2) Mr. Altaf Bashir Maredia, (3) Mr. Yakub Dawood Maredia, (4) Mr. Shahid Zuber Maredia and (5) Mr. Amin Dawood Maredia (hereinafter all 1 to 5 above are collectively referred to as the "**Owner No. 1**") vide an Agreement to Provide Permanent Alternate Accommodation dated 31.03.2007, duly registered with the Sub-Registrar of Assurances at Serial No. BDR-5-2710-2007. Thus Owner No.1 is the

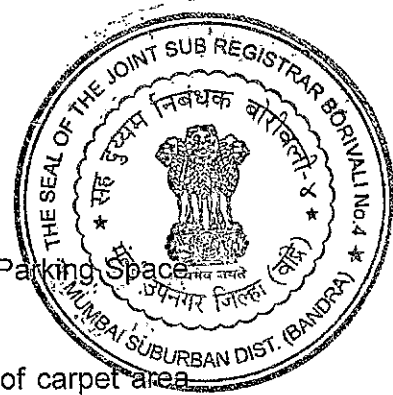
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Licensee

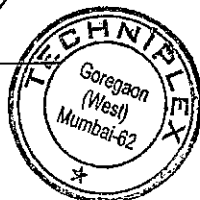


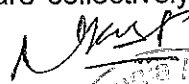


owner of the said Office Unit No. 1 along with 1 (One) Car Parking Space and is entitled to the same.

- G.** The Office Unit No. 2 admeasuring about 1,200.00 sq. ft. of carpet area along with 1 (One) Car Parking Space on the Podium - 1, is owned by (1) Mr. Zuber Valli Sunasra, (2) Mr. Ismail Valli Sunasra, (3) Mrs. Rabiya Zuber Sunasra, (4) Mr. Sadiq Zuber Sunasra, (5) Mr. Shahid Zuber Sunasra, (6) Mr. Javed Zuber Sunasra, (7) Mr. Harish Zuber Sunasra, (8) Mrs. Rehana Ismail Sunasra and 9) Mr. Usama Ismail Sunasara (hereinafter all 1 to 9 above are collectively referred to as the "Owner No. 2") vide an Agreement to Provide Permanent Alternate Accommodation dated 31.03.2007, duly registered with the Sub-Registrar of Assurances at Serial No. BDR-5-2575-2007. Thus Owner No.2 is the owner of the said Office Unit No. 2 along with 1 (One) Car Parking Space and is entitled to the same.
- H.** The Office Unit Nos. 3 and 4 admeasuring about 2,400.00 sq. ft. of carpet area collectively along with 2 (Two) Car Parking Spaces on the Podium - 1, are owned by (1) Mr. Valibhai Jalal Dadu, (2) Mr. Mohammedbhai Jalal Dadu, (3) Mr. Nazim Valibhai Momin, (4) Mrs. Sultana Valibhai (5) Mr. Intiaj Mohammed Maknojia and (6) Mrs. Zarina Mohammed Maknojia (hereinafter all 1 to 6 above are collectively referred to as the "Owner No. 3") vide an Agreement to Provide Permanent Alternate Accommodation dated 31.03.2007, duly registered with the Sub-Registrar of Assurances at Serial No. BDR-5-3242-2007. Thus Owner No.3 is the owner of the said Office Unit Nos. 3 and 4 along with 2 (Two) Car Parking Spaces and is entitled to the same.
- I.** The Office Unit No. 5 admeasuring about 2400.00 sq. ft. of carpet area along with 3 (Three) Car Parking Spaces on the Podium - 1, is owned by (1) Mr. Abbas Haji Habib Kojar, (2) Mr. Sadik Abbas Kojar, (3) Mr. Majid Abbas Kojar, (4) Mr. Naeem Abbas Kojar, (5) Mrs. Khadija Abbas Kojar and (6) Mr. Farid Abbas Kojar (hereinafter all 1 to 6 above are collectively referred to as the "Owner No. 4") vide an Agreement to Provide Permanent Alternate Accommodation dated 31.03.2007, duly registered with the Sub-Registrar of Assurances at Serial No. BDR-5-2720-2007. Thus Owner No.4 is the owner of the said Office Unit No. 5 along with 3 (Three) Car Parking Spaces and is entitled to the same.
- J.** The Office Unit No. 12 admeasuring about 750.00 sq. ft. of carpet area along with 1 (One) Car Parking Space on the Podium - 1, is owned by (1) Mr. Yunus Alimohammed Palsani, (2) Mrs. Amina Yunus Palsani and (3) Mrs. Mariyam Majid Palsani (hereinafter all 1 to 3 above are collectively

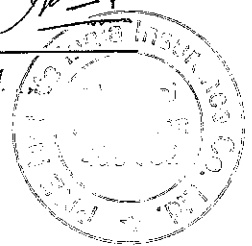
Licensors 



Licensee 

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referred to as the "Owner No. 5") vide an Agreement to Provide Permanent Alternate Accommodation dated 31.03.2007, duly registered with the Sub-Registrar of Assurances at Serial No. BDR-5-2585-2007. Thus Owner No.5 is the owner of the said Office Unit No. 12 along with 1 (One) Car Parking Space and is entitled to the same.

K. The Office Unit No. 13 admeasuring about 1200.00 sq. ft. of carpet area along with 1 (One) Car Parking Space on the Podium - 1, is owned by (1) Mr. Usman Ismail Patel, (2) Mr. Mohammed Salim Ismail Patel, (3) Mr. Abdul Rashid Ismail Patel, (4) Mr. Irfan Ismail Patel, (5) Mr. Fazle Karim Ismail Patel and (6) Mrs. Hanifa Ismail Patel (hereinafter all 1 to 6 above are collectively referred to as the "Owner No. 6") vide an Agreement to Provide Permanent Alternate Accommodation dated 31.03.2007, duly registered with the Sub-Registrar of Assurances at Serial No. BDR-5-2561-2007 read with Affidavit Cum Declaration dated 8th December 2014. Thus Owner No.6 is the owner of the said Office Unit No. 13 along with 1 (One) Car Parking Space and is entitled to the same.

L. The Office Unit No. 14 admeasuring about 600.00 sq. ft. of carpet area along with 1 (One) Car Parking Space on the Podium - 1, is owned by (1) Mr. Salim Allaudin Kadiwal, (2) Mr. Allaudin Haji Noor Mohammed Kadiwal, and (3) Mr. Amin Allaudin Kadiwal (hereinafter all 1 to 3 above are collectively referred to as the "Owner No. 7") vide an Agreement to Provide Permanent Alternate Accommodation dated 31.03.2007, duly registered with the Sub-Registrar of Assurances at Serial No. BDR-5-2617-2007. Thus Owner No.7 is the owner of the said Office Unit No. 14 along with 1 (One) Car Parking Space and is entitled to the same.

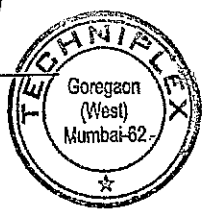
M. The Licensor is the owner of Unit No. 12-A admeasuring about 78.58 sq. ft. of carpet area together with the balance common area admeasuring about 1,719.90 sq. ft of carpet area.

N. Accordingly, the said Office Unit No. 101 on the First Floor of Techniplex – I totally admeasures about 11,320.00 Square Feet of Carpet Area.

O. The aforesaid Owners Nos. 1 to 7 of the individual Office Unit Nos. 1 to 5, 12, 13 and 14 respectively, have entered into individual Premises Management Agreements ("PMA") with the Licensor thereby giving exclusive, absolute right and authority to the Licensor to manage and deal with their respective Office Unit subject to the terms and conditions of the said Premises Management Agreements and as such, the Licensor has full right and absolute authority to offer the aforesaid Office Units to the

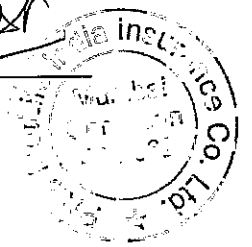
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Licensor



Licensee

Handwritten signature





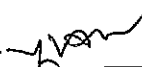
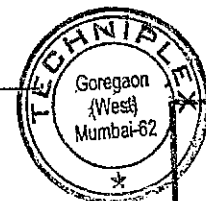
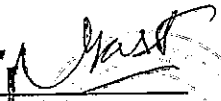

prospective licensees on Leave and License basis and enter into an Agreement in its own name for the same.

- P. The aforesaid Owners Nos. 1 to 7 of the aforementioned individual Office Unit Nos. 1 to 5, 12, 13 and 14 respectively have also executed individual Power of Attorneys ("POA") in favour of the Licensor thereby giving the Licensor absolute powers to give the aforesaid Office Units on Leave and License basis to the Licensee in the Licensor's name, including power to make required alterations, modifications, additions etc. in respect of the said Office Units in the event the same are to be let out in combination with the other Office Units situated on the First Floor of the said Building.
- Q. The details of the aforesaid individual Premises Management Agreements and their respective Powers of Attorneys are as hereunder:

Unit No.	Owners' Details	PMA Date	POA Date
1	Mr. Zuber D. Maredia & 4 Ors.	27.11.2014	27.11.2014
2	Mr. Zuber Valli Sunasra & 8 Ors.	27.11.2014	27.11.2014
3 & 4	Mr. Valli bhai Jalal Dadu & 5 Ors.	27.11.2014	27.11.2014
5	Mr. Abbas Haji Habib Kojar & 5 Ors.	27.11.2014	27.11.2014
12	Mr. Yunus Alimohammed Palsani & 2 Ors.	27.11.2014	27.11.2014
13	Mr. Usman Ismail Patel & 5 Ors.	08.12.2014	08.12.2014
14	Mr. Salim Allauddin Kadiwal & 2 Ors.	27.11.2014	27.11.2014

The abovesaid Premises Management Agreements and Power of Attorneys are valid and subsisting as on the date of the execution of these presents.

- R. The Licensor is, thus, absolutely seized and possessed of or otherwise well and sufficiently entitled to all the aforesaid Office Unit Nos. 1 to 5, 12, 12-A, 13 and 14 collectively admeasuring about 11,320.00 Square Feet of Carpet Area, situated on the First floor of the said building and hence, is entitled to offer the same on Leave & License basis to the Licensee in its own name.
- S. WHEREAS, pursuant to the negotiations and understanding arrived at between the Parties herein, the Licensee had taken an office space being Unit No. 101 on the 1st Floor of the building Techniplex - I, admeasuring about 11,320.00 Square Feet of Carpet Area on Leave & License basis vide

Licensor   5 बरल-४ Licensee  

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Leave & License Agreement dated 24th December, 2014 registered under Serial No. BRL- 6-9554-2014 with the Sub-Registrar of Assurances Mumbai and Mumbai Suburban at Goregaon on the terms and conditions more particularly set out therein. The said Leave and License Agreement dated 24th December, 2014 is valid and subsisting till 31st December, 2019.

- T. The Licensee has approached the Licensor and informed that it intends to continue to carry on its business even after 31st December, 2019 from the said premises. The Licensee, therefore, requested the Licensor to renew the License in respect of the said premises for a further period of 60 months from 1st January, 2020 by executing a fresh leave and license agreement i.e., Office Unit No. 101 comprising of the Office Unit Nos. 1 to 5, 12, 12-A, 13 and 14 collectively admeasuring about 11,320.00 Square Feet of Carpet Area on the First Floor together with Fourteen Nos. of Car Parking Spaces bearing Nos. 1,2,3,4,11,12,13,14,24,25,79,80,81 and 82 on the Podium - 2 ("Car Parking Spaces") of the building known as Techniplex - I, Techniplex Complex situated at Veer Savarkar Flyover, Goregaon (West) Mumbai - 400 062 on Leave and License basis in the said Building (hereinafter the Office Unit Nos. 1 to 5, 12, 12-A, 13 and 14 and the Car Parking Spaces unless referred to individually shall be collectively referred to as "the said Premises") and more particularly described in the **Second Schedule** hereunder written and shown in red colour boundary line on the Plan annexed hereto and marked as "Annexure - 1"
- U. The Parties hereto are desirous of recording the mutually agreed terms and conditions on which this license is agreed to be granted.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

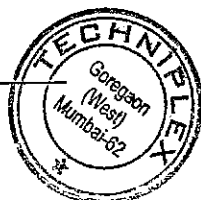
1. RECITALS TO FORM PART OF THE LEAVE AND LICENSE AGREEMENT

- 1.1. It is agreed by and between the Parties that the recitals mentioned hereinabove in this Leave and License Agreement shall form an integral part of the operative part of this Leave and License Agreement and it shall be read and construed accordingly.

2. GRANT OF LICENSE

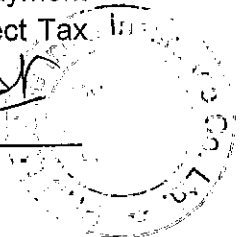
- 2.1. Subject to the due performance and observance/compliance of all the terms and conditions and covenants herein contained and subject to the payment of the License Fees and Goods & Service Tax or any other Indirect Tax.

Licensor



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Licensee





payable on License Fees by whatever name called (hereinafter referred as "Tax on License Fee"), Signage Charges (as stated and defined hereinafter) and all other utility bills by the Licensee as mentioned herein, the Licensor hereby grants to the Licensee, an exclusive license to use and occupy the said Premises, viz., Office Unit No. 101 comprising of the Office Unit Nos. 1 to 5, 12, 12-A, 13 and 14 collectively admeasuring about 11,320.00 Square Feet of Carpet Area on the First Floor of the Techniplex – I building in Techniplex Complex situated at Veer Savarkar Flyover, Goregaon (West) Mumbai – 400 062, as shown on plan annexed hereto and marked as **Annexure "2"** and more particularly described in the **Second Schedule** hereunder written, together with Fourteen Nos, of Car Parking Spaces bearing Nos. 1,2,3,4,11,12,13,14,24,25,79,80,81 and 82 i.e. the said Premises on the Podium - 2 of the building known as Techniplex – I, with a right to ingress into and egress out of the Building, on the terms and conditions contained in this Leave and License Agreement. **The Licensee** has inspected the said Premises and found the said Premises in good and usable condition. **The Licensee** shall not make any grievance in respect of the condition in which the said Premises is handed over to the **Licensee** as the Licensee is in use, possession and occupation of said premises as per the term and conditions more particularly set out in the Agreement dated 24th December, 2014. The Licensor has also given permission the Licensee to erect and display subject to all requisite approvals, space for two signage on the building façade as shown in **Annexure "3"**.

