

**LEAVE AND LICENSE AGREEMENT 25<sup>th</sup> FLOOR THE RUBY TOWER**

**MINDSET ESTATES PRIVATE LIMITED (LICENSOR)**

**DSP ASSET MANAGERS PRIVATE LIMITED (LICENSEE)**

**THE RUBY MILLS LIMITED (OWNER/CONFIRMING PARTY)**



Receipt (pavti)

450/16870

Tuesday, August 06, 2024

5:44 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18189

दिनांक: 06/08/2024

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बवई3 -16870-2024

दस्तऐवजाचा प्रकार : 36-अ-लिक्व् अॅंड लायसन्सेस

सादर करणाऱ्याचे नाव: माइंडसेट इस्टेट्स प्रायव्हेट लिमिटेड चे ऑथो सिग्रेटरी सुधाकर शेटी - -

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 3000.00

*Vally*

सह दुय्यम निबंधक, मुंबई-3

ह. दुय्यम निबंधक,  
मुंबई शहर क्र. ३,

DELIVERED

बाजार मूल्य: रु.68442661/-

मोबदला रु.9701835/-

भरलेले मुद्रांक शुल्क : रु. 1634500/-

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824060014794 दिनांक: 06/08/2024

बँकेचे नाव व पत्ता:

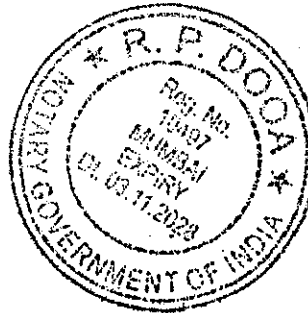
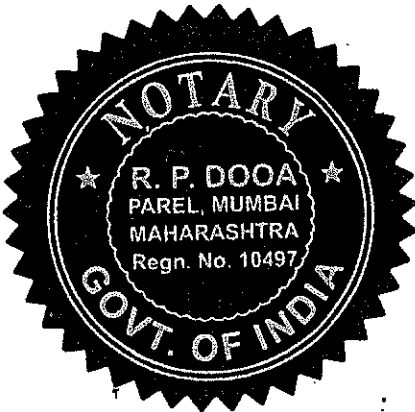
2) देयकाचा प्रकार: eChallan रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006332565202425E दिनांक: 06/08/2024

बँकेचे नाव व पत्ता:

Certified True Copy

*9/8/24*



RAKESH P. DOOA

B. Com., LL.B.

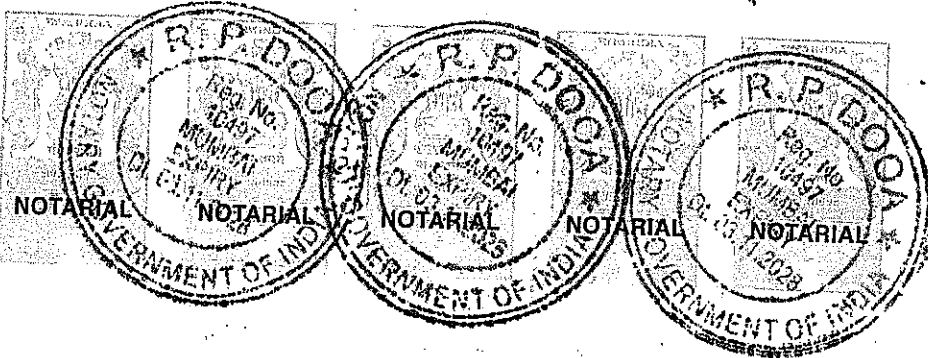
Advocate High Court,

Notary Government Of India

Shop No. 8, Kondaji Bldg. No. 3

Behind Tata Hospital, Parel,

Mumbai - 400012. 1/1







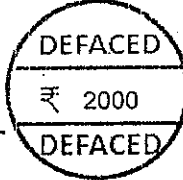
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0824060014794

Receipt Date 06/08/2024

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 16870 dated 06/08/2024 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.



**Payment Details**

Bank Name MAHB

Payment Date 06/08/2024

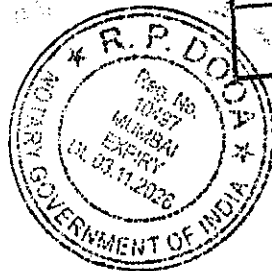
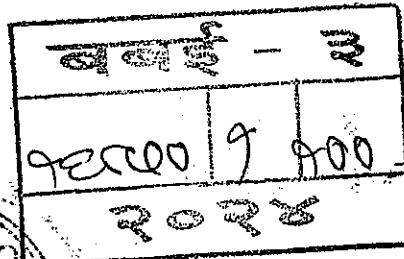
Bank CIN 10004152024080613989

REF No. 018606051

Deface No 0824060014794D

Deface Date 06/08/2024

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



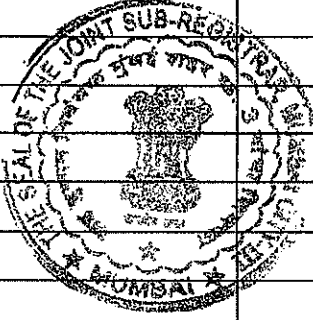




CHALLAN  
MTR Form Number-6

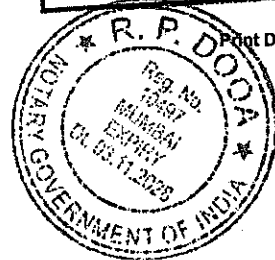


GRN	MH006332565202425E	BARCODE	Date		05/08/2024-18:55:42	Form ID	36A
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2		PAN No.(If Applicable)				
Location	MUMBAI		Full Name	DSP ASSET MANAGERS PRIVATE LIMITED			
Year	2024-2025 One Time		Flat/Block No.	Office Premises, 25th Floor, The Ruby, C.S NO			
Account Head Details	Amount In Rs.	Premises/Building	231 and 1/231 OF MAHIM DIVISION,				
0030045501 Stamp Duty	1628500.00	Road/Street	29, Senapati Bapat Marg, Dadar (West) Dadar				
0030063301 Registration Fee	1000.00	Area/Locality	MUMBAI				
		Town/City/District					
		PIN	4	0	0	0	2 8
		Remarks (If Any)	SecondPartyName=MINDSET ESTATES PRIVATE LIMITED~				
		Amount In	Sixteen Lakh Twenty Nine Thousand Five Hundred Rup				
Total	16,29,500.00	Words	ees Only				
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	02300042024080572800	242188439196			
Cheque/DD No.	Bank Date	RBI Date	05/08/2024-18:57:10	Not Verified with RBI			
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				



Department ID : Mobile No. : 9820218727  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुयम निबंधक कार्यालय नोंदणी करवायाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवायाच्या दस्त्यासाठी सदर चलन लागू नाही.

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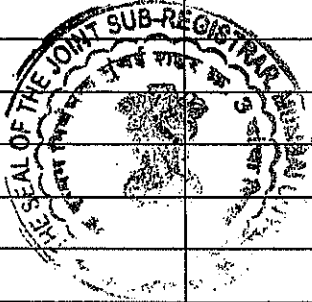




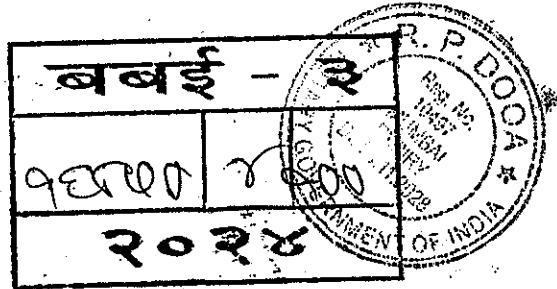
**CHALLAN**  
MTR Form Number-6



RN	MH006382640202425E	BARCODE	Date		06/08/2024-16:20:42	Form ID	36A
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2		Full Name	DSP ASSET MANAGERS PRIVATE LIMITED			
Location	MUMBAI						
Year	2024-2025 One Time		Fiat/Block No.	Office Premises, 25th Floor, The Ruby, C.S NO			
Account Head Details	Amount In Rs.	Premises/Building	231 and 1/231 OF MAHIM DIVISION				
030045501 Sale of NonJudicial Stamp	6000.00	Road/Street	29, Senapati Bapat Marg, Dadar (West) Dadar				
		Area/Locality	MUMBAI				
		Town/City/District					
		PIN	4	0	0	0	2 8
		Remarks (If Any)	SecondPartyName=MINDSET ESTATES PRIVATE LIMITED-				
		Amount In	Six Thousand Rupees Only				
	6,000.00	Words					
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN	Ref. No.	02300042024080674836		242198487343	
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Name of Bank		Bank Branch	BANK OF MAHARASHTRA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



Department ID : \_\_\_\_\_ Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोट:- चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी चालन लागू नाही.

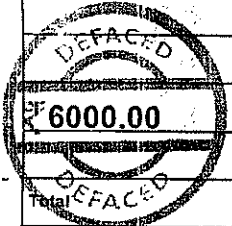




**CHALLAN**  
MTR Form Number-6



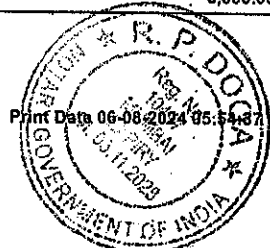
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Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2			Full Name	DSP ASSET MANAGERS PRIVATE LIMITED			
Location	MUMBAI			Flat/Block No.	Office Premises, 25th Floor, The Ruby, C.S NO			
Year	2024-2025 One Time			Premises/Building	231 and 1/231 OF MAHIM DIVISION			
Account Head Details				Road/Street	29, Senapalli Bagat Marg, Dadar (West) Dadar			
0030045501	Sale of NonJudicial Stamp		6000.00	Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4	0	0	0 2 8
Remarks (If Any)				SecondPartyName=MINDSET ESTATES PRIVATE LIMITED-				
Amount In				Six Thousand Rupees Only				
Words								
Payment Details				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042024080674836 242198487343		
Cheque/DD No.				Bank Date	RBI Date	06/08/2024-16:21:19 Not Verified with RBI		
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
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 documents.  
या चालानाचा (चालान) दरम्यान न्यायालय कार्यालयाने कोटणी करवयाच्या दस्त्यासाठी लागू आहे. कोटणी न करता या चालानाचा (चालान) सेलर सेलन लागू नाही.

Mobile No. 0000000000  
92000 4 900  
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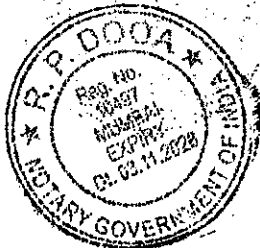
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
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Total Defacement Amount					6,000.00



Print Date 06-08-2024 05:44:37



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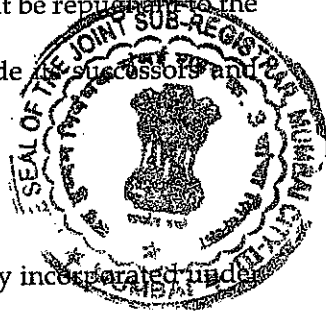


**LEAVE AND LICENSE AGREEMENT**

This Leave and License Agreement is executed at Mumbai this 6<sup>th</sup> day of August, 2024 ("Agreement") by and among

*OK*  
*[Signature]*

**MINDSET ESTATES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 and having its registered office at Gordhan Building No. II, 2<sup>nd</sup> Floor, 12/14, Dr. Parekh Street, Prathana Samaj, Mumbai - 400 004, hereinafter referred to as the "Licensor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the First Part;



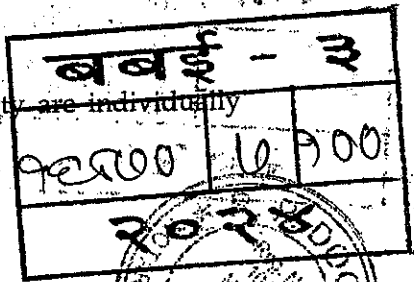
AND

**DSP ASSET MANAGERS PRIVATE LIMITED**, a company incorporated under the Companies Act 2013, having its registered office at 10th Floor, Plot 221/222, Mafatlal Centre, Vidhan Bhavan Marg, Nariman Point, Mumbai 400021, hereinafter referred to as the "Licensee", of the Second Part;

AND

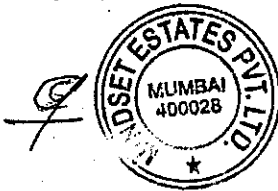
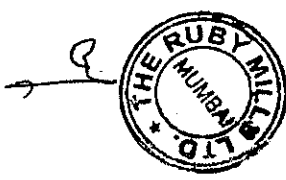
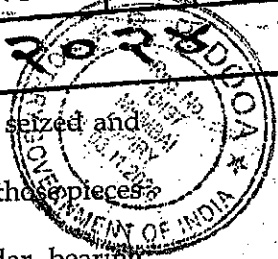
**THE RUBY MILLS LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Ruby House, J. K. Sawant Marg, Dadar (West), Mumbai-400028, hereinafter referred to as the "Owner/Confirming Party" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the Third Part;

The Licensor, the Licensee and the Owner/Confirming Party are individually referred to as a "Party" and collectively as "Parties".



**WHEREAS:**

- A. The Owner/Confirming Party is the owner of and absolutely seized and possessed of, and otherwise well and sufficiently entitled to, all those pieces and parcels of land or ground situate, lying and being at Dadar, bearing







the said Building (including the Licensed Premises).

E. Prior to the execution of this Agreement, the Licensor and Confirming Party have furnished to the Licensee and the Licensee has perused photocopies of all documents of title relating to the said Property and the Licensed Premises (defined above) specified in Annexure "C" and the approved building plans designs and specifications and the I.O.D. Commencement Certificate, and aforesaid Occupation Certificate and has carried out inspection and measurement of the Licensed Premises and the Licensee is satisfied with the title, area, location, and the condition of the Licensed Premises and shall not at any time hereafter raise any objection or requisition in that behalf.

F. The Licensee has represented that its paid up share capital is One Crore and that it shall continue to maintain it as such throughout the term of the license granted herein.

G. The Parties are now desirous of recording the terms and conditions under:



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED,  
DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO  
AS FOLLOWS:

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1. DEFINITIONS

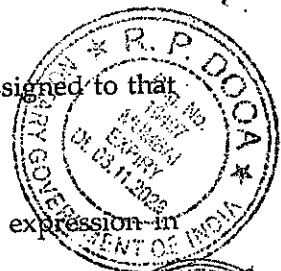
In this Agreement, where the context permits, the following expression shall have the meanings assigned to them respectively below:

"IFRSD" shall have the meaning assigned to that expression in clause 7.1;

"License Fee" shall have the meaning assigned to that expression in clause 6.1;

"License Commencement Date" shall have the meaning assigned to that expression in clause 2.1;

"License Term" shall have the meaning assigned to that expression in



*[Handwritten signature]*



clause 3;

"Licensor Liquidated Damages Amount" shall have the meaning assigned to that expression in clause 19.1;

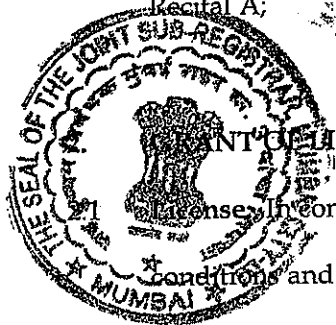
"Licensee's Lock in Period" shall have the meaning assigned to that expression in clause 4;

"Licensor's Lock in Period" shall have the meaning assigned to that expression in clause 4;

"Licensed Premises" shall have the meaning assigned to that expression in clause 2.1;

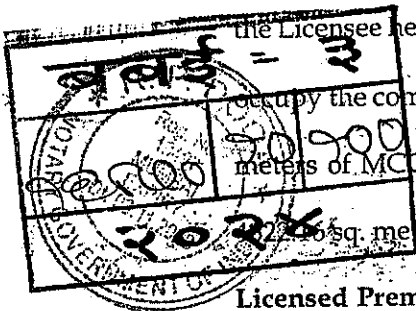
"said Property" shall have the meaning assigned to that expression in

Recital A;



PART OCCUPATION LICENCE:

In consideration of the License Fee set forth herein and the terms, conditions and stipulations herein contained on the part of the Licensee to be performed and observed, the Licensor hereby grants to the Licensee, and



the Licensee hereby accepts from the Licensor, temporary license to use and occupy the commercial premises admeasuring 29,852 sq. feet i.e. 2773.31 sq. meters of MCGM approved on floor area equivalent to 49,753 sq. feet i.e. 2726 sq. meters of agreed chargeable area (hereinafter referred to as "the Licensed Premises") on the 25<sup>th</sup> Floor (28<sup>th</sup> floor as per MCGM Plans) in



the building known as "The Ruby" ("said Building") as more particularly described in the Second Schedule written hereunder and shown on the floor plan annexed hereto and marked as Annexure "B" sanctioned for commercial user as per the Part Occupation Certificate dated 12<sup>th</sup> January 2022, for a period of 60 months deemed to have commenced from 14<sup>th</sup> May 2024 (hereinafter referred to as the "License Commencement Date") upto and inclusive of 13<sup>th</sup> May 2029 (both days inclusive).