3. PURPOSE

3.1 The Licensee shall use the said Premises solely and exclusively for the purpose of carrying on its business or any other business that may be permissible under laws applicable during the subsistence of the License and for no other purpose.

4. TERM OF LICENSE

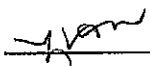
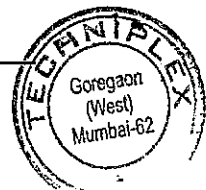
4.1 The license shall be for a period of Five Years (Sixty Months) from the License Commencement Date (defined hereinbelow) (hereinafter referred to as "the License Period").



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5. COMMENCEMENT DATE AND LICENSE FEE COMMENCEMENT DATE

5.1. The Licensee is in use and occupation of the said Premises by virtue of Leave and License Agreement dated 24th December, 2014 and hence the present license shall commence from 1st January, 2020 and accordingly the

Licensor  

Licensee  



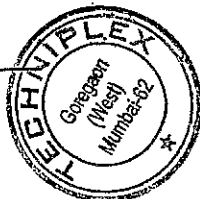
License Fee Commencement Date shall be 1st January, 2020 ("License Fee Commencement Date").

LICENSE FEE AND OTHER AMOUNTS:

6.1. The Licensee shall, from the License Fee Commencement Date and without any demand or demur, pay to the Licensor for use and occupation of the said premises, Licensee Fee aggregating to **Rs. 12,32,622/- (Rupees Twelve Lakhs Thirty Two Thousand Six Hundred & Twenty Two Only)** per month, as per the License Fee Schedule hereunder written (hereinafter referred to as the "License Fee"). The said License Fee shall be payable by the Licensee to the Licensor without any demand and/or demur, in advance, on or before the 7th day of every English Calendar month, subject to the deduction of applicable Tax at Source under the provisions of the Income Tax Act, 1961 (as amended from time to time). The monthly License Fees is and shall at all times be exclusive of the Tax on License Fee and the Licensee shall pay the Tax on License Fee at applicable rates along with the monthly License Fees. Any delay on the part of the Licensee to make payment of the License Fees on the respective due date shall entitle the Licensor to charge interest @ 18% p.a. on the due amount from the respective due date till the date of actual payment. The aforesaid right of the Licensor to charge interest shall be in addition to and without prejudice to its right to terminate this Leave and license Agreement as provided in Clause No. 13 of this Agreement.

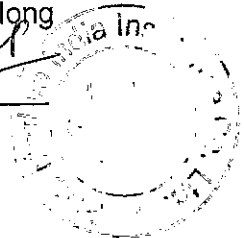
6.2. In addition to the monthly License Fees, the Licensee shall from the License Fee Commencement date without any demand or demur also pay to the Licensor every month an amount of Rs. **1,57,500/- (Rupees One Lakh Fifty Seven Thousand Five Hundred Only)** being the monthly fees for the permission given by the Licensor to the Licensee to install/erect two signage on the building façade as shown in **Annexure "3"**. The aforesaid amount of Rs. **1,57,500/-** is exclusive of Tax on License Fee and/or any other duty/or levies that may arise out of the installation / display of the signage and the Licensee expressly undertakes and adheres to pay the same without any delay and/or demur (**hereinafter referred to as the "Signage Charges"**). The said Signage Charges shall be payable by the Licensee to the Licensor without any demand and/or demur, in advance, on or before the 7th day of every English Calendar month, subject to the deduction of applicable Tax at Source under the provisions of the Income Tax Act, 1961 (as amended from time to time). The monthly Signage Charges is and shall at all times be exclusive of the Tax on License Fee and the Licensee shall pay the Tax on License Fee at applicable rates along

Licensor



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Licensee





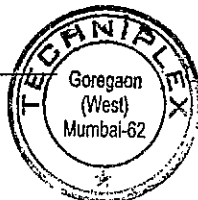
with the monthly License Fees. Any delay on the part of the Licensee to make payment of the Signage Charges on the respective due date shall entitle the Licensor to charge interest @ 18% p.a. on the due amount from the respective due date till the date of actual payment. The aforesaid right of the Licensor to charge interest shall be in addition to and without prejudice to its right to terminate this Leave and license Agreement as provided in Clause No. 13 of this Agreement.

6.3. The monthly License Fee and the Signage Charges shall stand increased by 5% every year from the 13th month from the Commencement Date i.e. 1st January, 2020 and consequent monthly License Fee and Signage Charges payable by the Licensee to the Licensor shall be **Rs. 12,94,253/- (Rupees Twelve Lakhs Ninety Four Thousand Two Hundred & Fifty Three Only)** Per Month and **Rs. 1,65,375/- (Rupees One Lakh Sixty Five Thousand Three Hundred & Seventy Five Only)** respectively per month. The increased monthly License Fee and Signage Charges shall be payable by the Licensee to the Licensor without any demand or demur, in advance, on or before the 7th day of every English calendar month, subject to the deduction of applicable Tax at Source under the provisions of the Income Tax Act, 1961(as amended from time to time). The increased monthly License Fee and Signage Charges is and shall always be exclusive of Tax on License Fee and the Licensee shall pay Tax on License Fee at applicable rates along with the increased monthly License Fee and Signage Charges.

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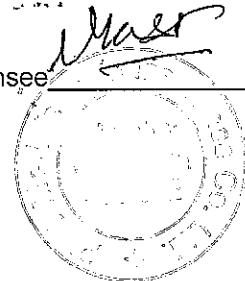
License Fee & Signage Charges Schedule			
Sr. No.	License Period (Subject to Clause 4)	License Fee Amount Per Month (INR)	Signage Charges Per Month (INR)
1	From 1 st January, 2020 till 31 st December 2020	Rs. 12,32,622 /- (Rupees Twelve Lakhs Thirty Two Thousand Six Hundred & Twenty Two Only)	Rs. 1,57,500/- (Rupees One Lakh Fifty-Seven Thousand Five Hundred Only)
2	From 1 st January 2021 till 31 st December 2021	Rs. 12,94,253/- (Rupees Twelve Lakhs Ninety-Four Thousand Two Hundred & Fifty-Three Only)	Rs. 1,65,375/- (Rupees One Lakh Sixty Five Thousand Three Hundred & Seventy-Five Only)

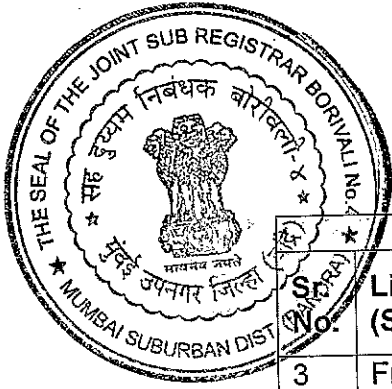
Licensor



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Licensee





License Fee & Signage Charges Schedule			
No.	License Period (Subject to Clause 4)	License Fee Amount Per Month (INR)	Signage Charges Per Month (INR)
3	From 1 st January 2022 Till 31 st December 2022	Rs. 13,58,966/- (Rupees Thirteen Lakhs Fifty-Eight Thousand Nine Hundred & Sixty- Six Only)	Rs. 1,73,644/- (Rupees One Lakh Seventy-Three Thousand Six Hundred & Forty Four Only)
4	From 1 st January 2023 Till 31 st December 2023	Rs. 14,26,914/- (Rupees Fourteen Lakhs Twenty-Six Thousand Nine Hundred & Fourteen Only)	Rs. 1,82,326/- (Rupees One Lakh Eighty-Two Thousand Three Hundred & Twenty-Six Only)
5	From 1 st January 2024 Till 31 st December 2024	Rs. 14,98,260/- (Rupees Fourteen Lakhs Ninety-Eight Thousand Two Hundred & Sixty Only)	Rs. 1,91,442/- (Rupees One Lakh Ninety-One Thousand Four Hundred & Forty Two Only)

6.4. Utility Charges

6.4.1. On and from the License Commencement Date the Licensee shall, in addition to the payments mentioned in Clause 6.1 and 6.2, be liable to pay / reimburse within 7 (seven) days from the date of the receipt of the invoice, without any delay and/or demur, all charges of electricity consumed in the said Premises as per the bills sent by the Licensor to the Licensee in this regard or received by the Licensee directly from the electricity company, as the case may be. The Licensee shall also on and from the Commencement Date be liable to pay / reimburse all the telephone bills, and all other utility bills including water bill in respect of the services, if any, installed / used in the said Premises during the License Period.

6.4.2. The Licensee alone shall be solely responsible to pay all the monthly electricity charges and other outgoings in respect to the signage installed by the Licensee.

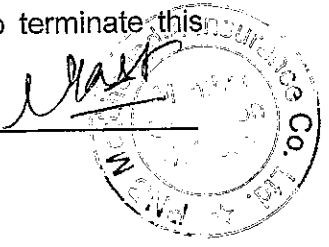
6.4.3. The Licensee agrees, declares and confirms that in the event of any electricity bills or any other utility bills not being paid by the Licensee, then in that event the Licensee shall ensure that such non-payment by the Licensee shall not disrupt the supply of the said utility to the building. The Licensor shall also have the right to terminate this

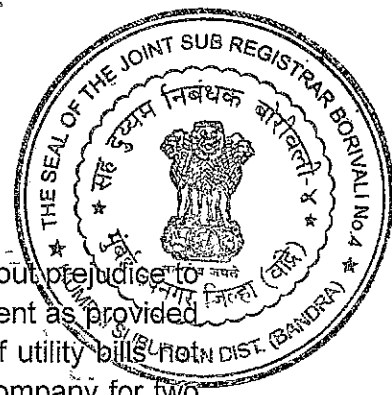
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Licensor



Licensee





Leave & License Agreement, in addition to and without prejudice to its right to terminate this Leave and license Agreement as provided in Clause No. 13 of this Agreement, in the event of utility bills not being paid by the Licensee to the utility providing company for two consecutive months.

6.5. TAXES

6.5.1. It is expressly and specifically agreed, declared and confirmed by the Licensee that the License Fee is inclusive of the Municipal Property Tax levied in respect of the said premises.

6.5.2. The License Fee and Signage Charges are and shall be exclusive of the Tax on License Fee. All present and future Tax on License Fee, in respect of the said Premises shall be paid by the Licensee alone. Subject to what is stated hereinafter, it is clarified that all future taxes and levies, including Tax on License Fee, G.S.T., whether imposed by the local authority, the State Government, Central Government or any authority/authorities or law, by whatever name called, other than Municipal Property Tax, payable in respect of the occupancy of the said Premises by the Licensee, on account of the license granted herein shall be borne and paid by the Licensee alone.

6.5.3. The Licensee further undertakes that all Liabilities / Levies / Taxes / including VAT, whether imposed by the local authority, the State Government, Central Government or any authority / authorities or law by whatever named called, other than Municipal Property Tax, in respect to the Signage installed and displayed by the Licensee shall be strictly payable by the Licensee alone.

6.6. COMMON AREA MAINTENANCE CHARGES

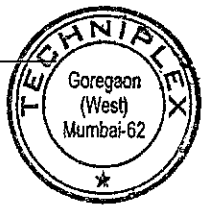
6.6.1 It is agreed and confirmed by the Parties that the License Fee is inclusive of the Common Area Maintenance Charges ("CAM Charges") and the Licensee shall not be called upon to pay the same during the subsistence of this Agreement.

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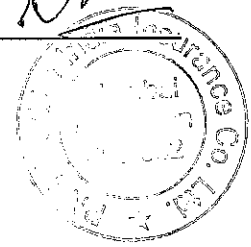
7. SECURITY DEPOSIT

7.1 The Licensee has, on or before the date of execution of this Agreement deposited and shall keep deposited, an amount of **Rs. 70,43,556/- (Rupees Seventy Lakhs Forty-Three Thousand Five Hundred and Fifty**

Licensor *[Signature]*



Licensee *[Signature]*





Six Only) equivalent to six months License Fee, as interest free **Security Deposit** ("Security Deposit") with the Licensor, for ensuring full performance, observance and compliance of every provision, term and condition of this Leave and License Agreement. The Licensor doth hereby acknowledges the receipt of the Security Deposit amount paid by the Licensee, vide the Bank RTGS transfers:

7.2 It is expressly agreed, declared and confirmed that at no point of time during the subsistence of this Leave & License Agreement, shall the Licensee request the Licensor to deduct the monthly License Fee and Signage Charges from / or adjust the monthly License Fee and Signage Charges against the Security Deposit paid by the Licensee to the Licensor. The Licensee expressly and specifically agrees, declares and confirms that the **Security Deposit** shall remain with the Licensor as a Security Deposit at all times during the subsistence of this Leave & License Agreement towards ensuring full performance, observance and compliance of every provision, term and condition of the License Agreement and they shall pay the License Fees and Signage Charges as mentioned in Clause 6 above. Any such request, if made by the Licensee shall be construed as material breach of this Leave & License Agreement.

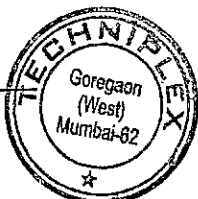
7.3 REFUND OF SECURITY DEPOSIT

7.3.1 On the expiry of the License Period or sooner determination thereof as provided herein, the Licensor shall, save and except as provided in Clause No. 13 herein, refund to the Licensee, the said Security Deposit, without interest, (save and except what is stated in clause 7.3.2 hereunder), after making all deductions there from of the amounts validly due and payable by the Licensee to the Licensor under this Agreement, upon the Licensee handing over to the Licensor physical, actual vacant, quiet and peaceful possession of the said Premises so that the Licensor is in a position to enjoy unhindered and vacant possession of the said Premises, without any damage (normal wear and tear excluded). The Licensor shall refund the said Security Deposit after deducting there from all or any amount outstanding and payable by the Licensee to the Licensor under this Leave and License Agreement such as (i) Unpaid License Fees, (ii) Unpaid Signage Charges (iii) Utility bills etc. for the said Premises whether by way of damages or compensation or otherwise howsoever. Details of the deductions made, if any, shall be provided by the Licensor to the Licensee with proper invoices / debit notes to that effect.

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Licensor



Licensee





7.3.2 However, the Licensor shall, from the Security Deposit, retain an amount equivalent to two month's License Fee for a period of thirty days from the date of refund of the balance Security Deposit. The retained amount shall be utilized by the Licensor to make payment of all the utility bills that will be received by the Licensor after the handing over of the said Premises by the Licensee to the Licensor. The Licensor shall pay only those bills which have been raised towards the use and occupation by the Licensee of the said Premises during the subsistence of this Agreement. Any balance amount remaining after payment of such bills shall be refunded, interest free by the Licensor to the Licensee at the end of the thirty days as above along with details of deductions and payments made, along with proper bills and invoices.

7.3.3 The Licensee undertakes to provide the Licensor with no dues certificate from all utility providers such as Power, Telephone, Internet etc. prior to requesting the Licensor for a refund of the security deposit.

7.4 LICENSEE FITOUT GUIDE

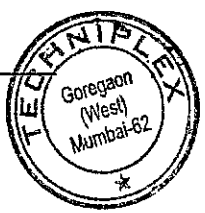
7.4.1 The Licensor has framed rules and regulations inter alia setting out the guidelines for carrying out the interior work by the Licensee in the said Premises and various other rules, regulations and guidelines to be observed and complied with by the Licensee during the License Period (hereinafter referred to as "Fit Out Guide"). The Licensee has been furnished with a copy of the Fit-Out Guide and the Licensee is aware of the contents thereof and has agreed to execute these presents subject to the compliance of the same.

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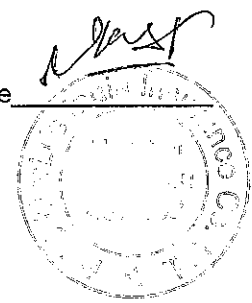
8. LICENSEE'S COVENANTS

8.1 The said Premises shall be utilized by the Licensee solely and exclusively for carrying on its Business as aforesaid or any other business as may be permitted under applicable laws from time to time. The Licensee shall not do or cause to be done anything in the said Premises, which is or is likely to be a nuisance or annoyance to the other occupants of the neighboring premises or any portion of the Building or their customers/ staff or which may prejudice the right of the Licensor in respect of the said Premises in any manner whatsoever. The Licensee shall not do or cause or allow or permit to be done in or around the said Premises anything of an illegal or immoral nature.

Licensor *[Signature]*



Licensee *[Signature]*





The Licensee shall not store or allow to be stored and/or display or sell in the said Premises, any goods, articles or things of hazardous, inflammable, explosive, corrosive, toxic or combustible nature and/or any contraband goods.

8.3 The Licensee shall not do or cause to be done anything whereby the Licensor's right to hold the said Premises is hampered, voided, forfeited or extinguished.

8.4 The Licensee shall pay the License Fees and Signage Charges more particularly set out in Para 6 hereinabove in advance to the Licensor on or before the 7th day of each English calendar month. It is hereby unconditionally agreed by the Licensee that in the event of the Licensor's arranging with any Bank or Financial Institutions for discounting the amount of License Fee and Signage Charges receivable by it under this Agreement, the Licensee shall, upon receipt of written instruction from the Licensor to that effect, pay the amount of License Fee and Signage Charges payable under this Leave and License Agreement to the Bank or Financial Institutions, as the case may be, as directed by the Licensor in writing and the Licensor hereby confirms and agrees that such payment shall constitute a proper, valid and effective discharge of the Licensee's obligations for payment of the License Fee and Signage Charges to the extent of amount paid under this Leave and License Agreement.

8.5 The Licensee is not entitled to and shall not purport to transfer, assign or induct any third party or create any third-party interest in the said Premises or any part or portion thereof.

8.6 It is expressly agreed, declared and confirmed by the Licensee that the Licensee shall not be entitled to Sub-License or assign the said Premises or any part thereof to any of its affiliates or subsidiaries.

8.7 The Licensee shall not directly or indirectly change / transfer its ownership and / or its management without giving to the Licensor at least 30 days prior/post facta intimation in writing of the same. The Licensor shall thereafter have the option to terminate the License whereupon the provisions of Clause 13 would apply.

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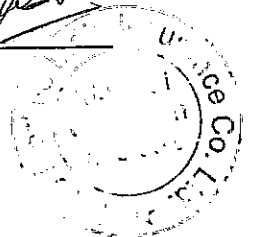
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Licensor



Licensee

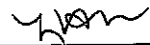
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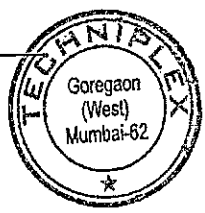


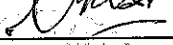


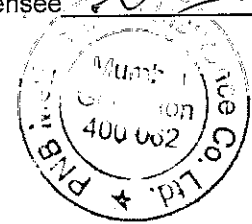
- 8.8 The Licensee shall not make any structural alteration to the said Premises and shall not make any construction or erection of a permanent nature in the said Premises save and except the flooring and false ceilings.
- 8.9 The Licensee shall not do or cause to be done in or around or upon the said Premises any act or omission, whereby any policy of insurance taken by the Licensor in respect of the said Premises may become void or voidable or whereby the premium payable in respect thereof may be increased.
- 8.10 The Licensee shall during the License Period, observe, perform, conform and comply strictly with the provisions hereof, the rules, regulations, enactments and bye-laws of the Municipal Corporation of Greater Mumbai (Brihanmumbai Mahanagarपालिका) and/or Bye-laws and Rules and Regulations that may be formed by the Licensor and which may for the time being and from time to time be in force, in so far and to the extent any such rules, regulations, bye-laws or terms are required to be observed and performed by the Licensee as occupant of the said Premises and the Licensee shall not do any act, deed, matter or thing whereby directly or by reason whereof the rights of the Licensor are prejudicially or adversely affected.
- 8.11 The Licensee shall be solely responsible for any claim, penalty, proceedings from Central/State Government authorities/ departments such Customs, Excise, Income Tax, Sales Tax, Tax on License Fees, etc. or any other departments for payment of the taxes/duties arising from the said business of the Licensee and the Licensor shall not be responsible in any manner whatsoever for the same.
- 8.12 The Licensee shall remove itself and all its belongings, employees, staff, agents and all other persons employed by it, from the said Premises upon expiry or sooner determination of this Leave and License Agreement and handover the peaceful and vacant possession of the said Premises together with the Car Parking Spaces to the Licensor after which the Licensor will refund the Security Deposit to the Licensee as per the procedure set out in Clause 7.3 hereinabove.
- 8.13 In addition to the payment of the License Fees, Signage Charges and Tax on License Fees, the Licensee shall also be liable during the License Period to reimburse/pay directly to the Licensor / pay directly to the respective utility provider on demand without demur and/or to the concerned authorities, as the case may be, the following:

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Licensor 



Licensee 



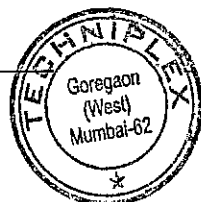


services shall, at any time, prejudicially affect the interest of the Licensor or any of the neighbouring occupants, the same shall be compensated for and / or discontinued forthwith by the Licensee. It is clarified that the Licensee shall be liable to obtain, at its own costs and expenses all the necessary / required permissions, consents, etc. from the concerned local, public, municipal and other concerned authorities in respect of the aforesaid permitted services and to ensure compliance of such permissions, etc. and the Licensee undertakes to indemnify and keep indemnified the Licensor of, from and against any claims, losses, damages, etc. which may be suffered / incurred by the Licensor, in respect of any of the above.

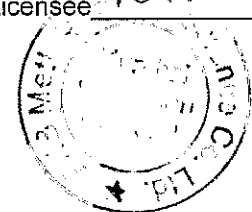
- 8.19** The Licensee shall install independent telephone lines, ISDN, cable and internet connections and such other connections as may be necessary for its business purposes and the rentals, maintenance and all other costs and charges as may be applicable in respect thereof shall be borne and paid by the Licensee alone.
- 8.20** The Licensee shall at the request of the Licensor produce for inspection of the Licensor all such licenses, permissions, etc. prescribed by any provision or any law or rule or regulation for the purpose of carrying on the said business from the said Premises, subject to the Licensor giving a prior notice to the Licensee of not less than 7 (seven) days in this regard.
- 8.21** The Licensee shall provide its representative / employees with suitable identification.
- 8.22** The Licensee shall ensure that all their employees and representatives conduct themselves in a professional and decent manner.
- 8.23** The Licensee shall obtain prior written permission of the Licensor for hiring any service from an outside source / agency or for installing any equipment in the said premises.
- 8.24** The Licensee shall abide by all the rules and regulations framed by the Licensor from time to time and the Fit Out Guide as modified from time to time and confirms that the said rules and regulations of the Licensor.
- 8.25** The Licensee expressly agrees, declares and confirms that all personnel, employees, agents, representatives, directors and its visitors shall strictly comply with the security procedures of the building and the complex and the Licensee hereby declares that it shall not interfere with the security procedures framed by the Licensor.

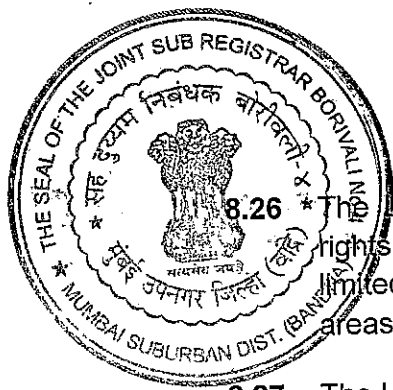
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8.26 The Licensee hereby expressly agrees, declares and confirms that the rights granted to the Licensee under this Leave and License Agreement is limited and restricted to use of the said Premises and applicable common areas only.

8.27 The Licensee will observe and perform the following terms and conditions:

8.27.1 Not to make use of or permit or allow its employees, servants or agents etc. to make use of any other space outside of the said Premises and applicable common areas;

8.27.2 Not to do or permit its employees servants or agents etc. to do anything, which may cause nuisance or annoyance to the customers or staff of the neighboring premises;

8.27.3 To employ and engage the entire staff for running the said Premises as its own employees and to pay their wages and salaries promptly.

8.27.4 To ensure that all persons employed by it, behave in an orderly and disciplined manner and that the said employees are prohibited from carrying on any unfair activities and/or demonstrations in front of the said premises or in the vicinity of the said premises.

8.27.5 To ensure that the employees and members of the staff of the Licensee are properly trained / qualified and dressed and conduct themselves in a dignified manner.

8.27.6 To keep the said Premises clean, neat and respectable.

8.27.7 The Licensee shall not affix or exhibit any signage on the exterior of the said Premises other than what is explicitly agreed and incorporated in this Agreement as **Annexure "3"**.

8.28 The Licensee shall be only responsible and liable for any injury or damage which may be caused to any employee of the Licensor or any other employee/person or party in case any loss, harm, injury or damage is caused to such person or party on account of the Licensee's signage or at the time of the Licensees representatives carrying out any work of repairs or maintenance of the Licensee's Signage.

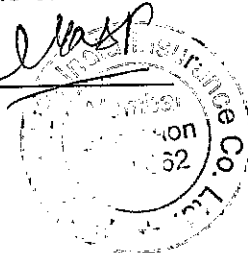
20 8.29 In the event of any damage, harm, loss to the property of the Licensors to the Building on account of the Licensee's Signages or at the time of the

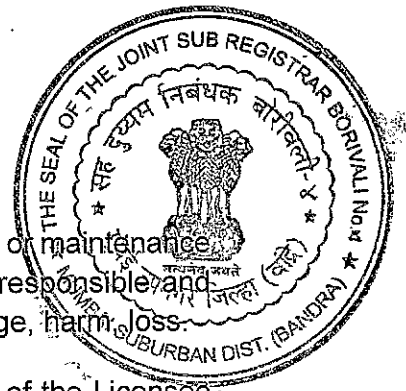
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Licensee





Licensee's representatives carrying out any work of repairs or maintenance of the Licensee's signages, the Licensee shall be solely responsible and liable to make good the losses incurred due to such damage, harm, loss.

8.30 The Licensee has declared that the paid-up share capital of the Licensee is more than **Rs.1,01,00,000/- (Rupees One Crore One Lakh Only)** and the Licensee hereby agrees, confirms and undertakes not to decrease its paid up share capital lower than **Rs.1,01,00,000/- (Rupees One Crore One Lakh Only)** during the subsistence of this Leave & License Agreement and that failure to observe this clause shall be treated as material breach of this Agreement.

8.31 The Licensee hereby confirms that it is aware of the fact that the slabs/ceilings of the Building are post tensioning /flat slabs and are supported by cables for bearing the load and the areas in which these cables are laid are marked in red on each slab /ceiling (hereinafter referred as "the said marked area"). The Licensee expressly agrees that it shall not in any way tamper, damage, break, dent, rip down, splinter, chip or use drill machine for piercing the said marked area for any purpose whatsoever including interior decoration of the said Premises.

8.32 The Licensee hereby covenants with the Licensor that it may take appropriate insurance policy and third-party insurance at its own cost for its fixtures, goods and articles lying in the said Premises.

9. LOCK-IN-PERIOD

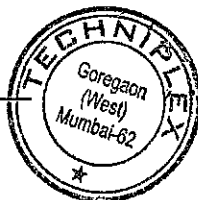
9.1 The Licensee hereby agrees and confirms that the License Period shall have no Lock-in Period from the Licensee's perspective, commencing from the License Commencement Date. However, the Licensor may terminate this Agreement at any time, in the event of the Licensee committing a breach of any of the terms of this Agreement and does not cure the said default or breach within a period of 15 (Fifteen) days after the Licensor has given a written notice to that effect.