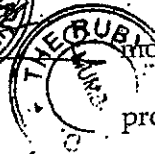


The Licensor confirms that, in consideration of the License Fee (defined

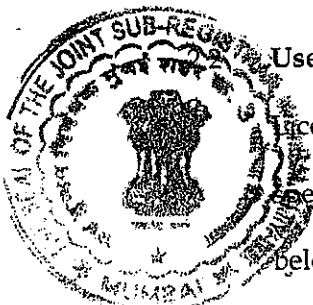


below), the Licensee shall also be entitled, at no additional cost, to the use of 20 (twenty) Car Parking Spaces out of which 5 dedicated covered car parking spaces will be provided by the Licensor within the said Building and balance 15 car parking spaces will be provided by the Licensor in the MCGM car parking building, which is across the said Property. The charges for MCGM car parking are included in the monthly License Fee. The Licensor will procure the use of 15 nos. of designated covered car parking spaces in the parking tower proposed to be constructed by the Owner/Confirming Party on the said Property presently under development described in recital A within the next 18 to 24 months from License Fee Commencement Date, subject to regulatory approval (instead of the 15 nos. of car parking spaces provided in MCGM car parking building).

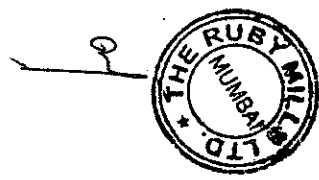
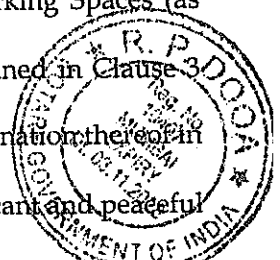
In case the Licensee needs additional car parking spaces during the License Term, over and above 20 numbers, then the Licensor shall, if so requested by the Licensee, arrange for the same as available and the Licensee shall pay to the Licensor Rs.8000/- (Rupees eight thousand only) per car parking per month for ~~each~~ <sup>FIVE</sup> additional car parking in MCGM parking, and once the proposed car parking tower on the said Property is ready, the Licensor shall, if so requested by the Licensee, procure the exclusive use of such additional car parking slots in the proposed parking tower which is currently under approval of MCGM, on mutually agreed terms (including charges).



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**Use and Occupation:** The Licensee shall be entitled to use and occupy the Licensed Premises, together with the use of the Car Parking Spaces (as specified in Clause 2.1 above) for the License Term defined in Clause below. Upon expiry of the License Term or sooner determination thereof in the manner stated herein, the Licensee shall hand over vacant and peaceful charge of the Licensed Premises and the Car Parking Spaces to the



Licensor/its nominee(s) in the manner stated in this Agreement.

2.3 **No Tenancy Rights:** It is agreed by and between the Parties that the License granted herein for use and occupation of the Licensed Premises is a mere permission by way of a temporary license and nothing herein contained shall be construed as creating any right, title, interest, easement, tenancy or sub-tenancy, agreement to lease/ lease in favor of the Licensee in or over or upon the Licensed Premises or any part thereof, or as transferring any interest whatsoever therein in favor of the Licensee, other than the permissive use and license hereby granted. It is the express intention of the Parties hereto that, subject to the license granted herein to the Licensee, the

Licensor is and shall be and shall always be deemed to be in possession and

in full charge and juridical control of the Licensed Premises at all times. The

Licensee hereby declares, agrees and undertakes that the Licensee shall not

claim any rights, interests whether by way of tenancy, sub-tenancy or

otherwise, howsoever, in the Licensed Premises or any part thereof. The

Licensee agrees and confirms that in the event of any legislative enactment

whereby the Licensee is granted any right and/or protection from eviction,

then in such event the Licensee expressly waives all its rights to claim such

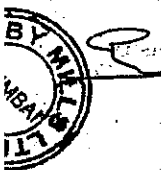
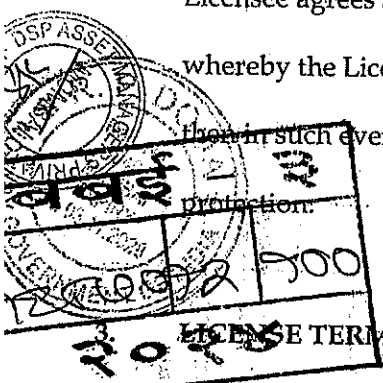
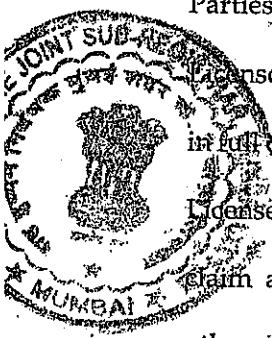
protection.

**LICENSE TERM:**

The License hereby granted shall be for a period of 5 years i.e. 60 months, which shall be deemed to have commenced from the License Commencement Date, i.e. 14th May 2024 and ending on 13th May 2029, both days inclusive (hereinafter the "License Term").

**4. LOCK IN PERIOD:**

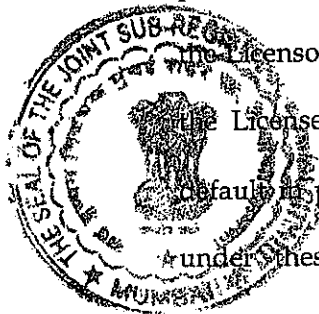
It is agreed between the parties that a period of 36 (thirty-six) months from



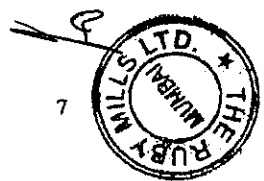
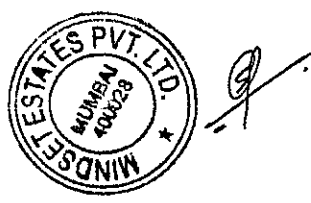
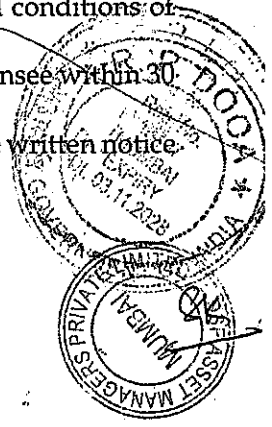
the License Commencement Date shall be the lock in period for the Licensee ("Licensee's Lock in Period"), during which time the Licensee shall not have the right to terminate the License in respect of the Licensed Premises except in the event of any material default or breach of the representations, warranties, covenants, obligations or other terms and conditions of the License by the Licensor/ Owner/ Confirming Party which actually affects the Licensee's right to use and occupy the Licensed Premises (or portion thereof) or disrupts the Licensee's business being carried out in the Licensed Premises (or portion thereof) and which is not rectified by the Licensor/ Owner/ Confirming Party within a period of 30 (thirty) days from the date of the Licensee giving the Licensor written notice of the breach. After the expiry of the Licensee's Lock in Period i.e. after 36 months from the License Commencement Date, the Licensee shall be entitled to terminate the license in respect of the Licensed Premises without any cause, by giving the Licensor an advance written notice of at least (36) months.

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It is also agreed between the Parties that the entire License Period of 60 (sixty) months from the License Commencement Date shall be the lock in period for the Licensor ("Licensor's Lock in Period"), during which time



the Licensor shall not have the right to terminate the License in respect of the Licensed Premises except in the event of the Licensee committing default in payment of License Fee or any outstanding amounts payable under these presents in the manner stated herein or the Licensee committing a material default or breach of any of its representations, warranties, covenants or obligations or any other terms and conditions of the License by the Licensee, which is not rectified by the Licensee within 30 (thirty) days from the date of the Licensor giving the Licensee written notice of the breach.



5. **FIT OUT OF THE LICENSED PREMISES:**

"Fit Out Works" means all works of renovation and interior decoration (not amounting to the erection of permanent structure or resulting in structural or permanent changes) which are necessary for the Licensee to commence its operations from the Licensed Premises.

The Licensee shall carry out and complete Fit Out Works on or before 30<sup>th</sup> September 2024 ('Fit out Period'). During the Fit out Period, the Licensee shall pay CAM charges as set out in Clause 9.2 and water charges as set out in Clause 8.

The Licensee shall obtain prior approval from the MCGM to carry out the Fit Out Works and shall carry out fit outs in accordance thereto, at its own cost and expense. The Licensor shall extend all reasonable cooperation for obtaining such approvals and shall not unreasonably withhold assistance.

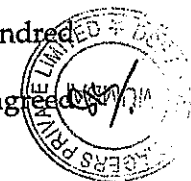
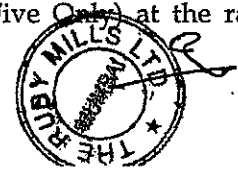
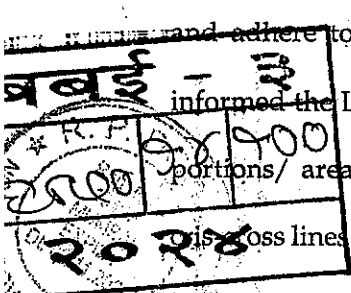
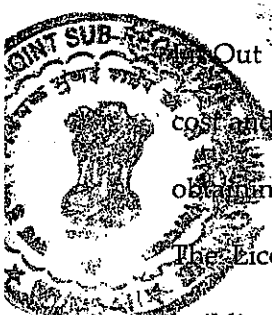
The Licensor has on or before execution hereof provided the Licensee building fit outs guidelines, the Licensee agrees and undertakes to follow

and adhere to the same. The Licensor/ Owner/ Confirming Party has informed the Licensee that as per the OC Plan dated 12<sup>th</sup> January 2022 the portions/ areas of the Licensed Premises shown covered in colour green is cross lines on the Plan annexed hereto as Annexure "B" are required to

be kept open as per the sanctioned OC Plan dated 12<sup>th</sup> January 2022. The Licensee shall prior to obtaining the approval from MCGM furnish the drawings/designs of the intended Fit Out Works to the Owner/Licensor for their review and approval. The Licensee shall also procure a fire NOC for carrying out the Fit Out Works in the Licensed Premises.

6. **LICENSE FEE:**

6.1 License Fee: The Licensee shall pay a fixed monthly compensation of Rs.97,01,835/- (Rupees Ninety Seven Lakhs One Thousand Eight Hundred and Thirty Five Only) at the rate of Rs.195/- per sq. ft on the agreed



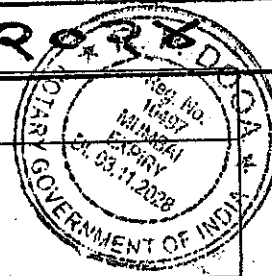
chargeable area and the same is inclusive of the property tax, CAM charges, and car parking charges, but excludes deposits for HVAC and chilled water charges amounting to Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) and 100% power back up deposit of Rs 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) in the aggregate and other applicable future taxes that may be levied on the License Fee. The Licensee Fee shall be subject to escalation of 15% (fifteen percent) after three years, commencing from License Commencement Date, during the License Term on the last paid License Fee ("License Fee"). The License Fee shall commence from 1st October 2024 ("License Fee Commencement Date"), irrespective of whether Fit Out Works are completed or not.

6.2 **Payment of License Fee:** At the request of the Owner/ Confirming Party, the entire License Fee shall be paid by the Licensee to the Licensor, to the exclusion of the Owner/ Confirming Party. The License Fee shall be paid monthly in advance on or before the 10<sup>th</sup> business day of each calendar month for which it is due. In case of any delay on the part of the Licensee to make the payment of the License Fee, the Licensor shall be entitled to charge an interest of 12% p.a. from its due date till the date of receipt of the License Fee. The Licensor has presently designated the following bank account standing in the name of the Licensor for deposit of the License Fee, IFRSD (as defined hereinbelow), by the Licensee to the Licensor as per this

Agreement and payment so made into such account shall constitute valid discharge unless any change therein is communicated by the Licensor to the Licensee in writing in advance.

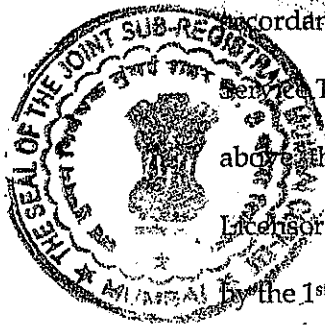
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NAME OF BANK :-	AXIS BANK LTD
BENEFICIARY :-	MINDSET ESTATES PVT. LTD. CURRENT ACCOUNT



ACCOUNT NO.	912020004014098
IFSC CODE :-	UTIB0000341
ADDRESS :-	SHIVAJI PARK, DADAR WEST MUMBAI - 4000028

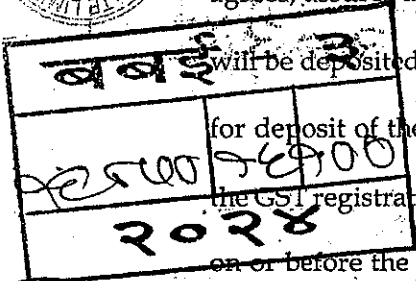
6.3 The Licensee agrees to pay the License Fee on its respective due dates in the said designated account as instructed by the Licensor upon receipt of Invoice by the Licensee by the 1<sup>st</sup> working/business day of the relevant calendar month. The License Fee shall be subject to statutory deduction of Income tax at source as applicable under the Income-tax Act, 1961 as amended from time to time at such rates or any other deductions, if any, in



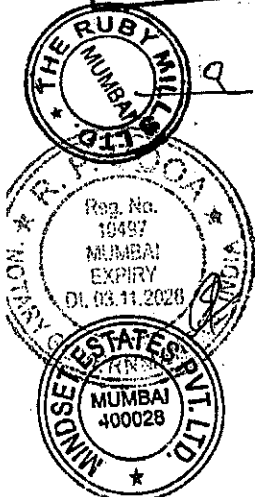
accordance with applicable laws/ exemption certificates, if any. Goods and Service Tax ("GST"), as applicable, shall be paid by the Licensee over and above the agreed License Fee as mentioned in clause 6.1 above. The Licensor shall issue an invoice to the Licensee for the License Fee plus GST by the 1<sup>st</sup> working/ business day of the relevant month, in compliance with



the applicable GST Act for the GST payable. The invoice shall be e-mailed to both the Licensee's e-mail addresses provided hereinbelow. The Licensor agrees, assures and undertakes that the GST amount paid by the Licensee



will be deposited in the Government Treasury within the stipulated period for deposit of the same and that the Licensor shall at all times ensure that the GST registration of the Licensor is in force and that GST returns are filed on or before the stipulated dates. On failure on the part of the Licensor to



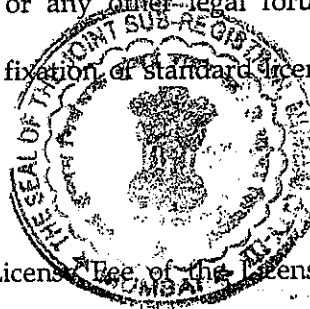
deposit the GST paid in the Government Treasury within the stipulated period for deposit of the same or failure of the Licensor to at all times ensure that the GST registration of the Licensor is in force or failure of the Licensor to ensure that GST returns are filed on or before the stipulated dates, or for any other act or omission on the part of the Licensor as a result whereof, the Licensee is not able to avail GST credit due, then the Licensee shall be entitled to adjust such GST paid, against the future License Fee payable to



the Licensor to the extent the Licensee is not able to claim GST credit plus the amount of interest and/or penalty becoming payable thereon.

The Licensor agrees and confirms that if any invoice issued by the Licensor is without (or has the incorrect) GSTIN of Licensor or does not carry all necessary details specified under GST laws, the Licensee will be required to make payment only of the License Fee and the Licensee shall pay the GST upon being furnished the complete and correct invoice.

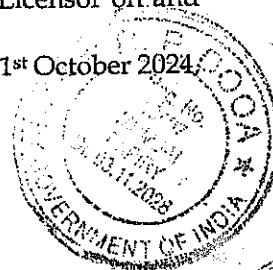
The License Fee is the fair and reasonable contractual License Fee or compensation in respect of the License herein of the Licensed Premises and, the Licensee shall never make an application or institute any suit / action / proceedings in any court of law, tribunal, or any other legal forum, challenging the License Fees and/or seeking fixation of standard license fees or compensation.



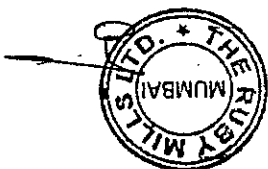
6.4 **Escalation:** During the License Term, the License Fee of the Licensed Premises, which is the agreed monthly compensation, shall be escalated by 15% after three years on the last paid License Fee, as stated in Annexure "D".

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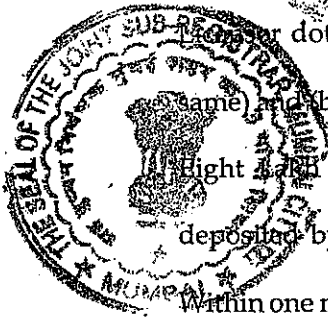
6.5 **License Fee Free Period:** It is mutually agreed between the Licensor and Licensee shall not be required to pay the Licensor any License Fee in respect of the Licensed Premises for the period from the License Commencement Date i.e. 14<sup>th</sup> May 2024 till 30<sup>th</sup> September 2024 (both days inclusive) ("License Fee Free Period"). Notwithstanding anything contained herein, the Licensee shall be liable to pay the License Fee to the Licensor on and from expiry of the License Fee Free Period i.e. on and from 1<sup>st</sup> October 2024 in the manner provided herein.