9.2 The Licensor hereby agrees and confirms that the License Period has a Lock-in Period of 60 (sixty) months, from the Licensor's perspective, commencing from the License Commencement Date, during which the Licensor shall not be entitled to terminate this Agreement. However, the Licensee may terminate this Agreement at any time, in the event of the Licensor committing a breach of any of the terms of this Agreement and

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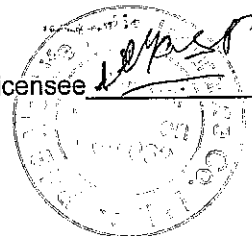
Licensor

[Signature]



Licensee

[Signature]





does not cure the said default or breach within a period of 15 (Fifteen) days after the Licensee has given a written notice to that effect.

10. INDEMNITY

Either Party shall indemnify the other against all consequences including damages, losses, costs or any other claims / actions, or proceedings (save and except indirect, punitive and or business loss, costs or damage) made done or suffered by the aggrieved Party on account of breach, default, contravention, non-observance or non-performance by the defaulting Party of its obligations and covenants under this Agreement.

10.2 Both Parties shall during the License Period observe, perform and comply strictly with the provisions hereof, the rules, regulations, enactments and bye-laws of the Municipal Corporation of Greater Mumbai and or bye-laws and rules and regulations that may be formed by the Central Government and those of the Government of Maharashtra and which may for the time being and from time to time be in force in so far and to the extent any such rules, regulations, by-laws or terms contained therein are required to be observed and performed by the Parties and not to do any act, deed, matter or thing whereby directly or by reason where the rights of either of the Parties are prejudiced or adversely affected.

10.3 The Licensee shall indemnify and keep indemnified the Licensor against any actions, claims, criminal or civil proceedings against the Licensor on account of any installation or display of the Signage or any other mishaps or accidents that may occur which are directly or indirectly connected to the Signage.

11. LICENSOR'S COVENANTS

11.1 The Licensor hereby confirms that it has been validly created as per the laws of India.

11.2 The Licensor covenants that it has the absolute rights of dealing with Premises and no other person/entity has any right, title or interest in the Premises, save and except the Owners, as mentioned in the recitals above.

The Licensor represents that there is no litigation or acquisition/requisition/statutory proceedings threatened or pending in respect of the said Premises. The Licensor represents that the said Premises is constructed in accordance with approved and sanctioned plans, and the Licensor has all the approvals for the legal use and

Licensor



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Licensee



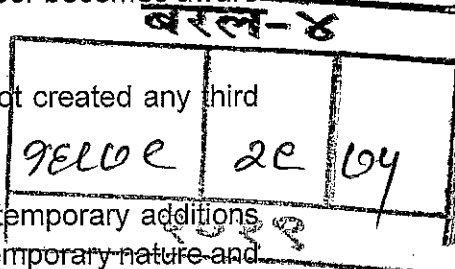


occupation of the Premises from competent authorities. The Licensor further represents that the Premises can be used for the intended use as per law and shall at its sole cost and expense comply with all future laws and requirements that may arise in this regard, provided the same falls within the purview of the Licensor. However, if the same falls within the purview of the Licensee, it shall be the sole responsibility of the Licensee to comply with the same. The Licensor represents that there is no encroachment with respect to the said Premises.

11.3 The Licensor covenants that the Premises has been constructed in full compliance with all subdivision, building, zoning environmental laws and regulations as prevailing at the time of construction and completion of the building/ said Premises, and the Licensor has not received any notice of violation of municipal regulations, ordinance, order and the like affecting the Premises.

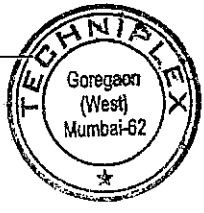
11.3.1 The Licensor covenants that presently there is no claim, action, litigation, arbitration, garnishee or other proceeding pending against the Licensor with respect to the said Premises or the transactions contemplated hereby, and there are presently no claim, governmental investigation or threatened litigation or arbitration proceedings to which the Licensor is a Party relating to the said Premises. The Licensor agrees and undertakes to forthwith provide the Licensee, notice of any claim, litigation, proceeding, or investigation to which the Licensor becomes aware of.

11.4 The Licensor hereby confirms that the Licensor has not created any third party interest in the said Premises.

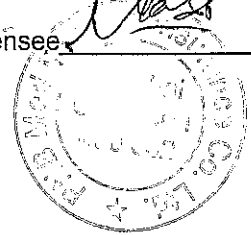


11.5 The Licensor may permit the Licensee to make such temporary additions and alterations within the said Premises, which are of temporary nature and required by the Licensee for running its day-to-day activities in the said Premises in accordance with the Fit Out Guide and/ or rules and regulations framed by the Licensor from time to time. The Licensor shall permit the Licensee, to bring into the said Premises its own furniture, fixtures and fittings to facilitate or to suit its own purpose in the said Premises, provided however that such moveable furniture, removable fixtures, fittings and installations may be removed by the Licensee (at its own cost) from the said Premises (save and except the permanent fittings and fixtures, floorings, ceilings which the Licensee may have provided/brought into/ carried out in the said Premises and which shall be deemed to be an improvement to the

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said Premises and shall at all times belong to the Licensor without payment of any compensation and/or any cost) on the expiry or termination or sooner determination of this Agreement without causing any damage to the said Premises or any part thereof or any of the fittings or any part thereof. If any damage is caused to the said Premises on removal of any moveable furniture, fixtures, personal property placed in the said Premises by the Licensee or any of them as aforesaid, the Licensee shall make good of the said damage at its own cost and in default, the Licensor shall be entitled to make good of the same, completely at the risk and cost of the Licensee.

11.6 The Licensor covenants that it will not terminate the PMA with any of the persons, as provided in the recitals of this Agreement, during the pendency of this Agreement.

11.7 The Licensor covenants that upon the Licensee paying the License Fee and Signage Charges herein reserved and all other payments and observing and performing the terms and conditions on the Licensee's part herein contained, the Licensee will be entitled to peaceful and quiet use of the said Premises for its business during the License Period without any interference from the Licensor or any persons claiming under or through or in trust for the Licensor.

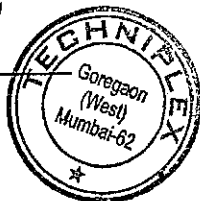
11.8 The Licensor shall keep and maintain the said premises in good order and condition. In case of major repairs in the said premises attributable to the Licensee such as leakage / seepage or bursting of sanitary pipes or any damage to the structure, the Licensor shall within 15 (fifteen) days' time repair the same at the Licensee's cost. It is further clarified that if the Licensor does not carry out the repairs as aforesaid within a period of 15 days then in that event the Licensee shall undertake the repairs at the Licensee's cost

11.9 The Licensor shall provide, at its own cost, the Licensee with a power load of 100 KW in respect of the said premises.

11.9.1 During the License Period or any renewal thereof, should the Licensor decide to sell, transfer, charge or encumber the said Premises, the Licensor shall ensure that the said sale/transfer/charge/encumbrance of the said Premises by the Licensor shall, however, not affect the right of possession of the Licensee under this Agreement, and that in such an event, the Licensor shall obtain appropriate written documents from such

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Licensor



Licensee

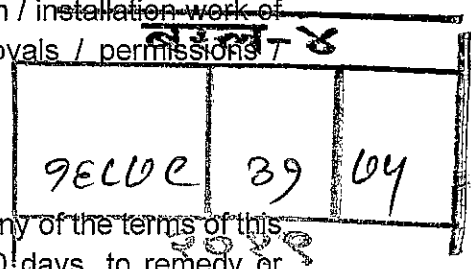




transferees stating that it shall step into the shoes of the Licensor and ensure that the Licensee continues to use the said Premises during the remaining Term of the license on the same terms and conditions.. It is further agreed that the Licensor shall intimate the Licensee about any sale or transfer of the said Premises by the Licensor during the License Period including additional term/s of this Agreement, within 15 days of such sale or transfer. Both parties agree that this clause shall be binding and continuing in nature in case of any change to the constitution of the Licensor or the articles/terms by which the Licensor is constituted.

11.10 The Licensor will give permission to the Licensee to install/erect its signages (limited to two signages on the building façade as per **Annexure "3"**) at the Licensee's sole risk, cost, expense and liabilities, on the external of the building façade only at the places more particularly shown in the **Annexure "3"** annexed herewith. The signages shall be strictly limited to the specification and the dimensions as per the **Annexure "3"** annexed hereto. The permission to install/erect signages shall not, however, create any right, title and interest of whatsoever nature in the spaces provided to the Licensee for installing/erecting the signages. The permission so given is merely for installation/erection of signages at the given places. The said permission shall not give any branding rights to the building. The Licensee will give ten days prior intimation to the Licensor before installing/erecting its signages as per the aforesaid **Annexure "3"**.

11.11 The Licensee alone shall be responsible to obtain all permissions / sanctions / licenses etc. from the competent authorities. The Licensor shall not be responsible for the same; however, Licensor agrees to support the Licensee with Letters / documents to support its application for signage to authority/ies. The Licensee shall not start the erection / installation work of the signage without obtaining the necessary approvals / permissions / licenses to display the aforesaid signage.



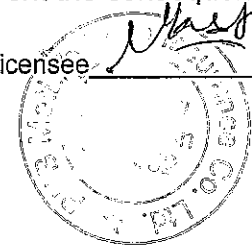
12. TERMINATION AND CONSEQUENCES

12.1 In the event of the Licensee committing a breach of any of the terms of this Leave and License Agreement and failing within 30 days to remedy or make good of such breach, on receipt of notice in writing from the Licensor, the Licensor shall be entitled to forthwith terminate this Leave and License Agreement without prejudice to any other rights or remedies which the Licensor will have under this Leave and License Agreement or under any other agreement or under any law and in such an event the consequences

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stipulated in clause 13.3 hereafter, shall apply, PROVIDED HOWEVER THAT in the event of the Licensee committing the same breach more than once then the aforesaid notice period of 30 (thirty) days for remedying the second and subsequent breach shall stand reduced to 7 (seven) days time. Upon termination of the Agreement, as contemplated herein, and the handing back of vacant and peaceful possession of the said Premises by the Licensee, the Licensor shall refund back the Security Deposit of **Rs. 70,43,556/- (Rupees Seventy Lakhs Forty Three Thousand Five Hundred Fifty Six Only)** within 10 (ten) days from the date of such termination subject to deductions as per the terms set out in this Agreement.

12.2 In case of any legislation or law being enacted whereby the Licensee is either prohibited from enjoying peaceful possession of the said Premises, on account of the Licensor's negligence, then the Licensee is entitled to terminate the Agreement with immediate effect and the Licensor shall have to refund back the back the Security Deposit of **Rs. 70,43,556/- (Rupees Seventy Lakhs Forty Three Thousand Five Hundred Fifty Six Only)** within 10 (ten) days from the date of such termination subject to deductions as per the terms set out in this Agreement.

12.3 In the event the Licensor terminates the Leave & License Agreement due to non-payment of License Fees and Signage Charges by the Licensee for 2 (two) consecutive months, then in that event the entire Security Deposit amount shall be forfeited by the Licensor and the Licensee shall not demand a refund for the same.

12.4 The Licensee shall be entitled to terminate this Agreement by providing six months prior notice in writing.

12.5 This Agreement hereby entered shall automatically stand terminated and determined on the Licensee being wound up or going into liquidation voluntarily or through Court In such event, the Licensee shall vacate and remove itself and all its belongings and personnel and handover the said Premises to the Licensor in an "as is where is" condition, subject to normal wear and tear of the Premises, against receipt by the Licensee of the Security Deposit.

In the event an application with the competent authority for winding up of the Licensee company is filed and in such an event, if the Licensee fails to pay the License Fees and Signage Charges for 2 (Two) consecutive

Licensor



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Licensee





months and does not pay the outstanding License Fees and Signage Charges within a period of 7 (Seven) days after the Licensor has given a written notice to that effect, the Licensor shall be entitled to terminate the Leave & License Agreement and enter upon the premises without giving further notice. During and after such termination, the Licensor shall be entitled to deal with the premises along with its furniture, fixture, fittings etc. in any manner it may so desire.

12.7 Upon termination or sooner determination of this Agreement for any reason whatsoever:

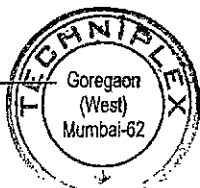
12.7.1 The Licensee shall remove or cause to be removed itself, its directors, its agents and all its employees and all other person or persons and their respective belongings, chattels, articles and things from the said Premises as also all signage installed in or on the outer façade of the building and shall hand over to the Licensor vacant, quiet, peaceful and exclusive possession of the said Premises (reasonable wear and tear excepted) prior to receipt by Licensee of the Security Deposit as per the procedure set out in Clauses 7.3;

12.7.2 The Licensee shall dismantle and bring down the Signages erected by the Licensee on the external façade of the said building in a manner so as not to cause any damage to the façade, terrace or any other portion of the building. Such signages shall be removed by the Licensee when the Licensee vacates and hand over the said Premises to the Licensor.

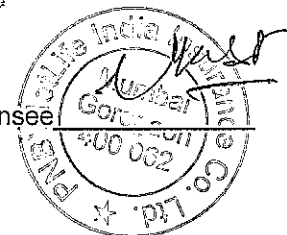
12.7.3 In the event the Licensee fails to vacate the said Premises on termination/expiration of the License Period and the Licensor is willing to refund the Security Deposit after deducting reasonable amounts, if any, due and payable by the Licensee to the Licensor as aforesaid, then without prejudice to all other rights of the Licensor, the Licensor shall be entitled to claim License Fee at the last prevailing rate for such delay in vacating the said Premises and in addition thereto, an additional penal compensation equivalent to 200% of License Fee payable for such extended unauthorized occupancy. For example, if the Monthly License Fee is an amount of Rs. 14,98,260/- then in such an event the monthly License Fee shall be increased to an amount of Rs. 44,94,780/- and the Licensee shall be liable to pay the same.

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Licensee





The Licensee shall pay and clear all amounts duly payable by the Licensee to the Licensor under this Agreement.

7.5 Notwithstanding anything contained hereinabove save and except what is stated in Clause 7.3.2 above, in the event the Licensor fails to refund the Security Deposit subject to the agreed deductions there from simultaneously against the Licensee vacating and handing over the said Premises, the Licensee shall be entitled to charge interest @ 18% p.a. on the Security Deposit remaining unpaid from such expiry or termination until its due payment, and shall also be further entitled to continue to occupy the said Premises without payment of the License Fee or any other charges. It is clarified that such continued occupation by the Licensee in the said Premises or any part until the date of receipt of the Security Deposit amount as aforesaid (after such permissible deductions) shall not constitute a default by the Licensee under this Agreement, and shall be without prejudice to the other rights and remedies available to the Licensee under law.

13. NO LEASE, TENANCY ETC.

13.1 The use and occupation by the Licensee of the said premises is confined, restricted and limited only to the said Premises and neither amounts to nor is it intended to create any, lease, tenancy, sub-tenancy rights or as transferring any right, title or interest of any nature whatsoever in favour of the Licensee in, over or upon the said Premises or any part or parts thereof, save and except a bare license to enter upon and do the said business in the said Premises.

13.2 At no point of time, irrespective of any change in law, the Licensee shall never claim and/or anyone on behalf of the Licensee shall contend that this Leave and License Agreement or the use and occupation of the said Premises amounts to or create any lease, tenancy or sub-tenancy rights or creates or transfers any right, title, interest or easement of any nature whatsoever in favour of the Licensee in, over or upon the said Premises or any part or parts thereof.

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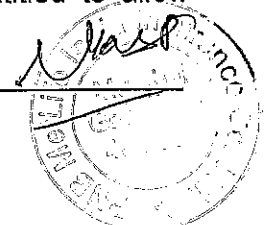
It is expressly agreed and confirmed by the Licensee that the said Premises is given to the Licensee on personal basis and the Licensee shall not be entitled to transfer any of the benefits and / or obligations of this Leave and License Agreement to anybody else and shall not be entitled to allow

Licensor

[Handwritten Signature]



Licensee





anybody else and/or any other person or entity to occupy the said Premises or any part thereof.

13.4 It is expressly agreed by and between the parties hereto that the Licensee Fee and Signage Charges payable by the Licensee to the Licensor shall for all purposes be deemed to be the fair and reasonable License Fee and Signage Charges and the Licensee shall not under any circumstances challenge the same in any court of law or any other authority or tribunal or forum as not being a fair License Fee and Signage Charges in respect of the license herein granted of the said Premises.

13.5 If as a result of any legislation, the Licensee becomes entitled to continue the use or occupation of the said Premises against the will or desire of the Licensor or if any of the rights, powers or privileges of the Licensor becomes incapable of legal recognition or enforcement in their entirety, in such event, the Licensee shall not take advantage of such legislation and shall continue to use the said Premises in accordance with this Leave and License Agreement and the provisions of such legislation shall, so far as they are inconsistent with the provisions of this Leave and License Agreement, be deemed to have been waived by the Licensee, as long as such legislation is not in direct contravention to any statutory, civil and criminal law, which is binding on the Licensee.

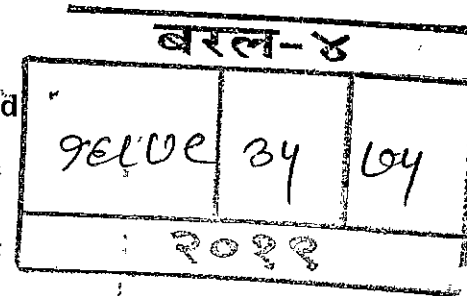
13.6 The Original keys of the lock of the said Premises shall remain with the Licensor and a duplicate set of keys shall be handed over to the Licensee. It is clearly agreed that the Licensee is given a mere permission to enter upon the said Premises during the subsistence of this agreement.

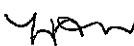
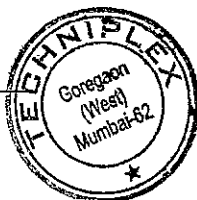
14. NOTICE:

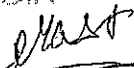
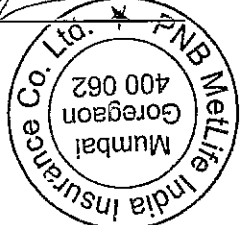
14.1 Any notice required to be served upon the Licensee shall be sufficiently served upon if posted by Registered A/D post or left at the address of the Licensee at the following address:

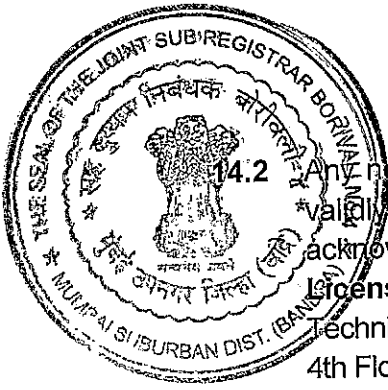
Licensee:

M/s. PNB MetLife India Insurance Company Limited
Office Unit No. 101
1st Floor, Techniplex - I, Techniplex Complex,
Veer Savarkar Flyover, Goregaon (West),
Mumbai - 400 062



Licensor 


Licensee 




14.2 Any notice sent under this Agreement to Licensor shall be deemed to be validly served if sent by Registered A.D. Post or Hand Delivery duly acknowledged at the following addresses:

Licensor:

Techniplex (AOP)
4th Floor, Techniplex – I, Techniplex Complex,
Veer Savarkar Flyover, Goregaon (West)
Mumbai – 400 062

14.3 PAN of the Parties:

Licensor:

Techniplex (AOP):

AABAT3650R

Licensee:

PNB MetLife India Insurance Company Limited: AACCM6448H

15. STAMP DUTY AND REGISTRATION:

15.1 The Licensee alone shall bear and pay the stamp duty and registration charges payable in respect of execution and registration of this Agreement. The original of this registered Leave & License Agreement shall be retained by the Licensor and its copy shall be retained by the Licensee.

16. NON-WAIVER:

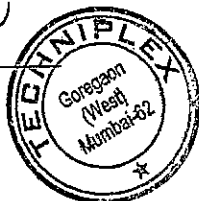
16.1 Any relaxation or indulgence granted or shown to the Licensee by the Licensor shall not in any way prejudice the right of the Licensor under this Agreement nor shall any waiver of any breach by the Licensee operate as waiver of any subsequent breach and not in any way add, alter or vary this Agreement.

17. FORCE MAJEURE:

17.1 For the purpose of this Agreement, Force Majeure shall be defined as any of the following events or conditions that directly or indirectly hinder, limit / make impossible the performance by a Party of any of its obligations under this Agreement, including but not limited to Acts of God, war (declared and undeclared), terrorist attacks, riots, civil disturbance, strike (provided the same is not attributable to either Party), fire, earthquake, explosion, floods, sabotage or any other event reasonably beyond the control of the Party that

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Licensor



Licensee





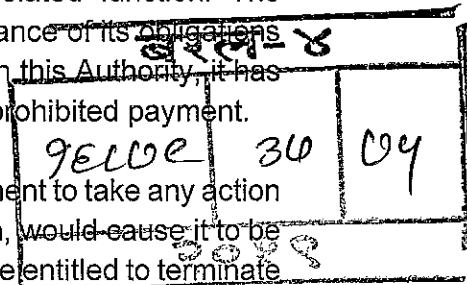
has been prevented of the performance of its obligations under the Agreement.

17.2 If at any time during the term of this Leave and License Agreement the said Premises is damaged, either wholly or partially, by force majeure events such as storm, flood, tempest, earthquake, war, riot, civil commotion or any other irresistible force or act beyond the control of the Licensee or any act of God or if the said Premises is destroyed or damaged (whether in whole or in part) and uninhabitable whereby the Licensee is prevented from using the said Premises or any part thereof (caused not due to default/s, act/s, omission/s, commission/s on the part of the Licensee and/or anyone else), this Agreement shall stand terminated. Upon termination of this Agreement pursuant to such event, the Licensor shall be bound and be liable to refund the Security Deposit after deductions, if any, as mentioned in this Agreement, to the Licensee and the Licensee shall forthwith vacate the said Premises.

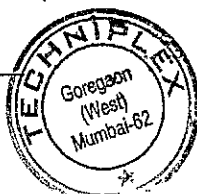
18. COMPLIANCE WITH ANTI BRIBERY LAWS:

18.1 The Licensor, its employees and anyone for whose acts or defaults it may be vicariously liable or anyone acting on behalf of any of them, shall not make any payments in violation of any applicable anti-bribery law in connection with or in any way relating to or affecting this Agreement. The Licensor acknowledges that international anti-corruption laws prohibit any direct or indirect payment/receipt of money or anything of value to/from any person (including but not limited to any Government Official, international organization, non-U.S. political party, party official or candidate for political office) for the purpose of obtaining, retaining or directing business, securing any improper advantage in the conduct of business, or inducing the improper performance of any public or business-related function. The Licensor represents and warrants that in the performance of its obligations under this Agreement, or otherwise in connection with this Authority, it has not made and agrees that it will not make, any such prohibited payment.

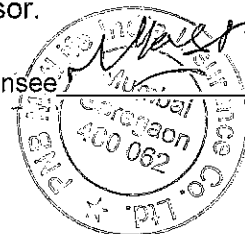
18.2 The Licensee shall not be obligated under this Agreement to take any action or omit to take any action that it believes, in good faith, would cause it to be in violation of any applicable law. The Licensee shall be entitled to terminate this Agreement or suspend payments under this Agreement at any time prior to the termination date if the Licensee believes, in good faith and on the basis of credible information, that a violation of any applicable anti-bribery law, rule or regulation has occurred or is reasonably likely to occur by or on behalf of, or which is attributable to the Licensor.



Licensor Yvan



Licensee





18.3 The Licensor shall not, either in whole or in part, assign any rights, duties or obligations under this Agreement (including payments that are due or will become due in the future) to any third party, including any sub-contractor, without the express prior written approval of the Licensee. Unless otherwise agreed by the Licensee in writing, all obligations of the Licensor under this Agreement will be performed by the Licensor or its employees.

18.4 Any Party may, at any time and for any reason, disclose the existence and terms of this Agreement to any person when such Party determines that such person has a legitimate need for this information, including any government or government agency.

19. PARTIAL INVALIDITY:

19.1 If at any time, any provision of this Leave and License Agreement shall become or be held illegal, invalid or unenforceable in any respect under any law, then the legality, validity or enforceability of the remaining provisions of this Leave and License Agreement shall not in any way be thereby affected or impaired. Any invalid or unenforceable provisions of this Leave and License Agreement shall be replaced with a provision which is valid and enforceable and most nearly reflects the original intent of the invalid or unenforceable provision.

20. SUPERSESSION:

20.1 This Agreement constitutes the entire agreement between the Licensor and the Licensee and supersedes all prior understandings and writing between the Parties.

21. AMENDMENTS:

21.1 No additions, alterations or amendments to any of the terms, conditions and provisions mentioned herein, shall be valid, operative, effective, binding upon or enforceable against any of the Parties hereto unless the same are recorded in writing and signed by the Parties hereto.

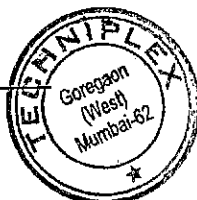
22. HEADINGS:

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

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98102 36 04
2020

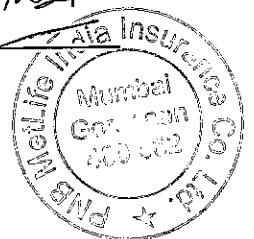
Licensor

[Signature]



Licensee

[Signature]





23. DISPUTE RESOLUTION MECHANISM:

23.1 If any dispute, difference or claim between the Parties hereto in connection with this Agreement or validity, interpretation, implementation and alleged breach of this Agreement or anything done or omitted to be done pursuant to this Agreement, the Parties shall attempt in the first instance to resolve the same through negotiations. If the dispute is not resolved through negotiations within thirty (30) days after commencement of the negotiations, the Parties may refer the dispute for resolution by arbitration through a sole arbitrator appointed by mutual consent of the Parties to the dispute. The arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 and the rules framed there under or any statutory modifications thereto. The proceedings of arbitration shall be conducted in English language. The arbitration shall take place in Mumbai. The award of the arbitrator shall be final and binding on the Parties. Subject to the above, the competent courts in Mumbai shall have jurisdiction to deal with any dispute, difference or claim between the Parties under this Agreement. It is amply clarified and understood between the parties hereto that during the subsistence of this Agreement, the payment of License Fees under this Agreement shall continue without a break even during any arbitration or court proceedings that may be initiated by either party. This is notwithstanding the Licensor's right to terminate this Agreement in terms of Clause No.13 of this Agreement.

**FIRST SCHEDULE
(Description of the said Land)**

बरल-४		
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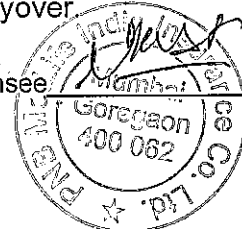
All that piece or parcel of land situated in the village of Pahadi Goregaon (West), Taluka Borivali in Greater Mumbai in the Registration Sub-District of Bombay City and Bombay Suburban bearing CTS No. 928A Part of Village Pahadi Goregaon (West) and CTS No. CTS No. 73B Part, CTS No. 73 C Part, and CTS No.73D Part of Village Chincholi, admeasuring about 7877.16 square meters equivalent to 9417.58 square yards or there about and bounded as follows:-

- On or towards the East by : Boundary of Pawan Baug and Lilya Nagar
- On or towards the West by : Boundary of A.K. Tower and Layout of R.G. of adjoining plot bearing GT No 929 Part
- On or towards the North by : Boundary of CTS No 73 Part-reserved for R.G.
- On or towards the South by : 90' ft. wide Veer Savarkar Flyover

Licensor



Licensee





SECOND SCHEDULE
(Description of the Premises)

Office Unit No. 101 totally admeasuring about 11,320.00 Square Feet of Carpet Area together with Fourteen Nos. Car Parking Space bearing Nos. 1,2,3,4,11,12,13,14,24,25,79,80,81 and 82 on the Podium - 2 of the building known as Techniplex - I in the complex known as Techniplex Complex situated on plot of land more particularly described in the First Schedule hereinabove written.

IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET THEIR HANDS ON THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST WRITTEN

SIGNED and DELIVERED by the)
within named **Licensor** through the)
hands of **M/s Techniplex (AOP)**)
Through its Authorized Signatory)
Mr. Ismail A.K. Balwa)

For **TECHNIPLEX**
Ismail A.K. Balwa
Authorized Signatory

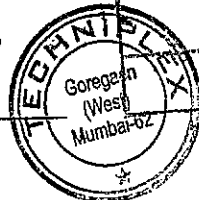


In the presence of :

- [Signature]*
- [Signature]*

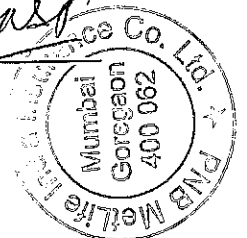
वरल-४		
१६६६	४०	०५

Licensor



32

Licensee



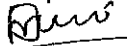
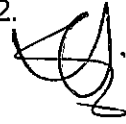
SIGNED and DELIVERED by the)
 within named Licensee through the)
 hands of M/s. PNB MetLife India)
 Insurance Company Limited through its)
 Authorized Signatory Mr. Mahesh Garg)
 (Associate General Manager))

For PNB MetLife India Insurance Co. Ltd.

 Authorised Signatories



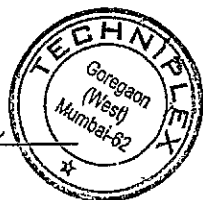
In the presence of :

1. 
2. 



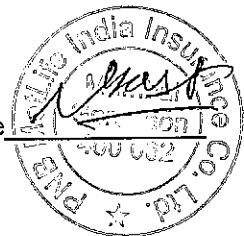
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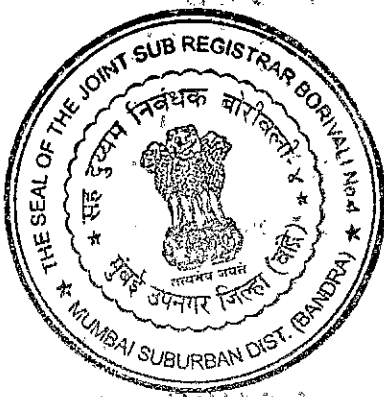
Licensor



33

Licensee





बरल-४		
१९६०२	४२	७५
२०११		

BRIHANMUMBAI MAHANAGARPALIKA

NO.CHE/9299/BP(WS)/AP of

15 OCT 2010

PART OCCUPATION CERTIFICATE

To,

Shri Hussein Abdul Karim Balwa & Others,
Owner.

Office of the Lic. Engr. (B.E.) W.S.-4
Municipal Corporation, Mumbai
Near Sector 10, D.A. Road,
90th D.P. Rd., Kandivali (E)
Mumbai-400 101

Sub :- Permission to occupy part completed I.T. Bldg. No. 4 on sub-plot 'C' bearing CTS No.928-A, 928-A/1 to 24 of Village Pahadi Goregaon (West), CTS No.1390, 1390-A, 1390/1 to 11 of Village Malad (S), Old CTS No.73-D, 73-D/10, 73-D/11-B, 73-D/12 to 17 & New CTS No.73-A/D of Village Chinchavali at Goregaon (West).



Ref :- Your Lic.Surveyor's letter
dtd.14.10.2010.

Sir,

बरल-४

96102	x3	64
२०११		

The part development work of I.T. Office Bldg. No.4 comprising of Basement + Stilt + 1st to 2nd level Podium (for car parking) + 1st to 3rd upper floors and unit No.16-A, 16-B, 16-C & 17 at 5th floor on plot bearing CTS No.928-A, 928-A/1 to 24 of Village Pahadi Goregaon (West), CTS No.1390, 1390-A, 1390/1 to 11 of Village Malad (S), Old CTS No.73-D, 73-D/10, 73-D/11-B, 73-D/12 to 17 & New CTS No.73-A/D of Village Chinchavali at Goregaon (West), Mumbai , completed under the supervision of Shri Manoj Dubal of M/s. Manoj Paresh Consultants, Lic. Surveyor having Lic. No.D/203 Shri P.K.Sura of M/s. Sure & Associates, Lic. Structural Engineer having Lic. No. STR/S/76 and Lic. Site Supervisor, Shri Milind S. Phanse having Lic. No.P/468/SS-I, may be occupied on the following conditions:-

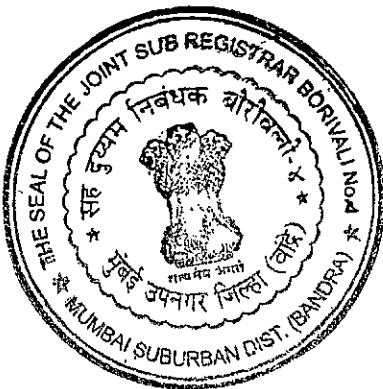
- 1) That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. 'P/South' Ward and a certified copy of the same shall be submitted to this office.

2) That the possession letter from the existing tenants/occupants shall be submitted within three weeks from the date hereof.

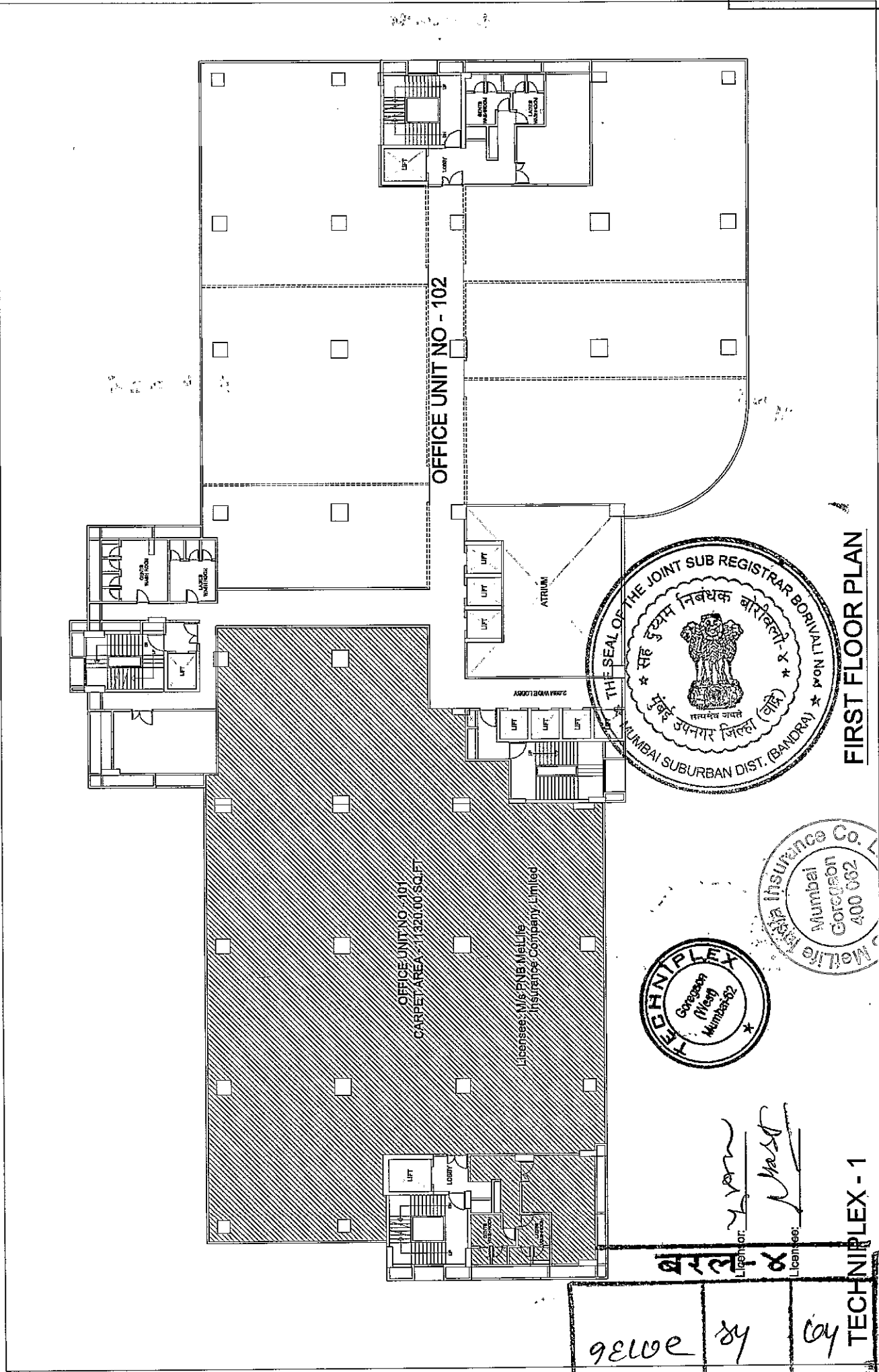
A set of certified completion plan is returned herewith.

Yours faithfully,

S. S. S.
Ex. Eng. (Bldg. Prop.) W.S. 'P' Ward



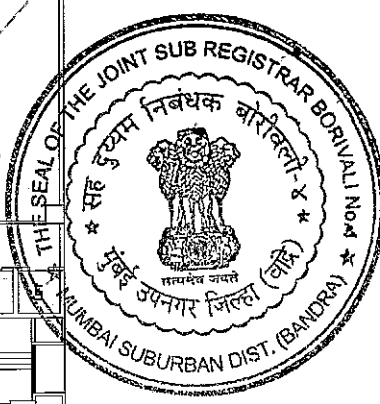
बंदरा-४		
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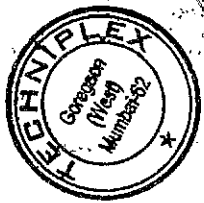
OFFICE UNIT NO - 102

OFFICE UNIT NO - 101
CARPET AREA - 11,320.00 SQ.FT.

Licenses: M/s PNB MetLife
Insurance Company Limited



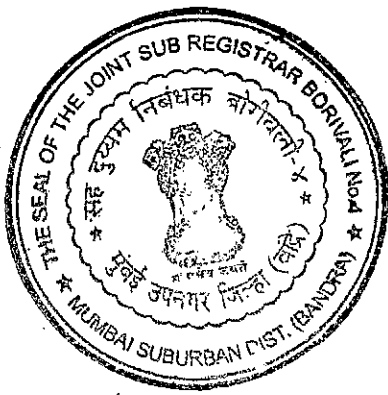
FIRST FLOOR PLAN



Licensee: *M. V. Varn*
 Licensee: *M. V. Varn*
 Licensee: *M. V. Varn*

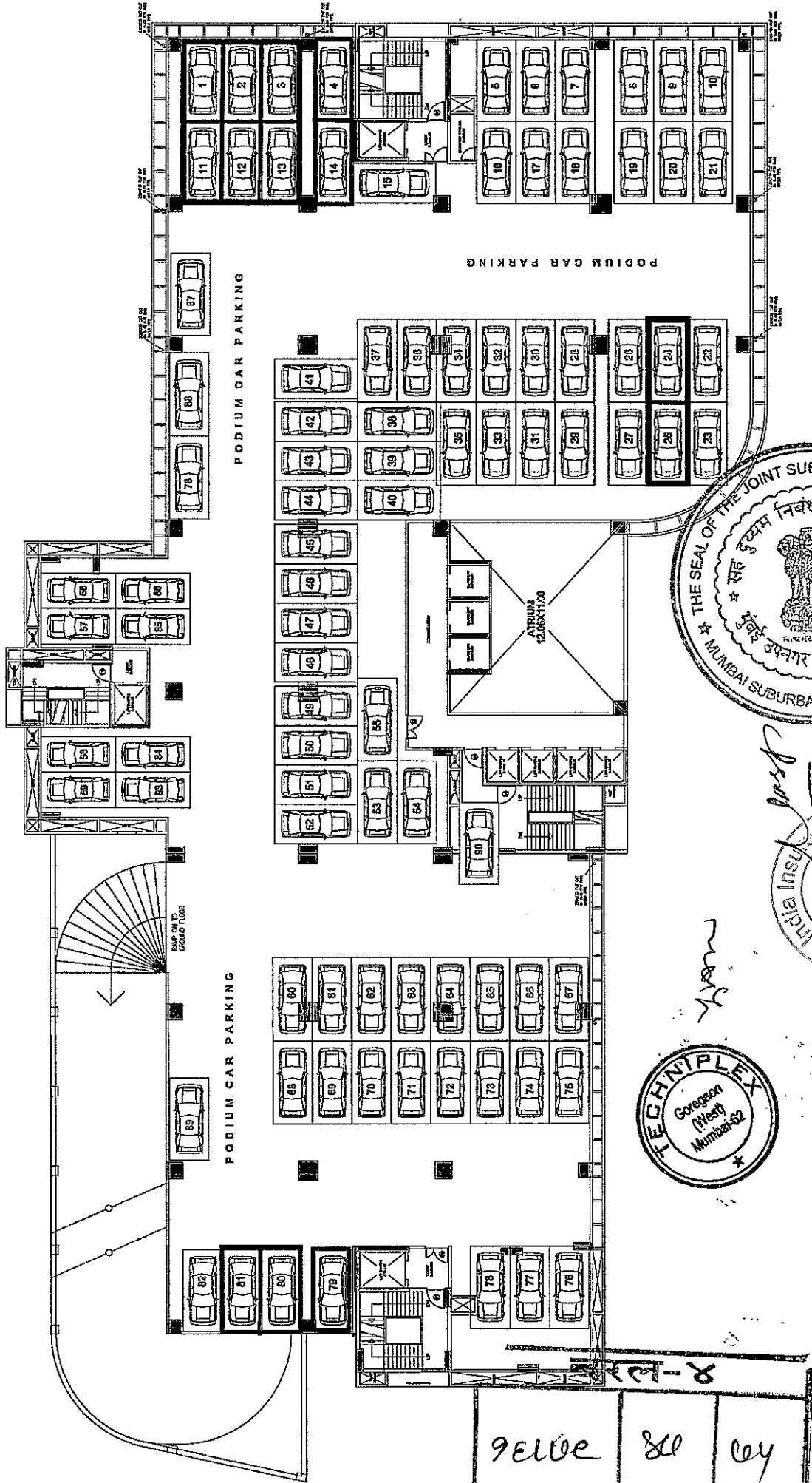
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TECHNIPILEX - 1