7. **SECURITY DEPOSIT:**



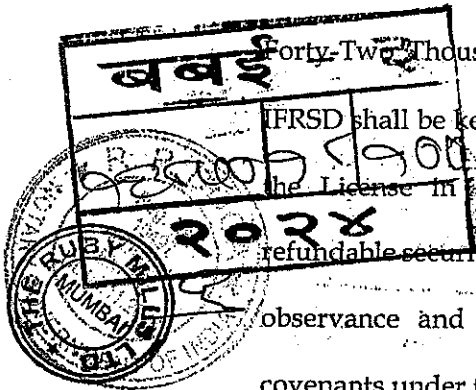
7.1. The Licensee has agreed to deposit and keep deposited with the Licensor, for initial period of 36 months of the License Term, an aggregate sum of Rs.5,82,11,010/- (Rupees Five Crores Eighty Two Lakhs Eleven Thousand and Ten Only) equivalent to 6 (Six) months of License Fee in the following manner: (a) A sum of Rs.1,94,03,670 (Rupees One Crore Ninety-Four Lakh Three Thousand Six Hundred and Seventy Only) has been deposited by the Licensee with the Licensor on or before execution hereof (the payment and receipt whereof the Licensor doth hereby admit and acknowledge and the Licensee doth hereby discharge, release and acquit the Licensee from the same) and (b) the balance sum of Rs.3,88,07,340 (Rupees Three Crore Eighty Eight Thousand Seven Hundred and Forty Only) shall be deposited by the Licensee with the Licensor on or before 15<sup>th</sup> July 2024. Within one month of the expiry of the initial period of 36 (thirty-six) months



of the License Term, the Licensee shall deposit and keep deposited with the Licensor the further sum of Rs. 87,31,651, such that the total IFRSD held by the Licensor for the balance period of 24 (Twenty-four) months of the License Term shall be Rs.6,69,42,661/- (Rupees Six Crores Sixty- Nine Lakhs



Forty-Two Thousand Six Hundred and Sixty-One Only). The aforesaid IFRSD shall be kept deposited with the Licensor during the subsistence of the License in accordance with this Agreement as an interest free refundable security deposit (hereinafter referred to as the "IFRSD") for due observance and performance by the Licensee of its obligations and covenants under this Agreement.



7.2. The License Fee payable by the Licensee to the Licensor for the last three months of the License Term shall stand adjusted against the IFRSD, and the balance IFRSD shall be refunded by the Licensor to the Licensee on determination of this Agreement by efflux of time or earlier determination hereof, as the case may be, without interest, after deducting (a) the unpaid/ outstanding License Fee up until the date of termination or expiry; (b) all

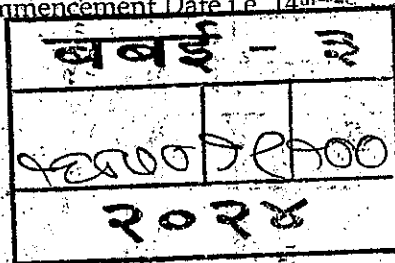


dues and outstanding amounts payable by the Licensee under this Agreement for the period until the date of termination or expiry; (c) costs and expenses, if any, payable by the Licensee ascertained as per Clause 19.3 below, (d) Licensor Liquidated Damages Amount and (e) the unpaid/ outstanding License Fee for the remaining Licensee's Lock In Period, if at all, simultaneously against the Licensee vacating the Licensed Premises and giving back peaceful charge of the Licensed Premises in the manner stated herein.



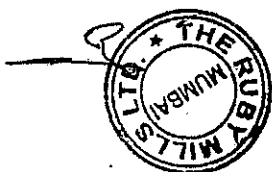
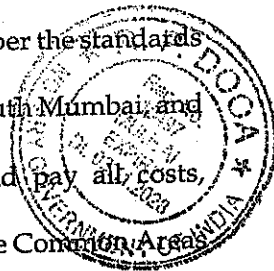
**8. TAXES, DUTIES AND LEVIES:**

Any present or future municipal taxes and/or levies (by any name called) and any increase thereon, including any non-occupancy charges, payable in respect of the Licensed Premises or on account of the License hereby granted, which are payable to MCGM or any other body or authority, shall be borne and paid by the Licensor to the exclusion of the Licensee. The GST as applicable, on the License Fee shall be borne and recovered from the Licensee by the Licensor in accordance with Clause 6.3 hereinabove. The Licensee shall pay the water charges at Rs. 2.5/- (Rupees Two and Fifty paise only) per sq. ft. per month on the chargeable area for the entire term of the License commencing from the License Commencement Date i.e. 14<sup>th</sup> May 2024 till the expiry of the License Term.



**9. COMMON AREA MAINTENANCE:**

9.1. The Licensor/ Owner/ Confirming Party shall make arrangements for maintenance of the Common Areas of the said Building as per the standards prevalent amongst high grade commercial buildings in South Mumbai, and the Licensor/ Owner/ Confirming Party shall bear and pay all costs, expenses and charges applicable for the maintenance of the Common Areas during the License Term. It is clarified that the Licensee shall not be



required to contribute and pay any amount whatsoever toward the maintenance of the Common Areas of the said Building save and except as provided in clause 9.2 below.

9.2. However, the Licensee shall be liable to pay Common Area Maintenance charges during the Fit out Period @ Rs. 9 per sq. ft. per month on chargeable area of the Licensed Premises till 30th September 2024. The Licensee agrees and undertakes to forthwith notify in writing the date of commencement of its Business from the Licensed Premises.

9.3. The Licensor/ Owner/ Confirming Party shall design and complete the lift lobby work on the 25<sup>th</sup> floor (28<sup>th</sup> floor as per MCGM Plans) of the said Building on or before the expiry of the License Fee Free Period i.e. by 30<sup>th</sup> September 2024 with no cost to the Licensee, in accordance with the existing lobbies on other floors in the said Building.

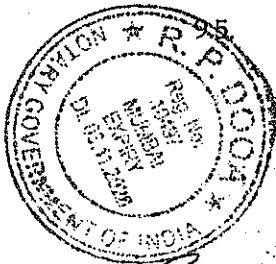


It is clarified that CAM Charge typically includes, charges and expenses for common facilities, including but not limited to electricity for common areas, air conditioning for common areas, façade cleaning and lighting, landscaping and common lighting, maintenance and upkeep of internal lobbies and driveways, internal signages and landscaping, other common

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areas, facilities and equipment, housekeeping and cleaning, security and other personnel, insurance premia and also includes salaries and wages of staff, property management fees paid to property managers etc., all as worked out by the Confirming Party/ Owner and payable by all occupants/owners of various premises in the Building.

It is expressly agreed by the Parties that any expense towards any extraordinary capital nature or expenditure payable to the society/ building association/ Owner/ Confirming Party or any other agency towards major building repair, will be borne and paid by the Licensor to the exclusion of the Licensee and the Licensee shall not be called upon to contribute anything in that behalf.



10. UTILITIES AND OTHER CHARGES:

10.1. Electricity:

10.1.1. The Licensor/ Owner/ Confirming Party have assured and represented to the Licensee that the Licensor/ Owner/ Confirming Party shall facilitate and support the Licensee to obtain, at the cost and expense of the Licensee, the required electricity/ power load for the Licensed Premises. The Licensor has provided to the Licensee electrical network till the main meter room with a cable connection on the 25<sup>th</sup> floor (28<sup>th</sup> floor as per MCGM Plans) of the said Building so as to ensure regular and uninterrupted supply of electricity / power load. The Licensor/ Owner/ Confirming Party has agreed to install a separate electricity meter for the Licensed Premises to record the electricity consumption by the Licensee.

10.1.2. The Licensee shall be solely responsible to make arrangements for further distribution in the Licensed Premises, at their own cost and expense.

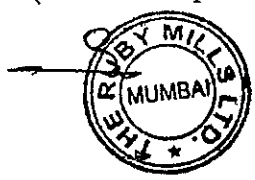
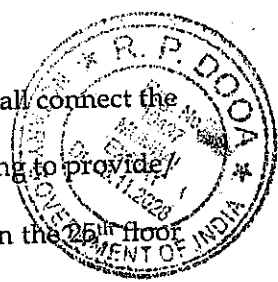
10.1.3. The Licensor/ Owner/ Confirming Party shall at the cost and expense of the Licensee, assist the Licensee in obtaining electricity meter for the Licensed Premises. The Licensee shall be solely responsible to pay/deposits, electricity charges for the Licensed Premises including but not limited to late payment charges, damages etc. for non payment or late payment by the Licensee.

10.1.4. The Licensee shall apply for the requisite number of communication lines and pay deposits and costs of connection for the same

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10.2 Diesel Generator

10.2.1. The Licensor/ Owner/ Confirming Party has connected/ shall connect the diesel generators installed by the Licensor in the said Building to provide/ support the entire (100%) power requirement of Licensee on the 25<sup>th</sup> floor (28<sup>th</sup> floor as per MCGM Plans) on or before December 31, 2024.



10.2.2. In addition to the interest-free refundable security deposit of Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) specified in Clause 6.1 above, the Licensee shall pay the Licensor charges for the Diesel Generator at such rates as are payable by all other occupants/owners of various premises in the Building.

### 11. HVAC SERVICES:

11.1 The Licensor/ Owner/ Confirming Party have provided/ shall continue to provide adequate air-conditioning facility in the Licensed Premises, including water cooled central chilled water plant for the Licensed Premises, 24 hours a day and 365 days a year during the License Term.

11.2 The charges for electrical power consumption by the AHU's will be directly borne by the Licensee through the Licensee's proposed electrical meter.

11.3 The charges for the air-conditioning plant usage will be billed to the Licensee by the Building Automation System based on actual "thermal" usage of chilled water through the Licensee's BTU meter.

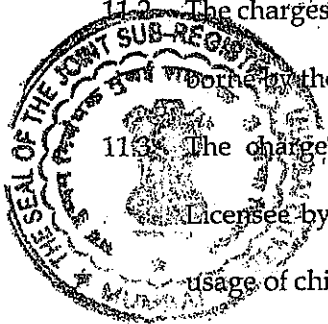
11.4 The cost for water for the central chilled water plant, expenses and other expenses for the air-conditioning system will be borne by the Licensee

based on actual consumption and as per the rates payable by all other occupants/ owners of the various premises in the building.

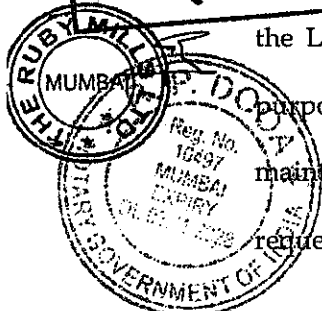
11.5 All amenities shall be accessible round the clock, accommodating the Licensee's 24/7 operations throughout the year. It has been confirmed that

the Licensee shall utilize the existing Chiller plants for air conditioning purposes. The Licensor agrees, confirms and undertakes to provide, maintain and replace the Chiller plants as may be necessary at reasonable request of the Licensee.

11.6 The Licensee will bear and pay additional surcharge on air-conditioning usage in the Licensed beyond normal working hours (beyond 8.00 am to 8.00 pm) or on holidays. At present, there is no surcharge applicable



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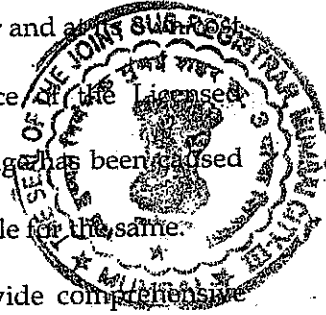


however, in future if any surcharge is made applicable, the same shall be borne and paid by the Licensee at the same rate as shall then be payable by other occupants/owners of various premises in the Building.

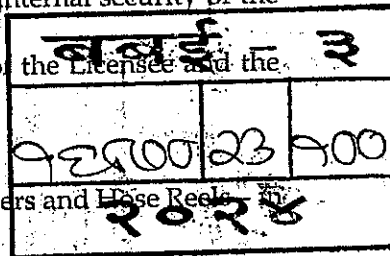
11.7 The Licensee will deposit an interest free refundable security deposit of Rs 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) with the Licensor for the usage of HVAC charges, as specified in Clause 6.1 above.

12. ALTERATIONS, REPAIRS, AND MAINTENANCE:-

12.1. The Licensee shall maintain the Premises internally and any cost of day-to-day repairs and maintenance of the Premises from the License Commencement Date shall be borne by the Licensee alone. However, the Licensor shall be liable to carry out, in a timely manner and at the expense, all structural repairs and maintenance of the Premises during the License Period unless such damage has been caused by the Licensee in which case the Licensee shall be liable for the same.



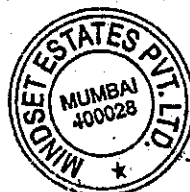
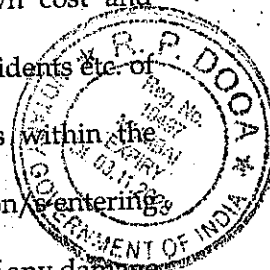
12.2. The Licensor/ Owner/ Confirming Party shall provide comprehensive security services, including building entrance/egress control, in respect of the said Property and the said Building. However, internal security of the Licensed Premises shall be the sole responsibility of the Licensee and the Licensor shall not be held responsible for the same.



12.3. Smoke Detectors, Sprinklers, Fire Extinguishers, Risers and Hose Reels in Common Areas shall be/ have been provided by the Licensor.

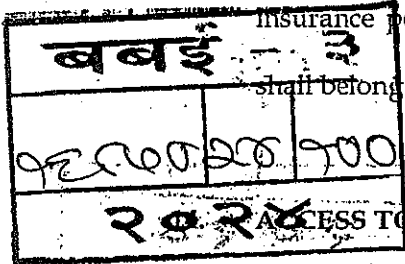
13. INSURANCE:

The Licensee shall be responsible for obtaining, at its own cost and expenses, the insurance including against any fire or other incidents etc. of the fit-outs and the Licensee's belongings and possessions within the Licensed Premises and for the safety and security of the person entering the Licensed Premises during the License Term. In the event of any damage



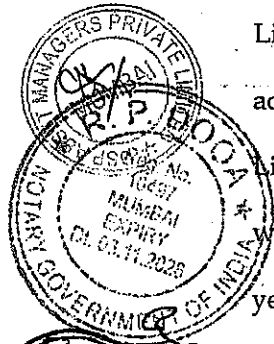
to the interior fit-out and the Licensee's belongings and possessions in the Licensed Premises or any harm to any person/s entering the Licensed Premises, not being due to any act or omission on the part of the Licensor, the Licensee would claim the same from its insurance company and the Licensor shall not be responsible for the same. All proceeds arising out of claims of insurance policies procured by the Licensee shall belong to the Licensee alone.

The Licensor/ Owner/ Confirming Party shall insure the Licensed Premises (structure only) during the License Term. In the event of any damage to the Licensed Premises (structure only) not being due to any act or omission on the part of the Licensee, the Licensor/ Owner/ Confirming Party shall claim the same from its insurance company and the Licensee shall not be responsible for the same. All proceeds arising out of claims of insurance policies procured by the Licensor/ Owner/ Confirming Party shall belong to the Licensor/ Owner/ Confirming Party alone.



**ACCESS TO THE LICENSED PREMISES/ USAGE:**

14.1. The Licensor/ Owner/ Confirming Party covenants and warrants that the Licensed Premises shall be accessible 24/7 throughout the year to accommodate the operational requirements of the Licensee, and that the Licensee's employees shall be permitted access to, and allowed to operate within, the Licensed Premises at all times, 24 hours a day and 365 days a year.



14.2. It is confirmed by the Licensee that it shall be using the Licensed Premises solely for its Business which is a commercial activity, in accordance with the approved fit out plans.



15. REPRESENTATIONS, WARRANTIES, OBLIGATIONS AND



**COVENANTS OF LICENSEE:**

The Licensee shall:

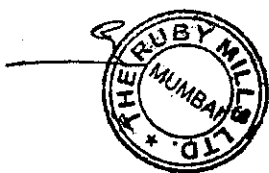
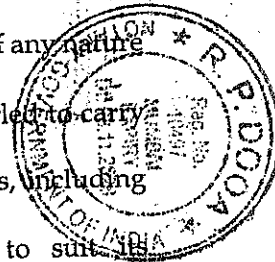
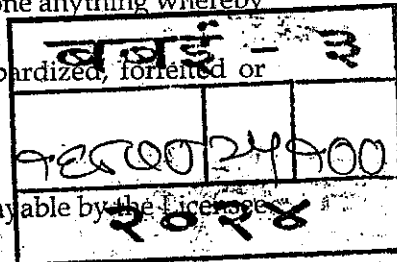
15.1. Not carry out any acts or activities which are obnoxious, anti-social, immoral, illegal or which may cause a nuisance to the other occupants of the said Building or which may prejudice the rights of the Licensor as the Licensor of the Licensed Premises;

15.2. On the expiration or earlier determination or termination of this license as provided herein, remove themselves, their employees, and belongings from the Licensed Premises in the manner as stated herein and hand over quiet, vacant and peaceful charge thereof to the Licensor, against the Licensee refunding to the Licensee the IFRSD after deducting the amount specified in Clause 7.2 above;

15.3. Observe and perform the Rules, Regulations of Bombay (Mumbai) Municipal Corporation from time to time in force and/or as intimated by the Licensor to the Licensee, in writing, for use of the Licensed Premises (as applicable) and shall not do or omit or suffer to be done anything whereby the Licensor's title to the Licensed Premises is jeopardized, forfeited or extinguished;

15.4. Pay regularly the License fee and all other charges payable by the Licensee by virtue of these presents and observe and fulfil the terms and conditions of this Agreement;

15.5. Not carry out any structural changes/work of additions, alterations, renovations, construction and/or re-construction whatsoever of any nature into or upon the Licensed Premises; the Licensee shall be entitled to carry out, at its own cost and expense, only non-structural changes, including shifting cabins and workstations, installing fittings etc. to suit the requirements after obtaining prior written permission from the Licensor and MCGM, if applicable. Upon the License coming to an end or upon early termination thereof, the Licensee shall be entitled to remove all such

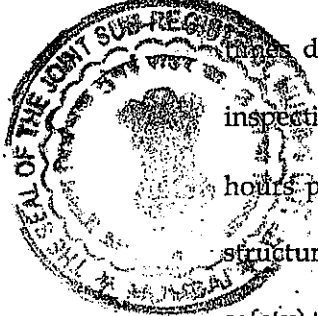


furniture, fixtures, fittings etc. installed by the Licensee during the License Term;

15.6. Not store or permit to store or bring or permit to bring upon the Licensed Premises any hazardous articles of inflammable or combustible nature save and except permissible chemicals/substances which are permitted by the MPCB and other concerned authorities;

15.7. Use the Licensed Premises in a careful and responsible manner and shall make good to the Licensor all such damages or loss as the Licensor may sustain, due to use and occupation thereof by the Licensee, normal wear and tear excepted;

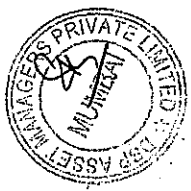
15.8. Permit the Licensor or their agents or representatives (a) at all reasonable times during the License Term to enter upon the Licensed Premises for inspecting the state and condition of the same after giving 24 (twenty-four) hours prior written notice (except in the case of emergency affecting the structure of the Licensed Premises or affecting human health and human safety) thereof to the Licensee and (b) to show the Licensed Premises to any prospective licensee 45 days prior to the expiry of the License Term or



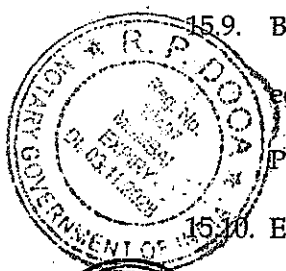
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during the notice period in case of early termination of this Agreement, after giving 24 (twenty-four) hours prior written notice. Provided that, inspection of or visit to, certain restricted areas of the Licensed Premises shall be granted only after BSE/NSE trading hours are over. In any case,

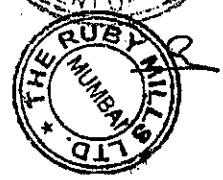
the Licensor shall ensure that such inspection and/or visit, as case may be, does not cause any disturbance, interruption or disruption of the operations of the Licensee in the Licensed Premises;



15.9. Bring and install its computers and other moveable furnitures, fixtures and equipment without causing any structural damage to the Licensed Premises;



15.10. Ensure that its paid up share capital is equal to or exceeding Rs. One Crore and that it shall continue to maintain it as such till the expiry of the license



granted herein;

15.11. The Licensee shall observe perform and comply with all the rules, regulations, bye-laws of Society/Condominium/Entity to be formed and concerned authorities and shall not commit any breach thereof. The Licensor has informed the Licensee that presently no Society/Condominium or Association has been formed in respect of the said Building;

15.12. The Licensee shall use the Licensed Premises strictly in the manner set out in this Agreement and for its Business only as stated in this Agreement;

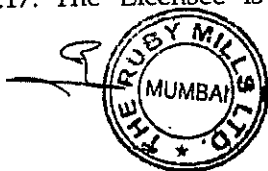
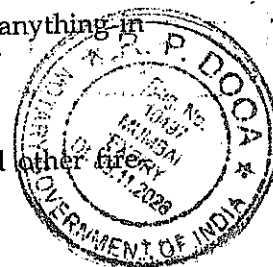
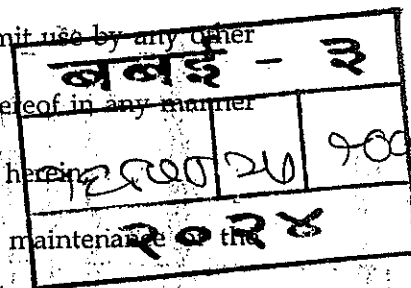
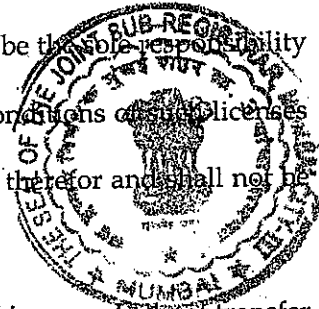
15.13. The Licensee will apply for, obtain and/or renew the licenses and permissions in respect of its Business at its own and entire risks and costs from time to time from the relevant authorities and the Licensor shall cooperate with the Licensee for the same. It shall be the sole responsibility of the Licensee to ensure compliance of all the conditions of all licenses and the Licensor is not responsible and/or liable therefor and shall not be called upon to contribute anything in that behalf;

15.14. Subject to the provisions of Clause 18 below, the Licensee shall not transfer or assign in any manner the benefits hereunder in any manner whatsoever or grant any sub-license or induct anyone in or permit use by any other person of the Licensed Premises and/or any part thereof in any manner and/or for any purpose whatsoever save as provided herein;

15.15. The day-to-day and minor repairs to and general maintenance of the Licensed Premises including inter alia fuses, leakages of water taps, tiles etc. shall be done by the Licensee entirely at its own costs and the Licensor shall not be liable therefor and/or called upon to contribute anything in that behalf;

15.16. The Licensee shall maintain necessary fire extinguishers and other fire fighting equipment in the Licensed Premises;

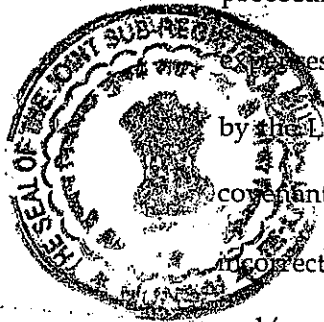
15.17. The Licensee is not entitled to nor will it claim protection of the



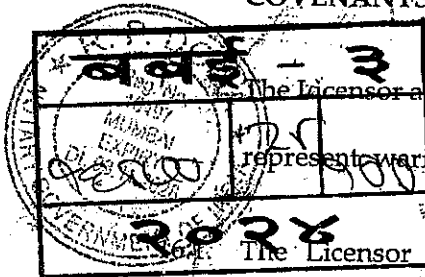
Maharashtra Rent Control Act, 1999 or any ordinance amending the same or any statutory modification or re-enactment thereof giving any protection to any occupant, user, tenant or licensee; and

15.18. The Licensee has obtained all the corporate approvals required for the execution of this Agreement.

The Licensee is aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by it herein, including inter alia as aforesaid, the Licensor/Owner has agreed to and is executing this Agreement and the Licensee hereby agrees to indemnify and keep indemnified the Licensor/Owner from and against all and any direct and actual damage, loss, actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses that may be actually caused to or incurred, sustained or suffered by the Licensor/Owner by virtue of any of the aforesaid representations, covenants and warranties made by the Licensee being untrue and/or incorrect and/ or the Licensee committing breach of any term hereof and/or arising therefrom and/or of and incidental and pertaining thereto.



**16. REPRESENTATIONS, WARRANTIES, OBLIGATIONS AND COVENANTS OF LICENSOR AND OWNER/ CONFIRMING PARTY**



The Licensor and the Owner/ Confirming Party jointly and severally state, represent warrant and confirm as under:

The Licensor has obtained and is in compliance with all necessary approvals, certifications and permissions of MCGM and other authorities in respect of the Licensed Premises and the same are valid and in full force and effect and also have been complied by the Licensor.



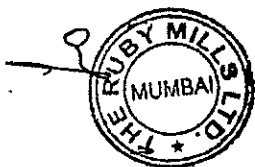
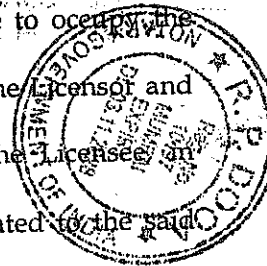
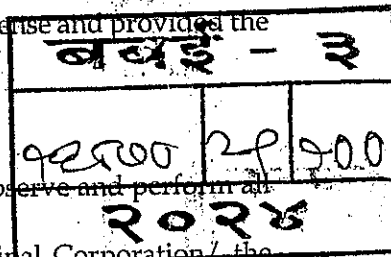
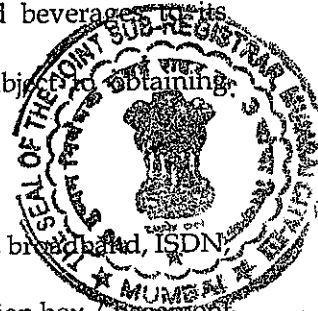
16.2. As per the sanctioned plans the Licensed Premises are capable of being used by the Licensee for commercial activities.

16.3. On the Licensee paying the Licensor, the License Fee, and other charges regularly as per this Agreement and on observing and performing all the terms, conditions and covenants hereof, the Licensee shall be entitled to peacefully conduct its Business from the Licensed Premises during the License Term.

16.4. The Licensee shall be entitled to set-up, run and operate a pantry/ cafeteria for cooking, preparing and serving snacks, food and beverages for its employees and visitors as may be permitted and subject to obtaining necessary approvals from MCGM.

16.5. The Licensee shall be entitled to connect telephone lines, broadband, ISDN license line & PRI lines etc. from the location of distribution box / basement (as applicable) till the Licensed Premises in an organized route at no additional cost, subject to the Licensee obtaining all statutory permissions and licences for installing the same at its cost and expense and provides the installation remains within the building framework.

16.6. The Licensor and Owner/ Confirming Party shall observe and perform all the Rules, Regulations and Bye-laws of the Municipal Corporation/ the said Building/ the Society/ Association to be formed in respect of the said Building and shall not do or omit to do anything that may jeopardise the License hereby granted and/or the right of the Licensee to occupy the Licensed Premises under the terms of this Agreement. The Licensor and Owner/ Confirming Party shall immediately inform the Licensee in writing, of receipt of any notice from any authority related to the said Building which affects or restricts the use and occupation of the Licensed Premises by the Licensee as contemplated under this Agreement.



16.7. The Licensor and/or the Owner/ Confirming Party have not as on date entered into any agreement for sale/ lease/ leave and license of the Licensed Premises or entered into any agreement otherwise in favour of any third party or parties or any other agreements of any nature whatsoever in respect of the Licensed Premises or any part thereof.

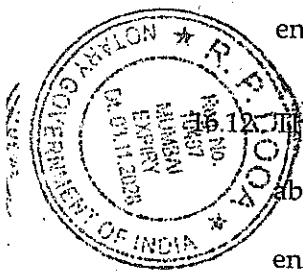
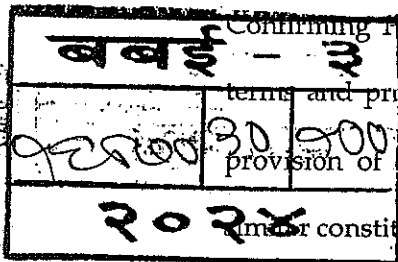
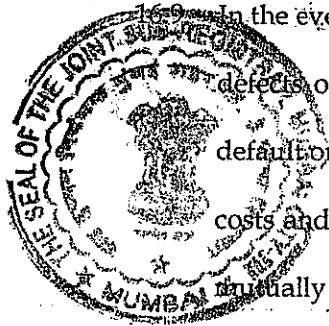
16.8. The Licensor and Owner/ Confirming Party have the full legal right, capacity, authority and power to enter into this Agreement. The execution and delivery of this Agreement by the Licensor and Owner/ Confirming Party has been duly authorized by requisite action of the Licensor and Owner/ Confirming Party respectively.

16.9. In the event of any leakage/seepage or bursting of water/sanitary pipes or defects or damage to electrical power transmission line (not due to any default on the part of the Licensee), the Licensor shall repair the same at its costs and expense within 7 (seven) days or a reasonable period of time as mutually agreed in writing by both parties.

16.10. The execution, delivery and performance by the Licensor and Owner/ Confirming Party of this Agreement and the compliance by it with the terms and provisions of this Agreement do not and will not violate any provision of its memorandum and articles of association or any other internal constitutional documents.

16.11. The Licensor/ the Owner/ Confirming Party are/is the owner of and are/ is absolutely seized and possessed of and otherwise well and sufficiently entitled to the said Building.

16.12. The Licensor/Owner/ Confirming Party are/ is the owner, and are/ is absolutely seized and possessed of, and otherwise well and sufficiently entitled to the Licensed Premises.



16.13. The Licensed Premises are free from all charges, lien or encumbrances whatsoever.

16.14. There exist no claims, actions, litigations, arbitrations, land acquisition proceedings, garnishee or other proceedings relating to the Licensed Premises. The Licensor shall give the Licensee immediate notice of any claim, litigation, proceeding or investigation, etc. in respect of the Licensed Premises and/or in respect of any irregularity in respect of the said Building and/or notice or order for demolition of any portion of the said Building, including within any premises in the said Building provided the same will actually affect the use and enjoyment of the Licensed Premises during the License Term.

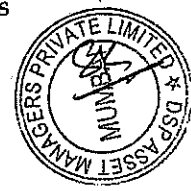
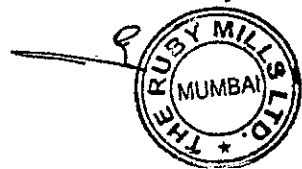
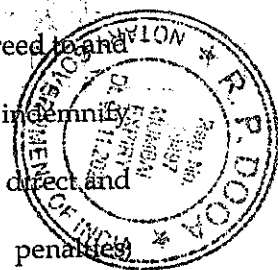
16.15. The Licensor represents and warrants that it has obtained a No Objection Certificate (NOC) dated 21st December 2021 for the said Building, which includes the floor on which the Licensed Premises is situated. The Licensee shall obtain fit-out approval for the Licensed Premises and corresponding CFO approval ensuring the fit outs comply with the fire safety regulations.

16.16. The Licensor warrants that the Licensed Premises has been connected to adequate water supply.

16.17. The Licensor is aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by it herein, including inter alia as aforesaid, the Licensee has agreed to and is executing this Agreement and the Licensor hereby agrees to indemnify and keep indemnified the Licensee from and against all and any direct and actual damage, loss, actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses that may be actually caused to or incurred, sustained or suffered by the Licensee by virtue of any of the aforesaid representations, covenants and warranties



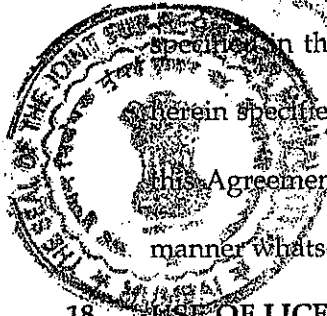
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made by the Licensor being untrue and/or incorrect and/ or the Licensor committing breach of any term hereof and/or arising therefrom and/or of and incidental and pertaining thereto.

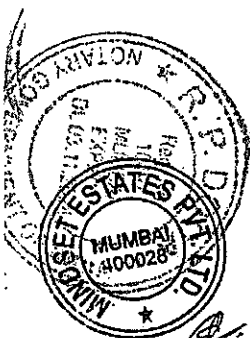
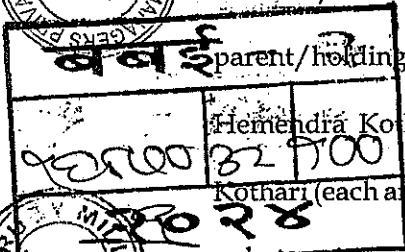
**17. TRANSFER OF LICENSED PREMISES BY THE LICENSOR:**

The Licensor shall always be entitled to sell, transfer, assign, mortgage, deal with or otherwise dispose of the Licensed Premises at any time during the continuance of this Agreement to any person, firm, company, subject to the right of the Licensee to continue to use and occupy the Licensed Premises for and during the License Term upon the same terms and conditions specified in this Agreement, including but not limited to the License Fee herein specified and provided the Licensee's rights and obligations under this Agreement of Leave and License will not be affected thereby in any manner whatsoever.