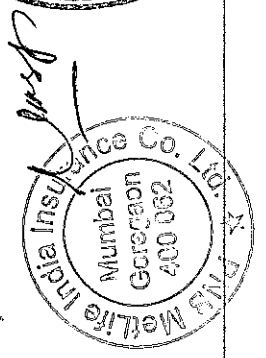


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TOTAL PARKING-86



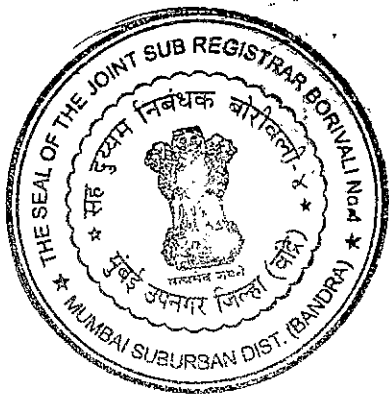
SECOND PODIUM FLOOR PLAN



Techniplex TECHNIPLEX COMPLEX

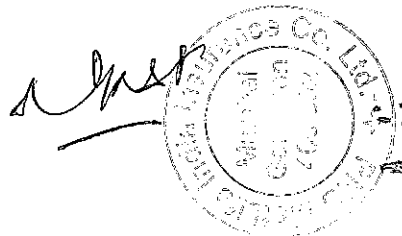
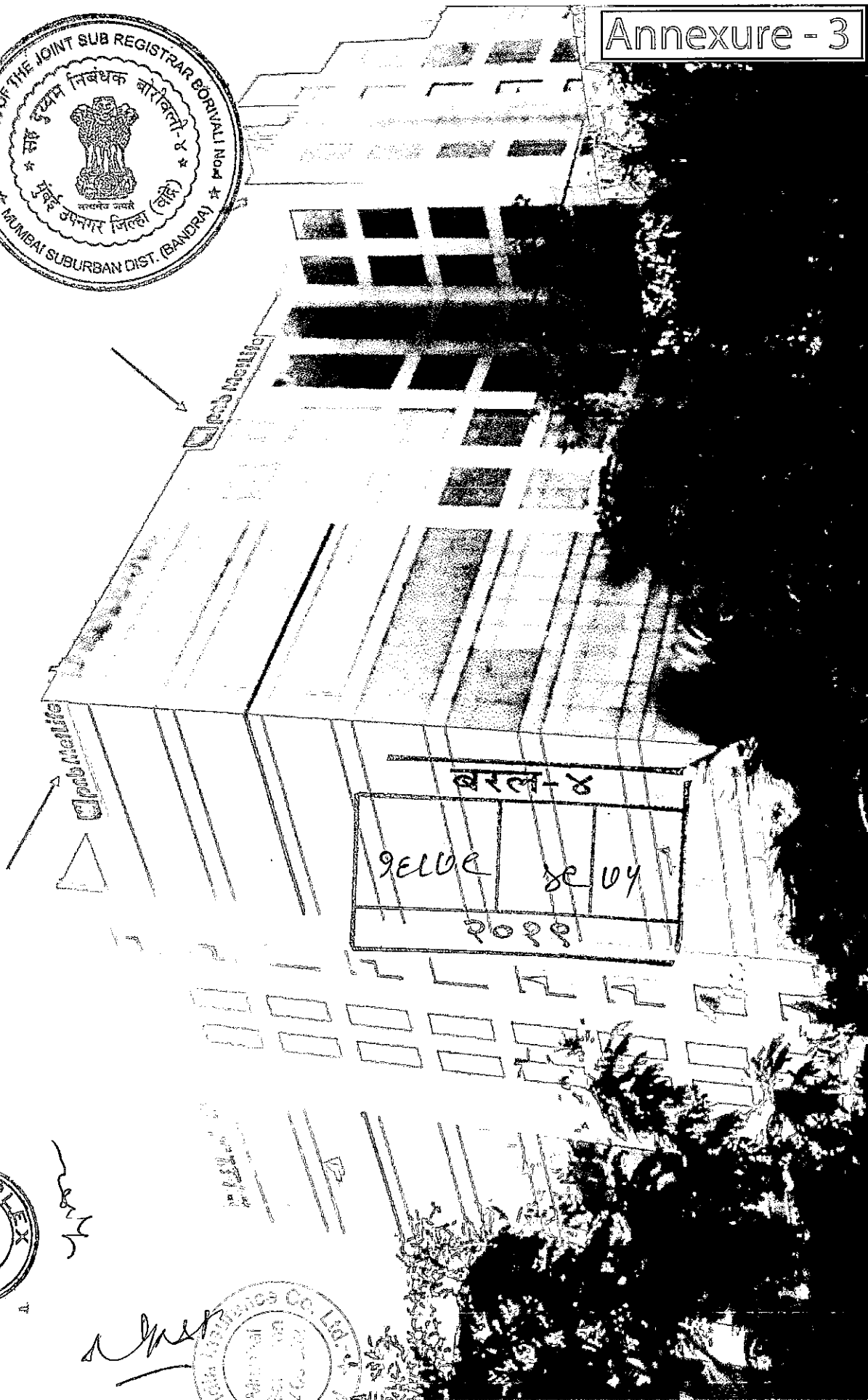


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2022



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Signage Placement Location
marked with Red Arrow





बॉरिवली - ४		
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Techniplex

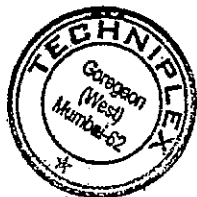
TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Ismail Abdul Karim Balwa, a member of Techniplex (AOP), is hereby authorized to execute the Leave and License Agreements on behalf of Techniplex (AOP) and also to present the said Leave and License Agreements before Sub-Registrar of Assurances for registration thereof.

For Techniplex (AOP)


(Hussein A. K. Balwa)
Authorised Signatory

Date : December 31, 2012



बल-४		
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बरेल-४		
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TECHNIPLEX

30/01/2007
 Permanent Account Number
AABAT3650R

18012014

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BALWA ISMAIL ABDULKARIM
ABDULKARIM EBRAHIM BALWA

18/05/1962
 Permanent Account Number
AABPB7570M

Balwa
 Signature

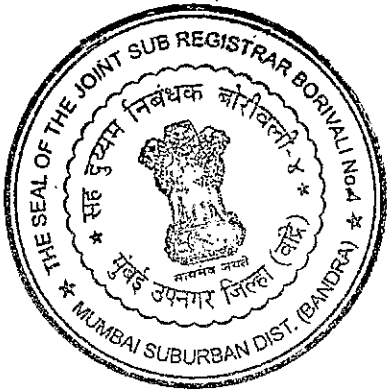
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Balwa



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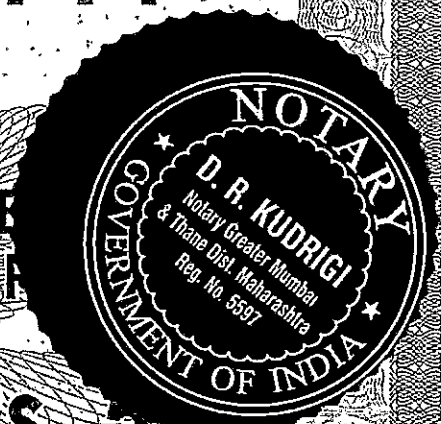
बदल-४		
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भारतीय गैर न्यायिक

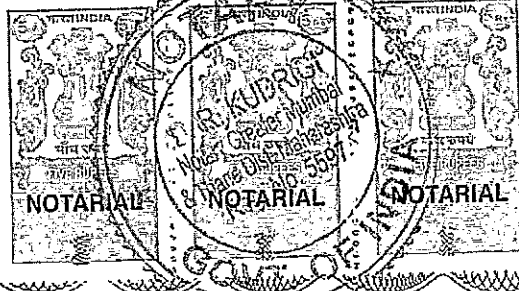
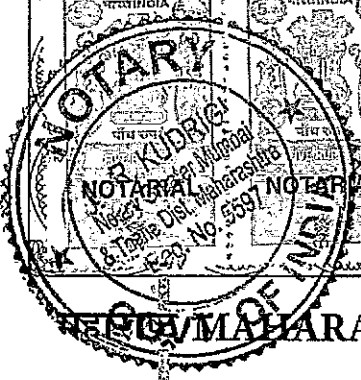
भारत INDIA

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MAHARASHTRA

2019

AV 302692



Sl. No.
9344/19

प्रधान मुद्रांक कार्यालय, मुंबई.
प.म.वि.क्र: ८०००००७
13 NOV 2019
सक्षम अधिकारी

श्री. आंबेकर

POWER OF ATTORNEY

This Power of Attorney is executed by PNB MetLife India Insurance Company Limited, a company registered under the Companies Act, 1956 and having its registered office at Unit No. 701, 702 & 703, 7th Floor, West Wing, Raheja Towers, 26/27 M G Road, Bangalore -560001 and corporate office at 101, 1st Floor, Techniplex 1, Techniplex Complex, Off Veer Savarkar Flyover, Goregaon (W), Mumbai - 400 062 (hereinafter referred to as the "Company"), through its Managing Director & CEO, Mr. Ashish Kumar Srivastava, by virtue of a resolution passed by the Board of Directors at its meeting dated 10th October, 2017.

The Company does hereby nominate and appoint Mr. Mahesh Garg S/O Mannalal Garg, residing at C503, Mahavir Darshan CHSL, Sector 2, Charkop, Kandivali (W) Mumbai 400067, currently working as Associate General Manager, of the Company having employee code 1023646 as its duly constituted attorney for and on behalf of the Company to do all or any of the following acts, deeds or things



वरल-४
98102 44 104
2019

जोड़पत्र-9 / Annexure-I
फकी प्रविज्ञापनासाठी / Only for Affidavit

मुद्रांक विक्री नोंद बही अद्य. क्रमांक/दिनांक
Sales Register, Serial No/Date:

मुद्रांक विकत घेणाऱ्याचे नांव व राहत्याथी पत्ता व सही
Stamp Purchaser's Name / Place of
Residence & Signature

श्री राजन गणपत शिंदे परवानाधारक मुद्रांक विक्रेत

परवाना क्रमांक एल.एस.व्ही.-८०००००७

जी-३, हेमू क्लासिक इमारत, अल्का विहार हॉटेलच्या बाजूला,

एल.आय.सी. कार्यालयाच्या मागे, एस.व्ही.रोड,

मालाड (पश्चिम), मुंबई-४०० ०६४.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांची त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिऱ्यात वापरणे बंधनकारक आहे.

Tel.: 28807359 / Mob.: 9820141066

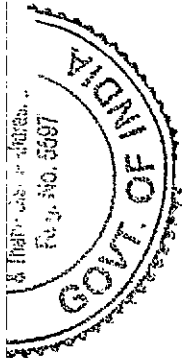
21 NOV 2019

21 NOV 2019

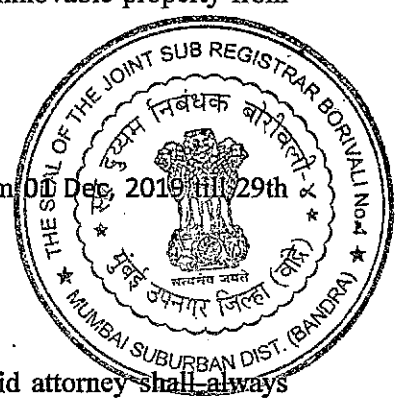
PNB MetLife India Insurance Co. Ltd.
1st Floor Techniplex 1, Techniplex Complex
Off Veer Savarkar Flyover,
Goregaon (W), Mumbai-400 062.



बदल-४		
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२०१९		



1. To execute Agreements to Lease, Lease Deed/s or Leave and License Deeds, Renewal of Lease Deeds or Leave and License Agreements, Release Deed, Surrender Deed, in respect of immovable property located at Goregaon (Mumbai) and Ghatkopar (Mumbai) with the owner/s of such respective immovable properties, solely for the purpose of taking of such property on lease / leave and license for use by the Company as its office premises and for surrendering of such property after expiry or upon early termination of the lease / leave and license period.
2. To appear before the concerned Sub-Registrar or any other competent authority and admit execution of the said License/Lease Deeds/Release Deeds/Renewal Deeds and present the same for registration and /or to file any documents, instruments, papers, in respect of all or any proceedings, matters or transactions relating to or pertaining to the Lease Deed/License Deed/s.
3. To execute and/or file, all documents required to be executed in respect of the lease/license of the immovable and the rights of the Company under the same;
4. To effect and to carry out all such alterations, additions, variations or corrections in any of the documents filed before the Sub-Registrar or any other appropriate authority;
5. To collect the registered lease deed/license deed in respect of the immovable property from the concerned Sub-Registrar.
6. To do all acts deeds and things to give effect to the above.
7. This power of Attorney is valid for 3 (Three) months effective from 01 Dec, 2019 till 29th Feb, 2020.



The power provided herein cannot be sub-delegated.

Provided that notwithstanding anything hereinbefore contained the said attorney shall always act within and not outside the instructions or directions received by him from the Company and the Company agrees to ratify all acts and things lawfully done by said Power of Attorney Pursuant to the powers herein before contained. This Power of Attorney is revocable at the Will of the Company.