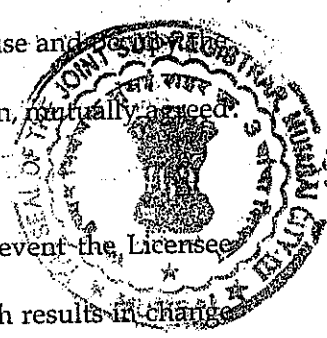
**18. USE OF LICENSED PREMISES BY ASSOCIATED ENTITIES OF THE LICENSEE AND CHANGE OF CONTROL OF LICENSEE**

18.1. The Licensee shall be entitled and is hereby authorised to allow (a) its holding companies, subsidiary companies and group companies and/ or affiliates/ entities Owned and/or Controlled by the Licensee or its parent/holding company, and/or (b) entities Owned or Controlled by Mr. Hemendra Kothari and/or Ms. Aditi Kothari Desai and/or Ms. Shuchi Kothari (each an "Associated Entity") to use the Licensed Premises, subject only to prior written intimation by the Licensee to the Licensor confirming its relationship with such Associated Entity. A list of Associated Entities as of the date hereof is annexed hereto as Annexure "E" The use of the Licensed Premises by the Associated Entity shall not be treated at any time as a lease, sub-lease, tenancy, etc. It is further agreed that the Licensee alone shall be responsible to obtain all permissions, if any, from relevant authorities for the use of the Licensed Premises by an Associated Entity and





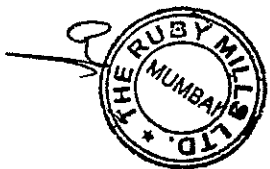
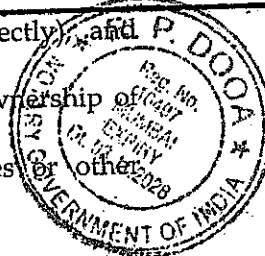
the Licensor shall render its assistance in this regard. It is irrevocably and unconditionally agreed by the Licensee that, the Licensee shall principally be liable to observe and perform all the terms, obligations, and conditions as set out in this Agreement and upon expiry or early termination of this Agreement the Licensee shall ensure that the Associated Entity(ies) shall also vacate and hand over the Licensed Premises to the Licensor in the manner set out in this Agreement. The Licensee shall also procure from such Associated Entity Declarations *inter-alia* confirming that upon expiry or early termination of this Agreement the Associated Entity shall vacate and hand over the Licensed Premises to the Licensor in the manner set out in this Agreement and the Licensee shall handover the said Declaration to the Licensor prior to allowing its Associated Entity to use and occupy the Licensed Premises. A copy of the draft of the Declaration, mutually agreed upon is annexed hereto as Annexure "F"



18.2. It is mutually agreed between the parties that in the event the Licensee intends to enter into any corporate restructuring, which results in change of Control or change of Ownership of the Licensee or the Licensee ceasing to exist in the eyes of the law, then in such event the Licensee shall, to the extent possible, provide the Licensor written notice at least six months in advance of such corporate restructuring, and on completion of such corporate restructuring, the License shall be deemed to be terminated in terms of these presents and provisions of Clause 19 below shall follow.

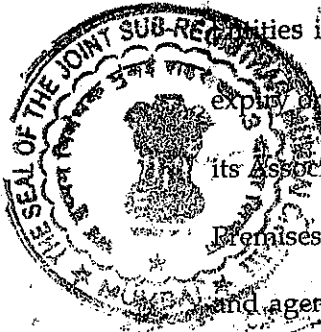
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18.3. As used herein, "Control" (with all its variations) means the power to direct the management or affairs of an entity (directly or indirectly). "Ownership" (with all its variations) means the beneficial ownership of 50% (fifty percent) or more of the voting equity securities or other equivalent voting interests of the entity.

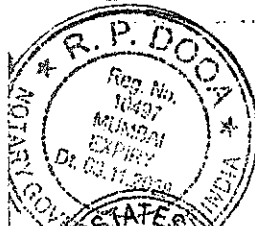


19. VACATION OF THE LICENSED PREMISES:

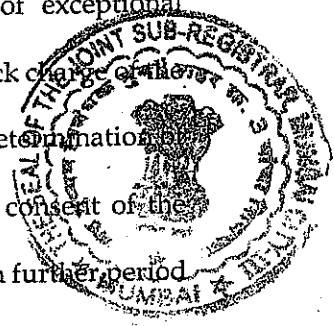
19.1. On the expiry or sooner determination of this Agreement, simultaneously against refund of the IFRSD to the Licensee as specified in Clause 7.2 above, the Licensee shall remove all the furniture, fixtures, fittings, fit-outs etc. fixed/ installed by the Licensee during the License Term of this Agreement as well as other movable articles, property and belongings and leave the Licensed Premises by removing themselves, their Associated Entities if any, occupying the Licensed Premises or any part thereof, their respective agents, employees and staff and all their belongings from the Licensed Premises. If the Licensee does not remove itself and/or its Associated Entities if any, from the Licensed Premises or any part thereof on such expiry or termination or sooner determination hereof, the Licensee and/or its Associated Entities if any, and/or other persons occupying the Licensed Premises shall be trespassers thereon and the Licensor and/or its servants and agents or any other person or persons authorised by the Licensor in that behalf shall be entitled to prevent the Licensee, its agents and staff from entering into the Licensed Premises, or any part thereof in accordance with the law in this regard. Provided however and it is hereby expressly agreed, and understood that if after the expiry or sooner determination thereof, the Licensor is unable for any reason whatsoever to remove the Licensee and/or its Associated Entities if any, occupying the Licensed Premises or any part thereof or if any time is given by the Licensor to the Licensee, for vacating the Licensed Premises or any part thereof, the same shall not be deemed or taken to be any concession given by the Licensor, to the Licensee, nor shall it amount to renewal of this Agreement for a further period and the Licensee and/or its Associated Entities if any, shall nevertheless be deemed to continue to use or occupy the Licensed Premises unauthorizedly, after the expiry or sooner determination of this Agreement as aforesaid, and the Licensee shall so long as it fails to hand back charge of



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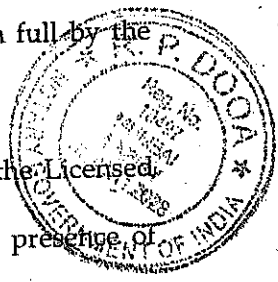


the Licensed Premises be liable to pay to the Licensor agreed sum equal to thrice the license fee payable per day ("Licensor Liquidated Damages Amount"), until the Licensee hands over and/or causes to handover vacant charge of the Licensed Premises to the Licensor in the manner stated herein, as and by way of agreed amount of liquidated damages for continuing to illegally and unauthorisedly occupy the Licensed Premises or any part thereof. Notwithstanding the foregoing, if on account of exceptional circumstances, the Licensee is unable to vacate and hand back charge of the Licensed Premises to the Licensor on the expiry or earlier determination of the Agreement, the Licensee may, with the prior written consent of the Licensor, continue to occupy the Licensed Premises for such further period (not exceeding 30 (thirty) days) as may then be mutually agreed between the Parties, during which time, the Licensee shall not be deemed a trespasser and shall not be liable to pay the Licensor Liquidated Damages contemplated herein.

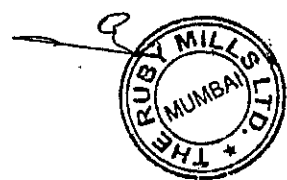


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19.2. On the expiry or sooner determination of this Agreement as provided herein, the Licensor shall refund to the Licensee the IFRSD after deducting all amounts payable under these presents as specified in Clause 7.2 above simultaneously against the Licensee vacating the Licensed Premises and handing over to the Licensor, quiet, vacant and peaceful charge of the Licensed Premises in the manner stated herein. If the Licensee is ready and willing to vacate and hand back charge of the Licensed Premises to the Licensor but the Licensor does not refund the IFRSD to the Licensee as specified in Clause 7.2 above, the Licensor shall pay interest thereon @ 12% per annum till the IFRSD and the interest thereon is paid in full by the Licensor to the Licensee.



19.3. In the event that any damage is caused in any manner to the Licensed Premises including because of the installation, operation or presence of furniture, fixture and/or belongings of the Licensee in the Licensed



*[Handwritten signature]*

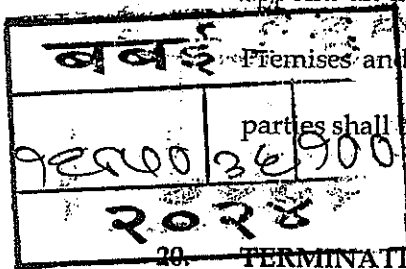


Premises by the Licensee, the Licensee shall have the same repaired and restored to original condition at its own costs and expenses. If such damage is not repaired by the Licensee and restored to the aforesaid original condition, the cost for repairs of the same shall be deducted from the IFRSD before it is refunded to the Licensee. If the cost of repair exceeds the amount of the IFRSD remaining with the Licensor then such excess amount shall be paid by the Licensee to the Licensor within 7 (seven) days of the expiry of the Agreement, failing which the same will be recovered with interest @ 12% p.a. The Licensor shall be entitled to inspect the Licensed Premises in



order to ascertain the damage, if any, caused to the Licensed Premises at least (seven) days prior to the date on which this Agreement shall come to an end either by virtue of expiry of this Agreement or earlier determination thereof. In the event, the parties are unable to agree on the

damages caused to the Licensed Premises, then the parties will mutually appoint an independent architect/vendor who will inspect the Licensed

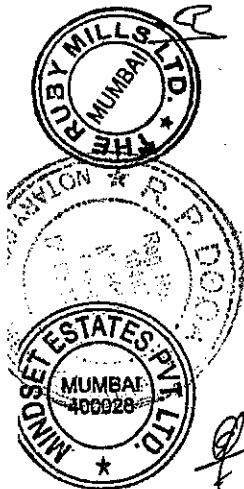


Premises and ascertain the cost for making good such damages and the parties shall be bound by the decisions of such architect/vendor.

**20. TERMINATION AND ITS CONSEQUENCES:**



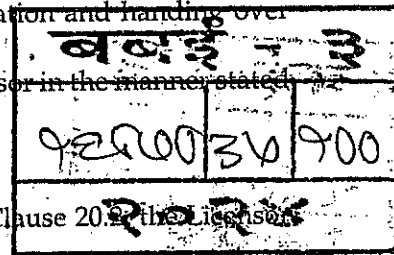
20.1. **Termination by the Licensee:** Notwithstanding anything to the contrary contained in this Agreement including the provisions relating to Licensee's Lock-In Period, the Licensee shall be entitled to terminate this Agreement in the event the Licensor/ Owner/ Confirming Party commits material default or breach of any of its representations, warranties, covenants or obligations or any other terms and conditions of the License by virtue of which the Licensee is unable to actually use and occupy the Licensed Premises (or portion thereof) or the Licensee's business being carried out in the Licensed Premises (or portion thereof) is materially disrupted even though the Licensee may be able to continue using the Licensed Premises



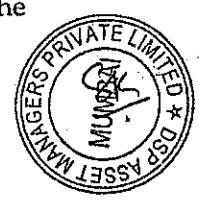
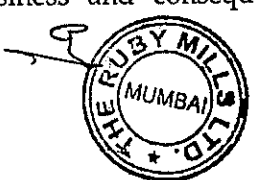
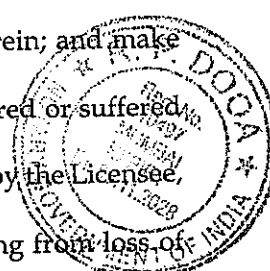
for its Business, and if such default or breach, is not remedied within thirty (30) days of receipt of notice in writing by the Licensor from the Licensee.

20.2. **Termination by the Licensor:** Notwithstanding anything to the contrary contained in this Agreement including the Licensor's Lock-in Period, the Licensor may terminate this Agreement, in the event if the Licensee commits default in payment of License Fee or any outstanding amounts payable under these presents in the manner stated herein and/or commits material default or breach of any of its representations, warranties, covenants or obligations or any other terms and conditions of the License and if such default or breach, is not remedied within thirty (30) days of receipt of notice in writing by the Licensee from the Licensor.

20.3. **Consequences of termination or expiry:** In the event this Agreement is terminated under Clause 20.1 above, the Licensor shall, forthwith refund to the Licensee the entire amount of the IFRSD subject only to deduction of the outstanding dues as specified in Clause 7.2 above simultaneously against the Licensee discontinuing use and occupation and handing over vacant charge of the Licensed Premises to the Licensor in the manner stated herein.



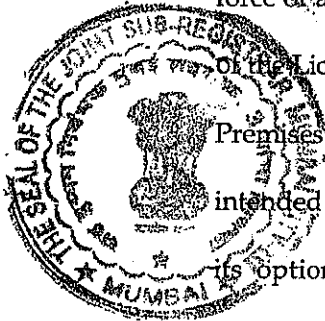
20.4. In the event this Agreement is terminated under Clause 20.2 the Licensor shall, forthwith refund to the Licensee the entire amount of the IFRSD after deducting all outstanding amounts payable by the Licensee under this agreement as specified in Clause 7.2 above; and simultaneously against refund of the IFRSD in the manner as mentioned herein, the Licensee shall discontinue use and occupation and hand over vacant charge of the Licensed Premises to the Licensor in the manner stated herein; and make good all losses, damages, costs and expenses actually incurred or suffered by the Licensor arising directly from such default or breach by the Licensee, provided that such losses shall not include the losses arising from loss of business and consequential losses. It being clarified that where the



Agreement is terminated under Clause 20.2 during the Licensee's Lock In Period, the Licensee shall be liable to pay the unpaid / outstanding License Fee for the remaining Licensee's Lock In Period.

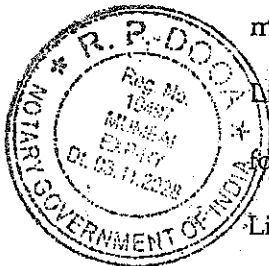
21. **FORCE MAJEURE:**

21.1. If, at any time, during the continuance of this Leave and License Agreement, the Licensed Premises or any part thereof is destroyed or damaged by force majeure event, such as flood, fire, earthquake, tempest, riots, epidemic, war and civil commotion, insurrections, enemy action, air-raid or any irresistible force or any 'Act of God' (not caused by any wilful act or default on the part of the Licensee, its servants, agents or workmen), so as to make the Licensed Premises or a material portion thereof unfit for carrying on the Business as intended by the Licensee, then in that event the Licensee shall be entitled, at its option, to give written notice to terminate this Agreement and the Licensor shall refund to the Licensee the IFRSD and any advance License



ब.ः	Fee paid by the Licensee to the Licensor for the unexpired portion of the relevant month, in the manner specified in this Agreement.
₹ 2000000000	
2024	

21.2. In the event the Licensee is prevented or restricted from the use of the Licensed Premises or a material portion thereof in manner contemplated in this Agreement, for a continuous period of 30 (thirty) days due to force majeure events enumerated in Clause 21.1 above, then in that event the Licensee shall be entitled to terminate this Leave and License Agreement, forthwith, at its option. If, however, the Licensee opts to continue with the License under this Agreement, then, unless otherwise mutually agreed between the Parties in writing, the Licensee shall continue to be liable to pay the entire License fees as set forth under this Agreement.



22. **STAMP DUTY AND REGISTRATION CHARGES:**



22.1. The stamp duty and registration and all other incidental charges payable for registration of this Agreement shall be borne and paid by the Licensee alone.

22.2. Each party shall extend full co-operation and assistance in the execution and registration of this Agreement.

23. The Licensor shall not be responsible or liable for any theft, loss, damage or destruction of any property of the Licensee in the Licensed Premises nor for any bodily injury or death to any person in the Licensed Premises for causes not directly attributable to the Licensor.

24. It is a vital, essential and integral term and condition of this Agreement that, subject always to the provisions of Clause 18 above, the license hereby granted is for the use of the Licensee alone and the Licensee shall not assign the same or transfer the benefit of this Agreement or permit the use by any third party of the Licensed Premises or part with possession of the Licensed Premises to any third party.



25. NOTICE:

Any notice sent under this Agreement to either Party shall be deemed to be validly served if sent by Registered A.D. Post or Hand Delivery duly acknowledged at the respective addresses of the Parties herein below mentioned or their last known address.

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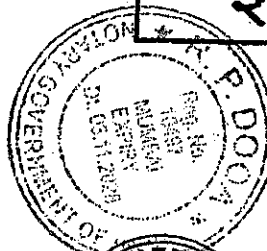
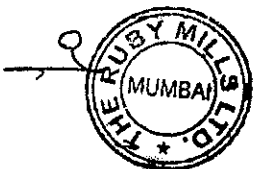
LICENSOR:

To,

Mindset Estates Private Limited

Director

Govardhan Building No. II, 2<sup>nd</sup> floor,



Dr. Parekh Street, Prarthana Samaj,  
Mumbai - 400 004.

**CONFIRMING PARTY:**

To,

The Ruby Mills Limited

Managing Director/President

10<sup>th</sup> Floor, Ruby House, J. K. Sawant Marg,

Dadar (West), Mumbai - 400 028.

**LICENSEE:**

To,

**DSP ASSET MANAGERS PRIVATE LIMITED**

M. Ramamoorthy Rajagopal / Ms Shilpa Karia

Matatal Centre, 10th Floor

Nariman Point

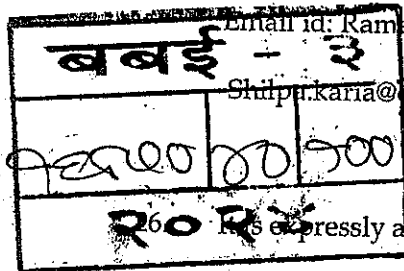
Mumbai 400021



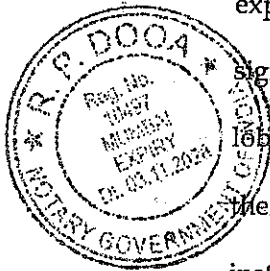
Contact details: 9820218727 / 9820348305

Email id: Ramamoorthy.rajagopal@dspim.com and

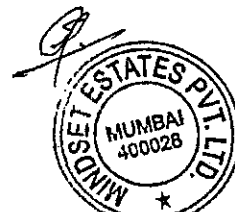
Shilpa.karia@dspim.com



It is expressly agreed that the Licensee shall be entitled (without any costs/ expenses payable to the Licensor/ Owner/ Confirming Party) to place a signage on the 25<sup>th</sup> floor (28<sup>th</sup> floor as per MCGM Plans) and at the entrance lobby of the said Building of such size to be approved by the Licensor or their architects/- signage consultant. All costs associated with the installation of the signage including costs associated with permissions to be taken from relevant authority will be borne by the Licensee alone.



27. MISCELLANEOUS:



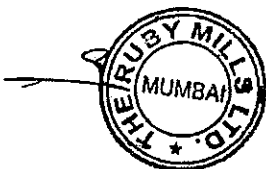


- 27.1. Any indulgence shown by the either party to the other will not amount to waiver of their rights.
- 27.2. In the event of any change, modification or amendment in Law relating to Leave and License by any Act of Legislation, Notification, Ordinance, Judgment or otherwise howsoever, by virtue whereof the Licensee is granted, conferred upon and/or entitled to any greater rights other than those conferred under this Agreement , then in such event, this Agreement shall come to an end on the day prior to such legislation coming into force notwithstanding the fixed period and/or tenure of the license granted hereunder.
- 27.3. It is mutually agreed between the parties that the in the event the Licensee intends to enter into any corporate restructuring, which results in change in control of the management of the company or the Company ceasing to exist in the eyes of the law, then in such event the Licensee shall prior to such corporate restructuring, provide the Licensor with an advance written notice and on the receipt of such a notice, then License shall be deemed to be terminated in terms of these presents. The Licensor shall refund the security deposit to the Licensee within a period of 30 days from the date of receipt of such notice after deducting therefrom all outstanding amounts payable under these presents.

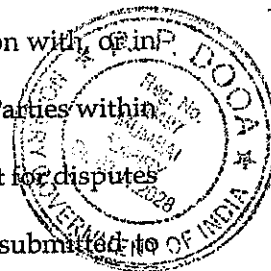
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१२५००	०९	१००
२०२४		

**JURISDICTION:**

28. All disputes or differences arising between the Parties as to the effect, validity or interpretation of this Agreement or as to their rights, duties or liabilities under this Agreement or arising out of, in connection with, or in relation to this Agreement, shall be resolved amicably by the Parties within 30 (thirty) days of such dispute; failing which the same (except for disputes within the jurisdiction of the Small Causes Court) shall be submitted to arbitration to be resolved by a panel of three arbitrators; of which one

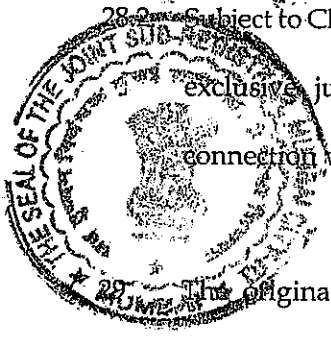


*[Handwritten signature]*



arbitrator shall be appointed jointly by the Licensor and the Confirming Party, one arbitrator shall be appointed by the Licensee and the two arbitrator so appointed shall appoint the third/ presiding arbitrator. The arbitration shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and the Mumbai Centre for International Arbitration Rules. The Arbitration proceedings shall be held in Mumbai and conducted in the English language. The cost of Arbitration shall be borne by the parties equally. The arbitration award/decision shall be binding on the Parties hereto. The decision or award given by the Arbitrators may be confirmed in a Court of competent jurisdiction.

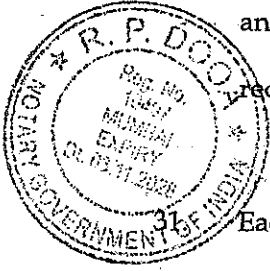
28.2 Subject to Clause 28.1 above, Competent Courts in Mumbai alone shall have exclusive jurisdiction in respect of any dispute arising out of or in connection with this Agreement.



The original of the agreement (duly stamped) shall be registered and retained by the Licensee; however, one set of the registered agreement duly

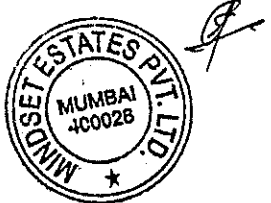
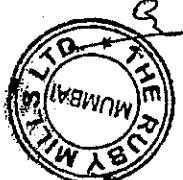
बबई		certified as true copy by the notary shall be made available to the Licensor/
92500782	900	Owner/ Confirming Party.
2022		

30. This Agreement supersedes all previous writings and understanding and any modifications under these presents shall be effective only if the same is reduced in writing and signed by all Parties.



31. Each Party shall bear its own legal costs.

32. The recitals to this Agreement form an integral part of the operative part of this Agreement.



FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

ALL THOSE pieces or parcels of land or ground admeasuring 12,204.58 sq. meters situate lying and being at Dadar being portion of the lands bearing Cadastral Survey Nos.231 and 1/231 of Mahim Division and being a portion of Final Plot No. 29 of Town Planning Scheme III of Mahim, 1<sup>st</sup> Variation (final) within the Registration District of Mumbai

SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the Licensed Premises)

बबई - ३		
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Commercial/ Office Premises admeasuring 29,852 sq. feet of MCGM approved usable on floor area and 49,753 sq. feet of agreed chargeable area as shown on the floor plan annexed hereto and marked as Annexure "B" sanctioned for commercial user as per the Part Occupation Certificate dated 12<sup>th</sup> January 2022 of the building known as "The Ruby" standing on the land more particularly described in the First Schedule hereinabove.

SIGNED AND DELIVERED BY )

the within named LICENSOR )

Mindset Estates Pvt. Ltd. pursuant to )

The resolution passed at the Board of )

Directors Meeting held on \_\_\_\_\_ )


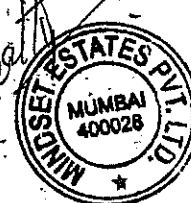
in the presence of... )

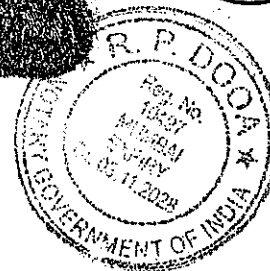
1. Santosh Carve )

2. Shubham Naik )

Shubham

SIGNED AND DELIVERED BY )

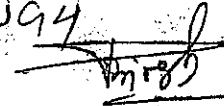
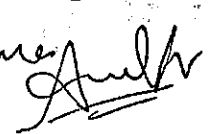
  




the within named Licensee )  
 DSP Asset Managers Pvt Ltd. )  
 through the hand of its Vice )  
 President and Head - Corporate )  
 Services, Ms Shilpa Karia Shah )  
 pursuant to the resolution passed )  
 at the \_\_\_\_\_ Meeting )  
 held on \_\_\_\_\_ )  
 in the presence of... )




For DSP Asset Managers Private Limited  
 Shilpa  
 Authorised Signatory

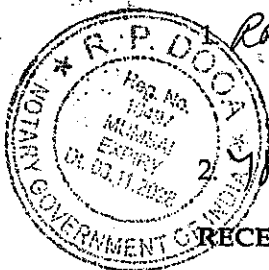
1. BRIGIDA P SINGH 
2. Anil Kishorewarne 

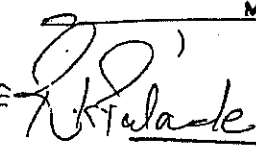
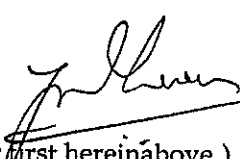


SIGNED AND DELIVERED BY )  
 The within named Owner/Confirming Party )  
 The Ruby Mills Ltd. )  
 pursuant to the resolution passed )  
 at the Board of Directors Meeting )  
 held on January 18, 2024 )  
 in the presence of... )

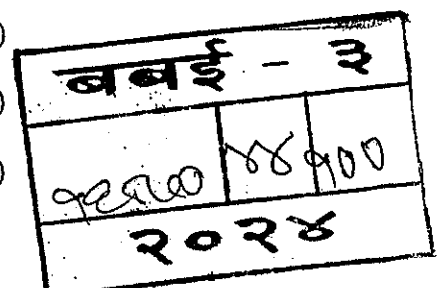


FOR THE RUBY MILLS LTD.  
  
 MANAGING DIRECTOR



1. RATARAM K. PALANDE   
 2. JASH V DHURU   
 RECEIVED the day and year first hereinabove )

written from the within named Licensee sum of )  
 Rs.3,88,07,340 (Rupees Three Crore Eighty )  
 Eight Lakh Seven Thousand Three Hundred )  
 and Forty Only, which together with )



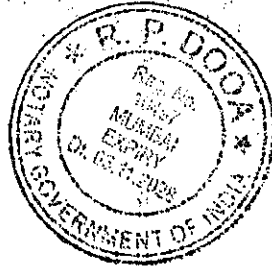
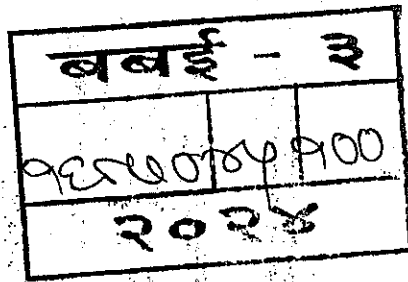
Rs.1,94,03,670 (Rupees One Crore Ninety-Four )  
Lakh Three Thousand Six Hundred and )  
Seventy Only) received from the within named )  
Licensee on [ \_\_\_\_\_ ], aggregating to )  
Rs.5,82,11,010/- (Rupees Five Crores Eighty )  
Two Lakhs Eleven Thousand & Ten Only) )  
is the interest-free refundable Security Deposit )  
specified in Clause 7 above )

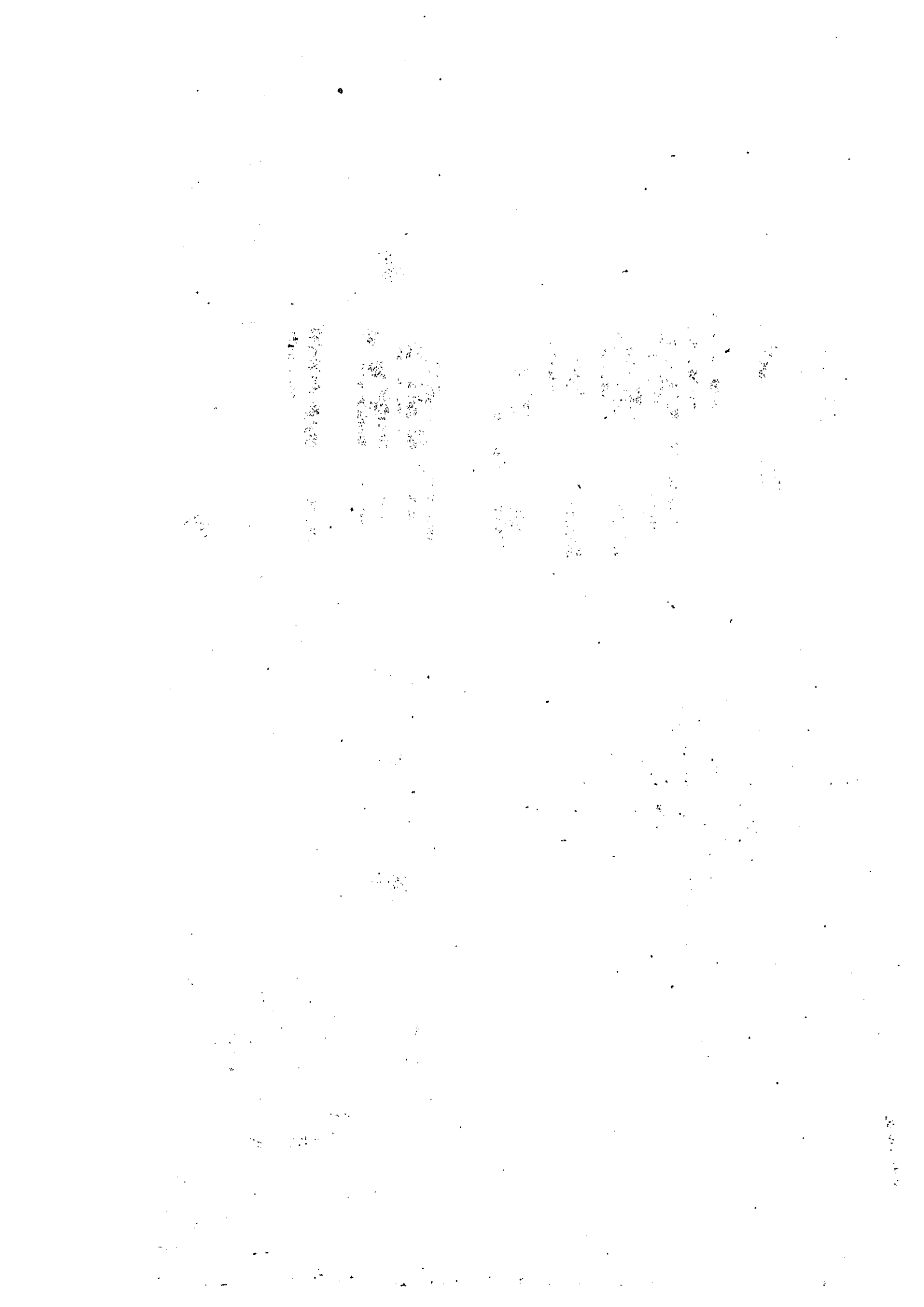
Rs. 5,82,11,010/-

**WE SAY RECEIVED**

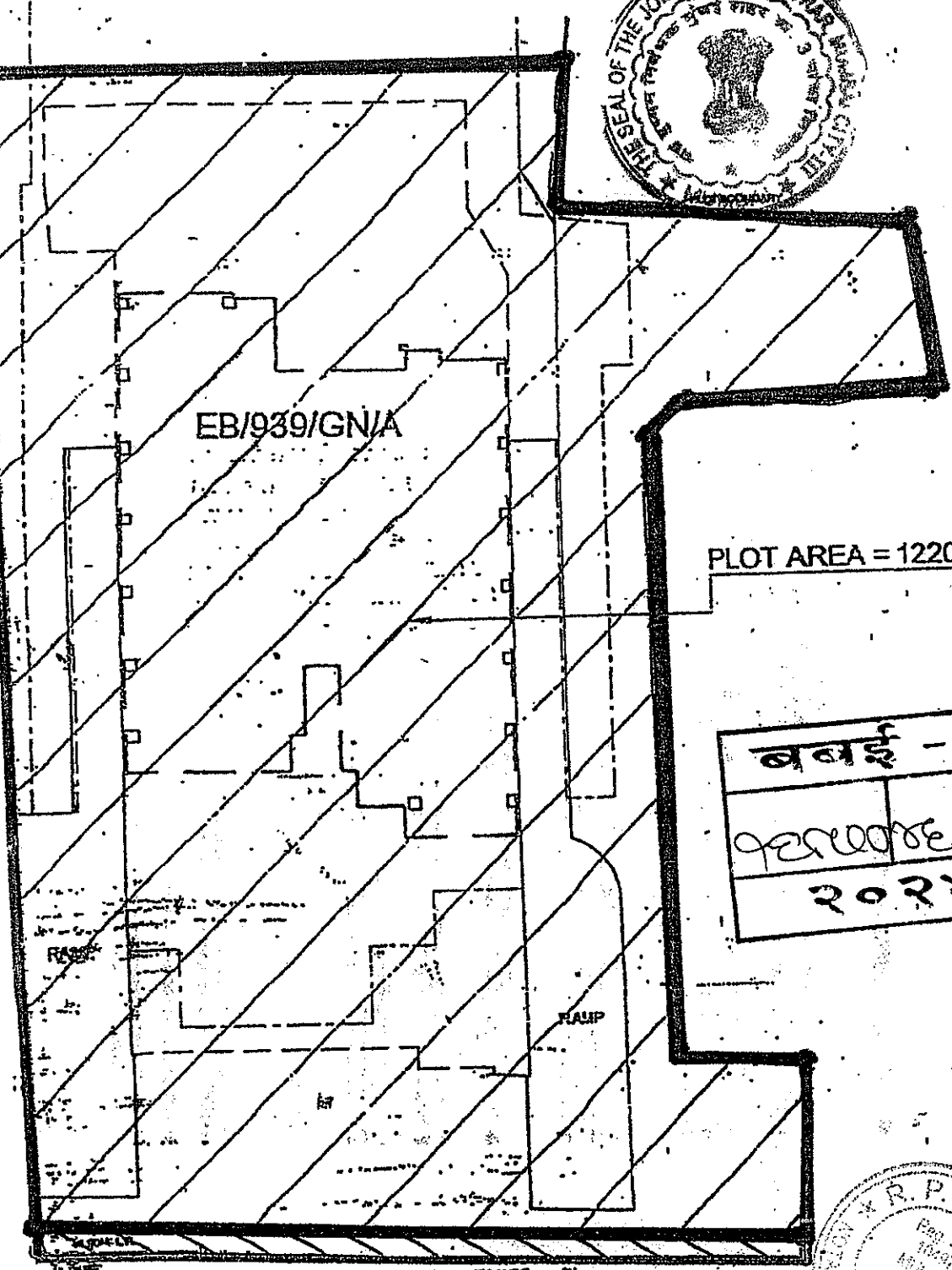
For Mindset Estates Pvt. Ltd.