All acts and things done by Mr. Mahesh Garg in executing & registering Lease Deed/s or Leave and License Deeds/ Release Deed for the premises located at Goregaon (Mumbai) an shall be binding on the Company and that this Power of Attorney shall remain in force for the period

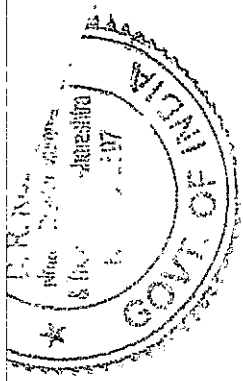
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NO
VALON



बरल-४

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२०२१		



above mentioned unless specifically revoked by the Company earlier or forthwith from the date Mr. Mahesh Garg ceases to be an employee of PNB MetLife India Insurance Company Ltd..

IN WITNESS WHEREOF the undersigned has set his hand to this deed on this the 12 Day of Dec, 2019 in the presence of the following witnesses:

Accepted:

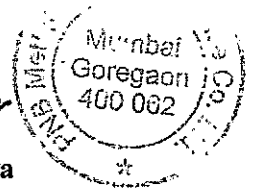
PNB MetLife India Insurance Company Limited

Mahesh Garg

Mr. Mahesh Garg.

A.K. Srivastava

Mr. Ashish Kumar Srivastava
Managing Director & CEO



Witness:

1)

2)



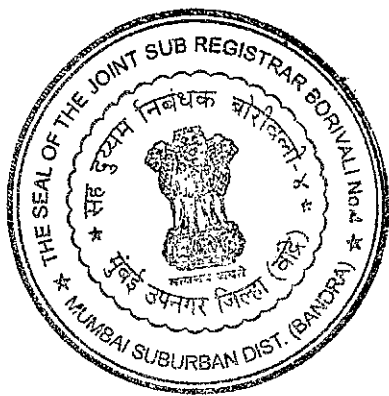
BEFORE ME

D.R. Kudrigi
12/12/19

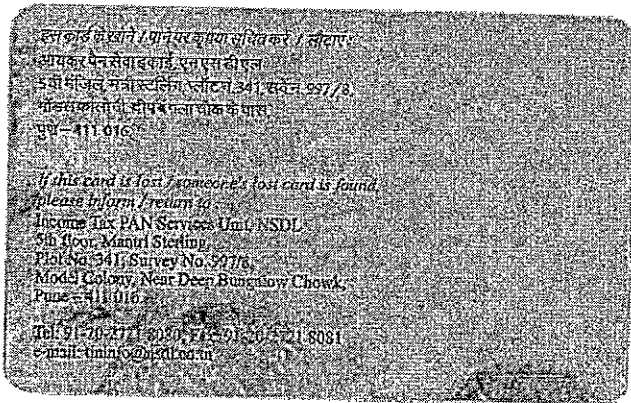
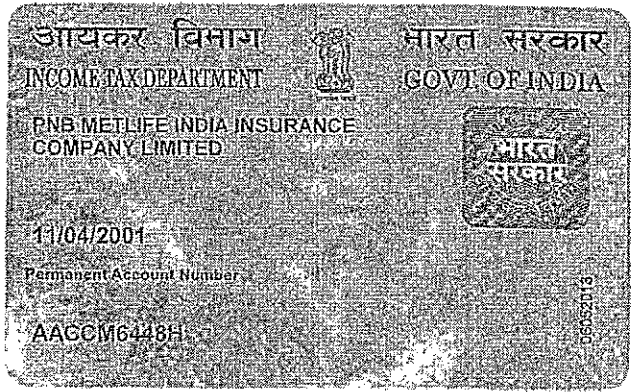
D. R. KUDRIGI
Notary Greater Mumbai & Thane Dist.,
Maharashtra
Reg. No. 5597

बरल-४

१९७९	५९	७५
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बंदरा ४		
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बरल-४

१६७०८	६९	८५
२०१९		

आयकर विभाग

INCOME TAX DEPARTMENT

MAHESH GARG

MANNALAL GARG

21/01/1982

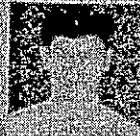
Permanent Account Number
AJIPG9752A

M Garg
Signature



भारत सरकार

GOVT OF INDIA



M Garg

M Garg



MAHESH GARG



MAHESH GARG

Emp/No : 1029646

Department : Operations & Services

Blood Group : O+ve

M Garg
Authorised Signatory

अधिकृत के रूप में कार्य करने के लिए प्राधिकृत किया गया

M Garg

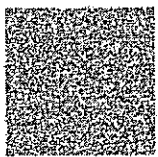
बतल-8		
9 E 10 E	E2	104



भारत सरकार
GOVERNMENT OF INDIA



महेश गर्ग
Mahesh Garg
जन्म तारीख/DOB: 21/01/1982
पुरुष/ MALE
Mobile No: 9823998760



5602 4538 1003
VID : 9115 0607 5546 7031

माझे आधार, माझी ओळख

M Garg



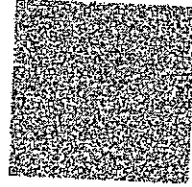
बरल-४		
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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
फ्लॉट नं सी-503, चारकोप महावीर दर्शन सीएचएस, प्लॉट
नं 2, सेक्टर 2, चारकोप, कांदिवली वेस्ट, चारकोप
पोलिस स्टेशन जवळ, कांदिवली वेस्ट, मुंबई, मुंबई
उपनगर,
महाराष्ट्र - 400067

Address :
C/O, Flat No C-503, Charkop Mahavir Darshan Chsl,
Plot No 2, Sector 2, Charkop, Kandivali West, Near
Charkop Police Station, Kandivali West, Mumbai,
Mumbai Suburban,
Maharashtra - 400067



5602 4538 1003
VID : 9115 0607 5546 7031



1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947
Bangalore-560 007

[Handwritten signature]

वरल-४

१९८८	EX	८५
२०१२		



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

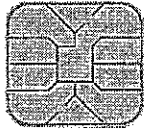
DL No. MH02 20120052914
 Valid Till : 30-08-2032 (NT)

DOI : 31-08-2012



FORM 7
 RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA



COV DOI
 LMV 31-08-2012
 MCWG 31-08-2012



DOB : 16-07-1936 BG :

Name : MAHESH MHABDI
 S/DW of: RAMESH MHABDI
 Add: BALWADI NGR GALLI NO-2, SAKHARAM BUVA
 PATIL MARG, 19 RD, KHAR (W),
 MUMBAI
 PIN : 400052
 Signature & ID of
 Issuing Authority: MH02 2012311

Signature/Thumb
 Impression of Holder

Handwritten signature

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH02 20100071967
 Valid Till : 12-04-2030 (NT)

DOI : 13-04-2010

FORM 7
 RULE 16 (2)

DLD 16-05-2014
 AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

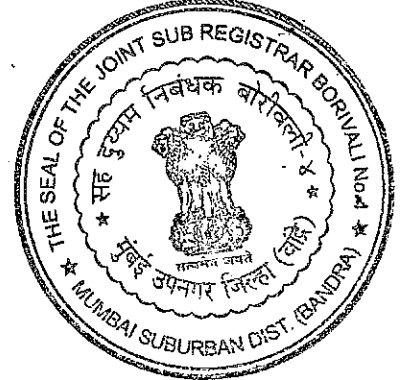
COV DOI
 LMV 13-04-2010
 MCWG 13-04-2010

DOB : 21-02-1992 BG :

Name : ABDUL AH KADIWALA
 S/DW of: MOHD MOHSIN KADIWALA
 Add: 7011A-WING, FARHAT APT., BANDIVALI HILL RD,
 JOGESHWARI (W), MUMBAI 400102
 PIN :
 Signature & ID of
 Issuing Authority: MH02 2014408

Signature/Thumb
 Impression of Holder

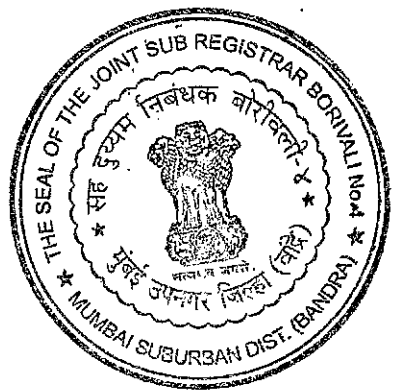
Handwritten signature



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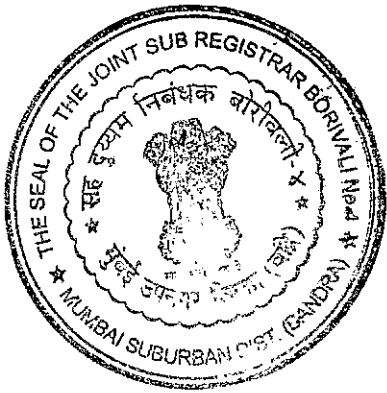


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बरल-४

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बरल-४		
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बरल-४

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बंदरा-६

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बंदरा-४		
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२०१९		



बंदरा		
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२०२२		

387/16879

मंगळवार, 17 डिसेंबर 2019 11:19
म.पू.

दस्त गोषवारा भाग-1

बरल-4

दस्त क्रमांक: 16879/2019

दस्त क्रमांक: बरल-4 /16879/2019

बाजार मुल्य: रु. 70,43,556/- मोबदला: रु. 15,36,260/-

भरलेले मुद्रांक शुल्क: रु.2,40,000/-

दु. नि. सह. दु. नि. बरल-4 यांचे कार्यालयात

अ. क्रं. 16879 वर दि.17-12-2019

रोजी 11:15 म.पू. वा. हजर केला.

पावती:18637

पावती दिनांक: 17/12/2019

सादरकरणाराचे नाव: मेसर्स. टेकनिप्लेक्स ए ओ पी तर्फे
इस्माईल अब्दुल करीम बालवा

नोंदणी फी

रु.
1000.00

दस्त हाताळणी फी

रु.
1500.00

पृष्ठांची संख्या: 75

दस्त हजर करणाऱ्याची सही:

एकुण: 2500.00

सह दु.नि.का-बोरीवली4

सह दु.नि.का-बोरीवली4

दस्ताचा प्रकार: 36-अ-लिक्ड अँड लायसन्सेस

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

शिवका क्रं. 1 17 / 12 / 2019 11 : 15 : 37 AM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 17 / 12 / 2019 11 : 18 : 18 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्ताऐवज हा नोंदणी कार्यालयात 17/12/2019 रोजी उरलेल्या नमूद मुद्रांकाचा नोंदणीस दाखल केलेला आहे. उरलेल्या मुद्रांक शुल्काचा निव्वळ अर्थ, आर्थीकर व सोबत जोडलेल्या कायदेशीर वावासाठी दस्त निष्पत्तीक वरतून उरलेल्या मुद्रांकाचा जबाबदार राहतील.

लिहून देणार

लिहून देणार

बरल-4

9E10E 03 04

२०१९



EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH009515784201920E	0004916405201920
2	1612201909310	1612201909310D

16879 /2019

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2. Get print immediately after registration.

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बरल-४		
१६७६	७५	७५
२०१९		



प्रमाणित करण्यात येते की, या दस्तामध्चे एकूण.....७५.....पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

बरल ४/ १६७६ /२०१९
पुस्तक क्रमांक -१ क्रमांक.....वर
नोंदला. १७/१२/२०१९
दिनांक :

सह दुय्यम निबंधक बोरीवली क्र. ४
मुंबई उपनगर जिल्हा.



दस्त गोषवारा भाग-2

बरल-4

दस्त क्रमांक:16879/2019

17/12/2019 11 46:14 AM

दस्त क्रमांक :बरल-4/16879/2019

दस्ताचा प्रकार :-36-अ-लिन्हू अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स. टेक्निप्लेक्स ए ओ पी तर्फे इस्माईल अब्दुल करीम बालवा पत्ता:-, 4, टेक्निप्लेक्स 1, टेक्निप्लेक्स कॉम्प्लेक्स गोरगाव वॅस्ट, ऑफ. वीर सावरकर फ्लाइओवर, बंगूर नागर, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AABAT3650R	लायसेन्सार वय :-57 स्वाक्षरी:-		
2	नाव:पीएनबी मेटलाईफ इंडिया इन्शुरन्स कंपनी लिमिटेड चे ऑथोराइज्ड सिगनेट्री महेश गर्ग पत्ता:प्लॉट नं: ऑफिस युनिट नं. 701, 702 एंड 703, माळा नं: 7 वॅस्ट विंग, इमारतीचे नाव: रहेजा टावर्ज, ब्लॉक नं: बंगलुरु, रोड नं: 26/27 एम. जी. रोड, कर्नाटक, बंगलोर. पॅन नंबर:AACCM6448H	लायसेन्सी वय :-37 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित 36-अ-लिन्हू अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:17 / 12 / 2019 11 : 40 : 49 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अब्दुल्लाह कडीवाला वय:26 पत्ता:4, टेक्निप्लेक्स 1, टेक्निप्लेक्स कॉम्प्लेक्स, ऑफ. वीर सावरकर फ्लाइओवर, गोरगाव वॅस्ट, मुंबई पिन कोड:400104			
2	नाव:महेश रमेश म्हाब्दी वय:33 पत्ता:4, टेक्निप्लेक्स 1, टेक्निप्लेक्स कॉम्प्लेक्स, ऑफ. वीर सावरकर फ्लाइओवर, गोरगाव वॅस्ट, मुंबई पिन कोड:400104			

सर्व साक्षीदारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Identifier Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	साक्षीदार अब्दुल्लाह कडीवाला	17/12/2019 11:42:46 AM	अब्दुल्लाह मोहम्मद मोहसीन कडीवाला M XXXX XXXX 3260
2	साक्षीदार महेश रमेश म्हाब्दी	17/12/2019 11:43:39 AM	महेश रमेश म्हाब्दी M XXXX XXXX 8475

शिक्का क्र.4 ची वेळ:17 / 12 / 2019 11 : 43 : 56 AM

शिक्का क्र.5 ची वेळ:17 / 12 / 2019 11 : 45 : 01 AM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.का-बोरीवली4