Director





ANNEXURE A



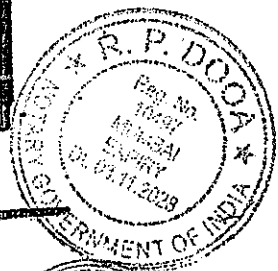
EB/939/GN/A

PLOT AREA = 12204.58 SQ.M

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**BLOCK PLAN**  
SCALE 1:500

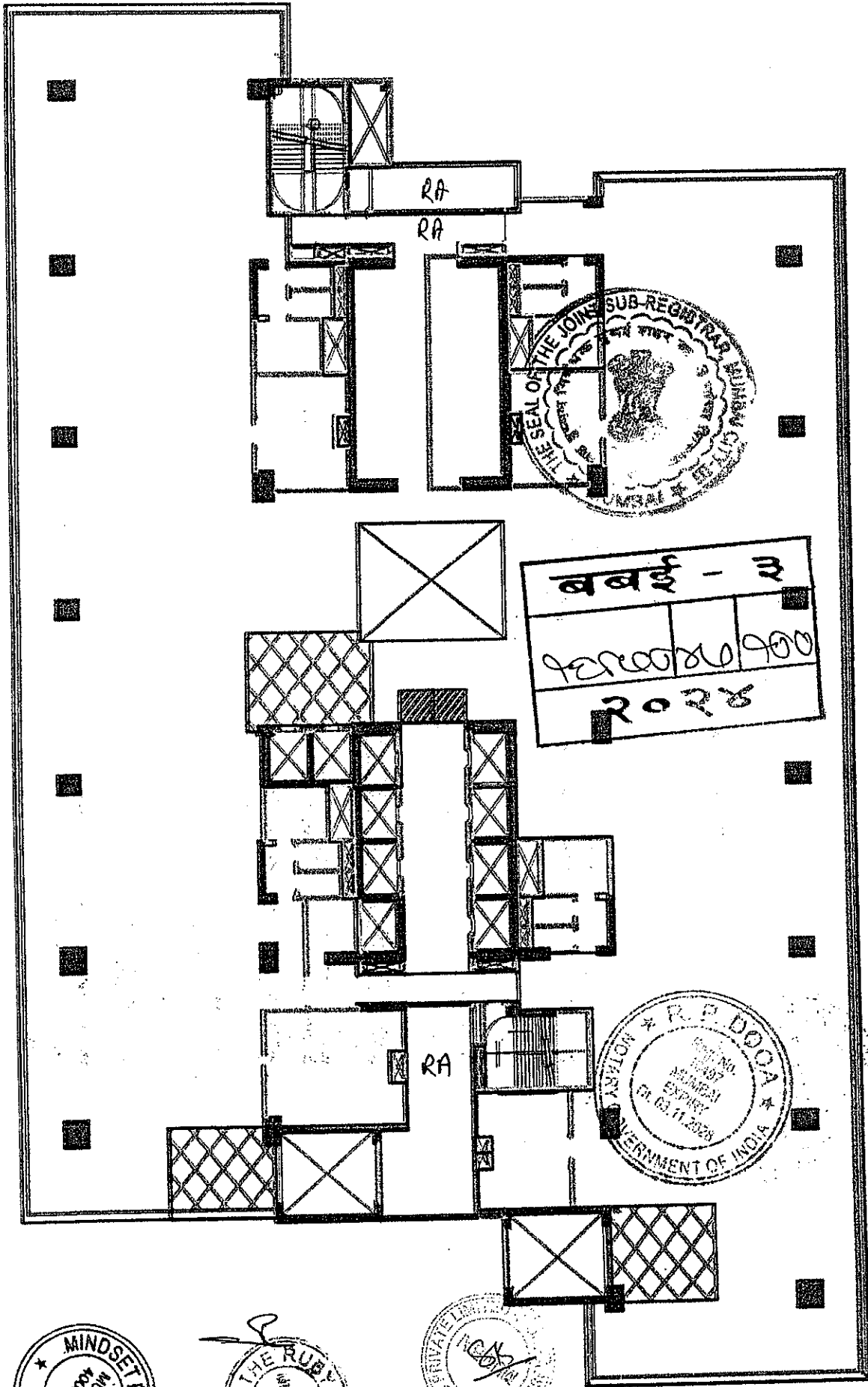
SEMAPATI BAPAT MARG  
18.29M EXISTING WIDTH & 27.44M PROP. WIDTH







ANNEXURE B



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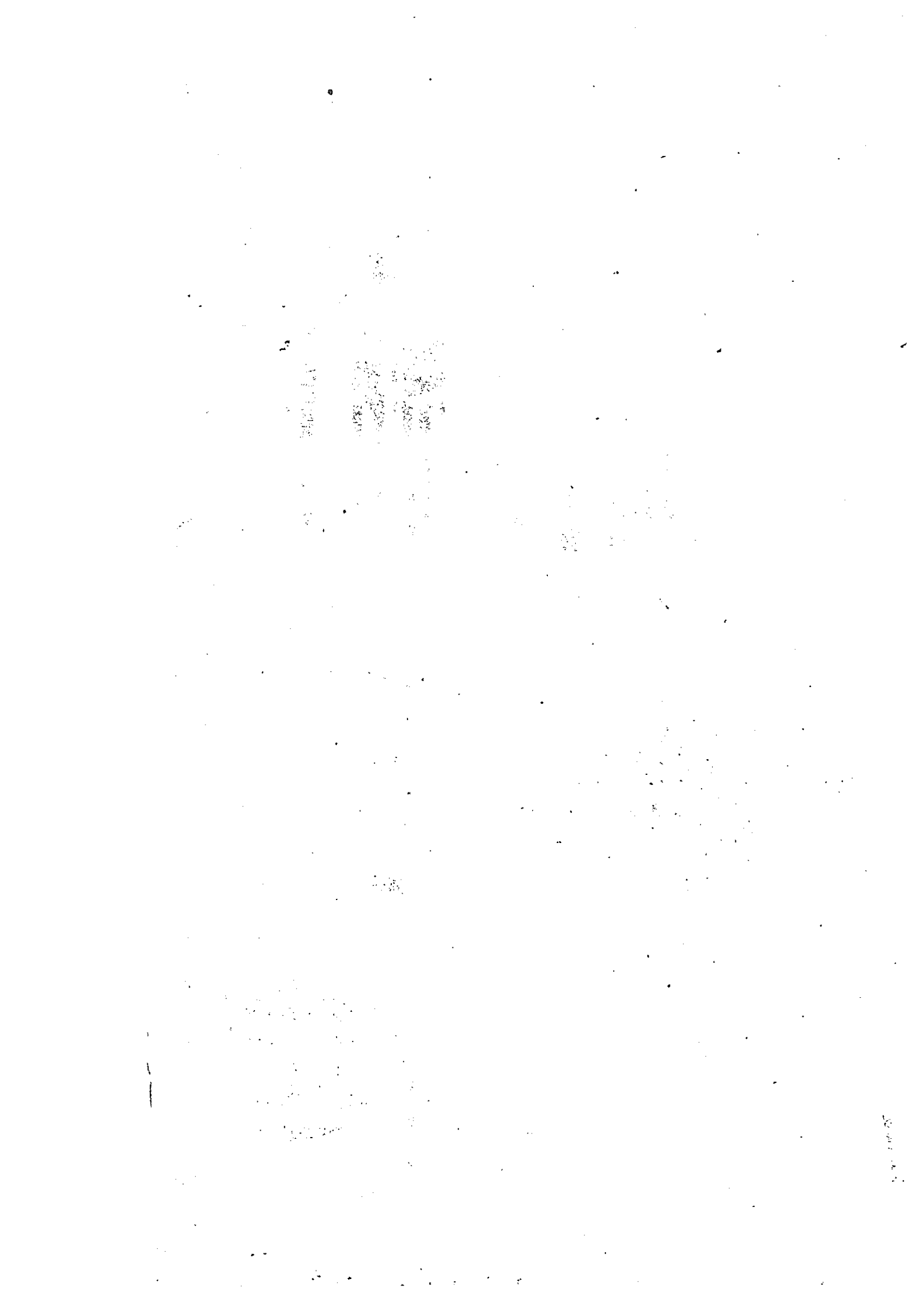
THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI  
MUMBAI

R. P. DDOA  
MUMBAI  
GOVT. OF INDIA

MINDSET ESTATES PVT. LTD.  
MUMBAI  
400018

THE RUBY REALTY LTD.  
MUMBAI

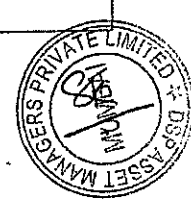
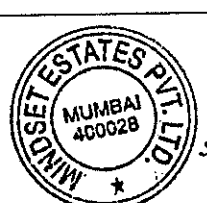
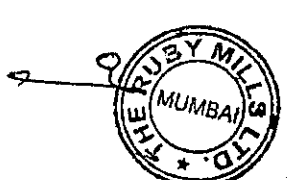
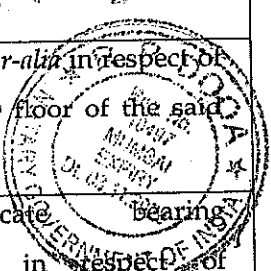
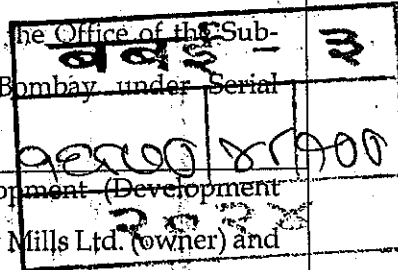
ICGS



Annexure "C"

Title and Other Documents

Sr. No.	Date of the Document	Particulars
1.	9 January 1917	Certificate of Incorporation of Hormasji Ardeshir S. Goculdas and Company Limited issued by Registrar of Companies, Bombay.
2.	30 January 1917	Indenture (of Conveyance) between Hormusji Framji Commissariat and Anr. and Hormasji Ardeshir S. Goculdas and Company Limited registered in the Office of the Sub-Registrar of Assurances at Bombay under Serial No.618/1422 in respect of a portion of the said Land.
3.	16 August 1939	Indenture (of Conveyance) between <i>inter alia</i> the Municipal Corporation of the City of Bombay and the The Ruby Mills Ltd. registered in the Office of the Sub-Registrar of Assurances at Bombay under Serial No.4873 of 1939 in respect of the balance portion of the said Land.
4.	20 February 1962	Declaration of Mr. Mulraj Goculdas (then a director of Ruby Mills Ltd.) registered in the Office of the Sub-Registrar of Assurances at Bombay under Serial No.771 of 1962.
5.	2 May 2008	Unregistered Deed of Development (Development Agreement) between The Ruby Mills Ltd. (owner) and Mindset Estates Pvt. Ltd. (developer), annexed to the Registered Deed of Confirmation at Serial No.8 below.
6.	28 January 2009	Deed of Confirmation between The Ruby Mills Ltd. and Mindset Estates Pvt. Ltd. registered in the Office of the Sub-Registrar of Assurances at Bombay under Serial No.BBE-3/1804 of 2009.
7.	29 December 2021	Floor Plan bearing Sheet No.26 <i>inter-alia</i> in respect of the 23 <sup>rd</sup> to 25 <sup>th</sup> floors and the 28 <sup>th</sup> floor of the said Building.
8.	12 January 2022	Part Occupancy Certificate bearing No.EB/939/GN/A/OCC/1/New in respect of <i>inter-alia</i> the said Premises.



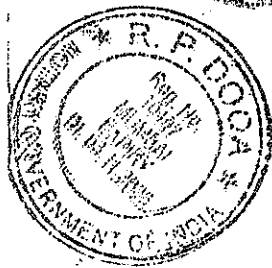
9.	13 April 2023	Extract of Property Card in respect of land bearing F.P.No.29 TPS III of Mahim Division.
----	---------------	--



*[Handwritten signature]*



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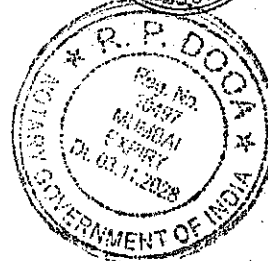
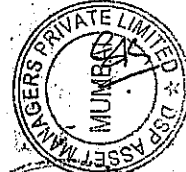
Annexure "D"

Monthly License Fees and details of Escalation

Tenure	License Fee in INR per sq. ft/ month on Chargeable area
14 <sup>th</sup> May 2024 To 30 <sup>th</sup> September 2024	License Fee Free Period*
1 <sup>st</sup> October 2024 To 13 <sup>th</sup> May 2027	Rs.195/-
14 <sup>th</sup> May 2027 To 13 <sup>th</sup> May 2029	Rs. 224.25/-

\*CAM charges during the subsistence of the License and during the License Fee Free Period to be paid as per the Agreement.

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२०२४		



Annexure "E"

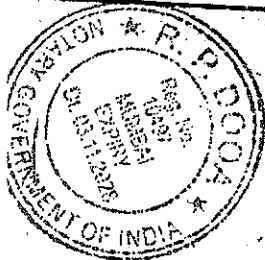
List of Associated Entities

1. Compoundexpress Pvt. Ltd.
2. DSP ADIKO Holdings Pvt. Ltd.
3. DSP Finance Pvt. Ltd.
4. DSP Fund Managers IFSC Pvt. Ltd.
5. DSP Global Services (Mauritius) Ltd.
6. DSP HMK Holdings Pvt. Ltd.
7. DSP International UK Ltd.
8. DSP Investment Pvt. Ltd.
9. DSP Pension Fund Managers Pvt. Ltd.
10. DSP Trustee Pvt. Ltd.
11. Hemko Patents Development Pvt. Ltd.
12. H M K Realties Pvt. Ltd.
13. Kaizen Commercial Pvt. Ltd.
14. Kanha Investments Pte. Ltd.
15. Mentor Technologies Pvt. Ltd.
16. M V L Realty Pvt. Ltd.
17. Pench Investments Pte. Ltd.



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18. Reclamation Properties (India) Pvt. Ltd.
19. Reclamation Realty (India) Pvt. Ltd.
20. Shuko Real Estate Pvt. Ltd



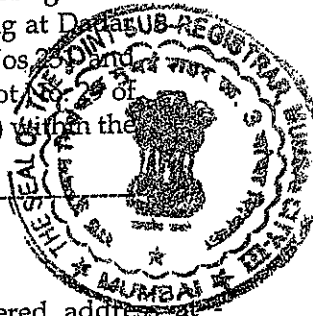
*[Handwritten signature]*



Annexure "F"

DECLARATION CUM INDEMNITY

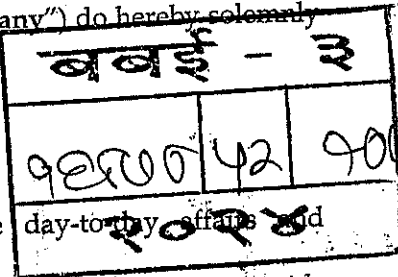
Re: In the matter of Registered Leave & License Agreement dated \_\_\_\_\_ 2024 made between MINDSET ESTATES PRIVATE LIMITED ("the Licensor"), DSP ASSET MANAGERS PRIVATE LIMITED ("the Licensee") and THE RUBY MILLS LIMITED ("the Owner/Confirming Party") in respect of a Commercial/Office Premises admeasuring 29,852 sq. feet of MCGM approved usable on floor area and 49,753 sq. feet of agreed chargeable area sanctioned for commercial user ("said Licensed Premises") on the 25<sup>th</sup> Floor (28<sup>th</sup> floor as per MCGM Plans) in the building known as "The Ruby" standing on all those pieces or parcels of land or ground admeasuring 12,204.58 sq. meters situate lying and being at Dada Bhai Phule Nagar, being portion of the lands bearing Cadastral Survey Nos. 230 and 1/231 of Mahim Division and being a portion of Final Plot No. 230 of Town Planning Scheme III of Mahim, 1st Variation (final) within the Registration District of Mumbai.



We, [Name of Associated Entity] having our registered address at \_\_\_\_\_

\_\_\_\_\_ ("Company") do hereby solemnly

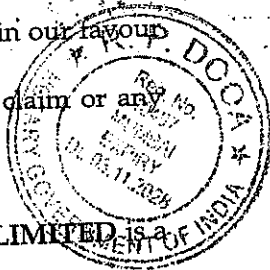
declare and say as under:-



1) We confirm that we are conversant with the day-to-day affairs and management of the Company and have been authorized by the Company vide Board Resolution dated \_\_\_\_\_ annexed hereto, to execute these presents for and on behalf of the Company.

2) We admit and confirm that occupation of the Licensed Premises by us will not in any manner amount to sub-tenancy and/or creation of any other interest or claim of any nature whatsoever by the Licensee or the Licensor in our favour and the Company and the Company shall not make any such claim or any adverse claim on the said Licensed Premises or any part thereof.

3) We further confirm that DSP ASSET MANAGERS PRIVATE LIMITED is a Licensee of the said Licensed Premises and has merely allowed to use and occupy the same during subsistence of License period and the Licensor i.e.,



MINDSET ESTATES PRIVATE LIMITED with confirmation of the Owner/Confirming Party i.e., THE RUBY MILLS LIMITED has permitted the Licensee to allow the Company to occupy the said Licensed Premises on the basis of this declaration cum indemnity.

4) I, \_\_\_\_\_ on behalf of the Company unconditionally agree and undertake that the Company shall remove all its belongings from the said Licensed Premises on or before the date of expiry of the license period i.e. 13<sup>th</sup> May 2029 or its earlier determination and the Company will not withhold the said Licensed Premises or any part thereof under any circumstances whatsoever.

5) The Company acknowledges that there is no independent right created in favour of the Company and the Company shall not at any time hereafter claim any independent right, title or interest in the said Licensed Premises. The temporary permissive use and occupation of the said Licensed Premises shall

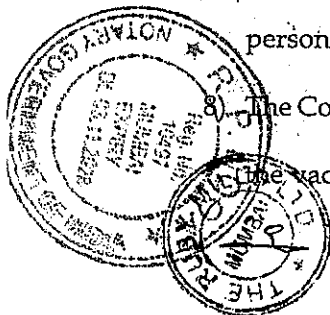


be strictly in terms of the Leave and License Agreement dated \_\_\_\_\_ 2024 made between the Licensor, the Licensee and the Owner/Confirming Party and the Company shall adhere to and abide by all terms, conditions and obligations of the Licensee under the aforesaid Leave and License Agreement.

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6) The Company further agrees and undertakes to carry out all instructions and directions as may be given to us either by the Licensor or by the Licensee in respect of the above Licensed Premises without any hindrance or objection whatsoever.

7) The Company further agrees and undertakes that the Licensor shall at all times be in legal possession of the Licensed Premises. The Company further agrees and undertakes that it will not induct or part with its occupation thereof to any person or persons.



8) The Company further confirms that the Licensee shall handover to the Licensor the vacant charge of the aforesaid Licensed Premises on expiry of the License





Term or earlier determination thereof without any recourse of adopting any legal proceedings and the Company will not resist or object to the same.

9) The Company shall indemnify and keep indemnified the Licensor and/or the Owner/Confirming Party of, from, and against, all direct and actual action, suit, proceedings, costs, charges and expenses that may be suffered or incurred or that may be caused to be suffered or incurred due to the occupation of the Licensed Premises by the Company and the Company agrees and undertakes to pay all costs, charges and expenses in respect thereof forthwith or on demand by the Licensor and/or the Owner/Confirming Party.



Solemnly declared at Mumbai )  
By the withinnamed \_\_\_\_\_ and )  
\_\_\_\_\_ )  
in the capacity as Director of the Company, )  
pursuant to Board Resolution dated \_\_\_\_\_)

बवई - ३		
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On the \_\_\_ day of \_\_\_\_\_ [ ]

Before me

DATED THIS DAY OF JULY, 2024

MINDSET ESTATES PRIVATE LIMITED

AND

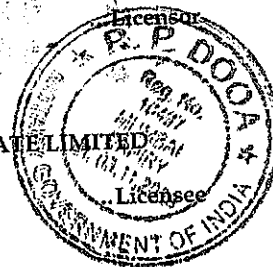
DSP ASSET MANAGERS PRIVATE LIMITED

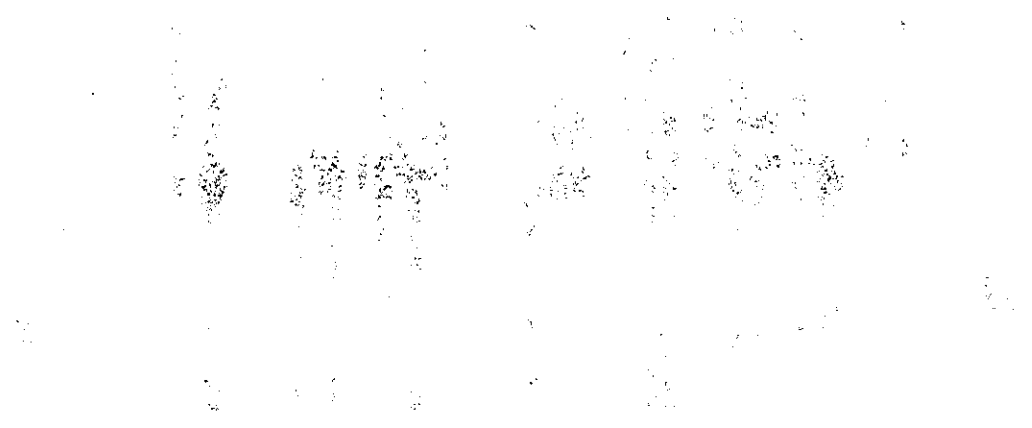
AND

THE RUBY MILLS LIMITED

...Owner/ Confirming Party

LEAVE AND LICENSE AGREEMENT

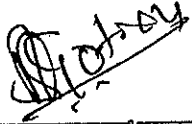


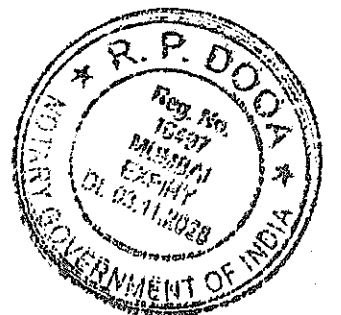
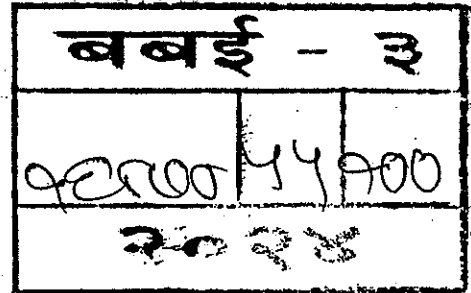


घोषणापत्र

मी रोहीण कक्षा कारीपत्र याद्वारे घोषित करतो की, दुय्यम निबंधक ५२  
यांचे कार्यालयात श्री लालपट्ट या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात  
आला आहे. श्री श. ल. श. र. व इ. यांनी दि. १०/११/१५ रोजी मला  
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत  
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र  
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले  
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये  
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक

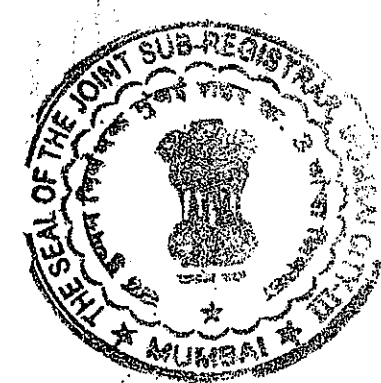
  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही



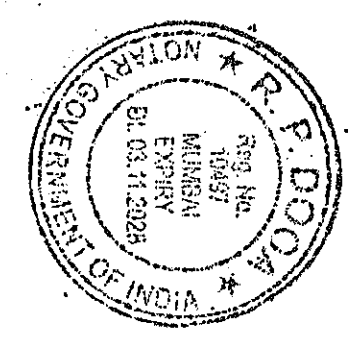


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पारवती

Original/Duplicate

Wednesday, October 10, 2012  
10:44 AM

नोंदणी क्र. :39M  
Regn.:39M

पारवती क्र.: 9970 दिनांक: 10/10/2012

गावाचे नाव: माहिम  
दस्तऐवजाचा अनुक्रमांक: बबई-3-8396-2012  
दस्तऐवजाचा प्रकार: मुखत्यारनामा  
सादर करणाऱ्याचे नाव: भरत एम शहा

नोंदणी फी ₹. 100.00  
दस्तऐवजाच्या फी ₹. 320.00  
बंदी एन्ट्री ₹. 20.00

DELIVERED

मुद्रांची संख्या: 16

एकूण ₹. 440.00

आपणास हा दस्तऐवज अंदाजे 11:04 AM हा जेव्हा मिळेल.

सहाय्यक निबंधक, मुंबई-3

मुख्य निबंधक

मोबदली क्र: 0/

मुंबई शहर क्र. ३

वाचार मुल्य: ₹.0/-

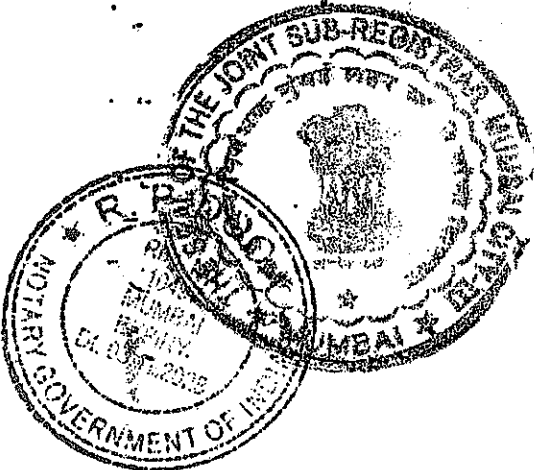
भरलेले मुद्रांक शुल्क: ₹. 500/-

मुद्रांक दियम: (48-ह) (अ) ते (ग) पर्यंत @ इतर कोणत्याही प्रकारात

- 1) देयकाचा प्रकार: By Cash एकूण: ₹.340/-
- 2) देयकाचा प्रकार: By Cash एकूण: ₹.100/-

DELIVERED

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२०२३		



**Customer's Copy**  
**THE KAPOL CO-OP. BANK LTD.**  
 FRANKING DEPOSIT SLIP

Branch: **383435**  
 Pay to: Acct. Stamp Duty **Document 22/8/12**

Franking Value	Delivered	Rs. 500/-
Service Charges	Sr. No.	Rs. 10/-
TOTAL		Rs. 610

Name & Address of the Stamp duty paying party  
**Mr. Bharat M. Shah**  
**Ruby House, J.K. Sawant Marg, Dadar, Mumbai - 400 014**

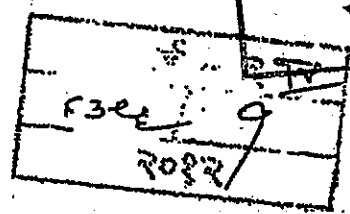
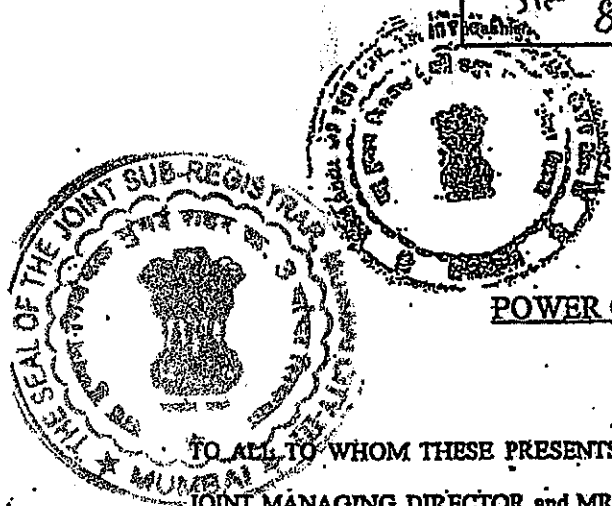
Tel / Mobile No. **98211999**  
 Desc. of the Document **POA**  
 DD/Cheque No. **124 MSB**  
 Drawn on **MSB**

For Bank's Use Only

Tran ID: **A254 Rs.**  
**PL-646 Rs.**  
 Franking Sr. No. **80145**  
 Officer

**बवई - ३**

92500	45	900
<b>2028</b>		



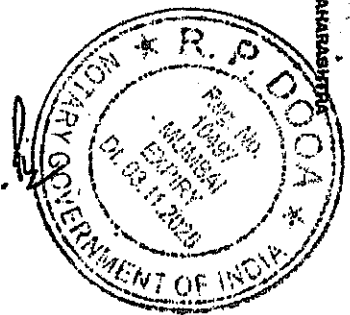
**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, MR. BHARAT M. SHAH, JOINT MANAGING DIRECTOR and MR. PURAV H. SHAH, PRESIDENT OF THE RUBY MILLS LIMITED, a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Ruby House, J.K. Sawant Marg, Dadar, Mumbai - 400 014 (hereinafter called 'The Company'), SEND GREETINGS:

**WHEREAS:**

- (a) The Company is executing various Agreements for Sale and Leave and premises and various undertakings and affidavits in connection with the property has developed and on the terms and conditions set out therein.

*[Handwritten signature]*



THE KAPOL CO-OP. BANK LTD.  
 1250, PAREKH LIPICHAO  
 FORT BOMBAY.  
 AUTHORIZED SIGNATORY  
 Mr. Bharat M. Shah  
 Joint Managing Director  
 Ruby Mills Limited  
 Ruby House, J.K. Sawant Marg, Dadar, Mumbai - 400 014  
 022-26119999  
 022-26119999

SPECIAL SIGNATURE  
 80145  
 186600  
 AUG 29 2012  
 15:51  
 R-0005004-P85506





(b) The property referred to in recital (a) above is known as -

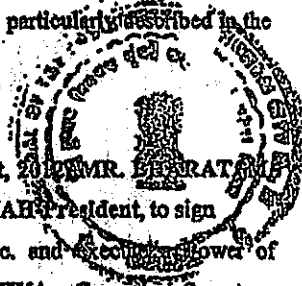
"The Ruby", situated at 29, Senapati Bapat Marg, (Tulsi Pipe Road), Dadar (West), Mumbai-400 028 and "Ruby House", J. K. Sawant Marg, Dadar (West), Mumbai 400 028, (here in after referred to as "The Property"), more particularly described in the Schedule hereto.

(c) The company authorized, by a resolution dated 14<sup>th</sup> August, 2012, MR. BHARAT M. SHAH - Joint Managing Director and MR. PURAV H. SHAH - President, to sign singly the said various deeds, agreements, affidavits, etc. and execute in power of Attorney in favor of - MR. PANKAJ J. PARKHIYA - Company Secretary, MR. RAJARAM K. PALANDE, Employee of the Company, MR. JADAVPRASAD G. VYAS - Assistant Administrative Officer and MR. ROHITAKSHA S. KOTIAN, Employee of the Company.

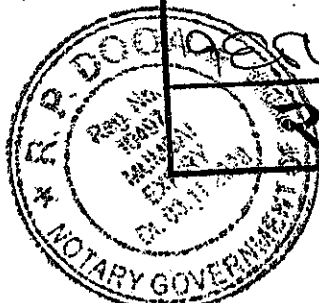
NOW KNOW YE THESE PRESENTS WITNESS THAT WE, MR. BHARAT M. SHAH, Joint Managing Director and MR. PURAV H. SHAH - President of THE RUBY MILLS LIMITED, do hereby nominate, constitute and appoint -

(1) MR. PANKAJ J. PARKHIYA - Company Secretary, (2) MR. RAJARAM K. PALANDE, Employee of the Company and (3) MR. JADAVPRASAD G. VYAS - Assistant Administrative officer, (4) MR. ROHITAKSHA S. KOTIAN, Employee of the Company, as our true and lawful attorney to severally do all or any of the following acts, deeds and things whether in our name or in the name of the said attorney viz:-

1. To appear before Registrar Sub-Registrar of Assurances or any Officer or Officers for the time being appointed under law relating to the registration of agreement for sale and Leave and License Agreements or document which is executed by us, for creation and/or satisfaction of charge and necessary forms and papers relating to the of the Sale/Leave and License/Mortgage deeds of the property, more fully described in the Schedule.
2. To declare the value of the property before the Sub-Registrar for purposes of registration of the said sale /Leave and License/Mortgage deeds of the property set out there in the Schedule.



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3. To appear before the Registrar or Sub-Registrar of Assurances or any officer or officers for the time being appointed under the law relating to the registration to receive deeds, documents and assurances for registration and to lodge and/or admit execution of all deeds, documents and assurances executed, signed, sealed and delivered by us.

AND we hereby for ourselves, our successors and assigns agree to ratify and confirm all and whatsoever our said attorney shall or purport to do or cause to be done by virtue of these presents.

**SCHEDULE OF THE PROPERTY HEREIN ABOVE REFERRED TO**

ALL THOSE pieces or parcel of land or ground together with the Building/s & Structures standing thereon known as "The Ruby" and "Ruby House" situate lying and being at Dadar bearing Cadastral Survey No.231 and 1/231 of Mahim Division and Final Plot No.29 of Town Planning Scheme III of Mahim, 1<sup>st</sup> Variation (final) admeasuring 26082.15 sq.mts within the Registration District of Mumbai and bounded as follows:-

On or towards the East by : Senapati Bapat Marg.

On or towards the West by : J.K. Sawant Marg.

On or towards the North by : Partly by Bal Govindas Marg and partly by R-Zone

Final Plot Nos.30, 34, 36 & O.P. No.41

R-Zone Final Plot No. 28 & O.P. No.33



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On or towards the South by		
92000	89	900
202X		

310
5320 / 8
202X

*Bavai*

*h*




IN WITNESS WHEREOF we have hereunto set our hand and seal aforesaid this 5<sup>th</sup> day of October, 2012


SIGNED SEALED AND DELIVERED BY )  
THE UNDERSIGNED: )

For THE RUBY MILLS LTD.

MS  
MR. BHARAT M. SHAH  
J.T. MANAGING DIRECTOR

Bmsh  


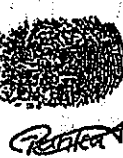
1.  
hshah  
MR. PURAV H. SHAH  
PRESIDENT

hshah  


IN THE PRESENCE

ACCEPTED  
1. MR. PANKAJ J. PARKHI



Parkhi  




बवई - ३  
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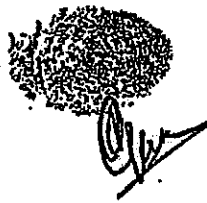
2. MR. RAJARAM K. PALANDE

R.K. Palande  




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बवई - ३  
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3. MR. JADAVPRASAD G. VYAS

J. G. Vyas  




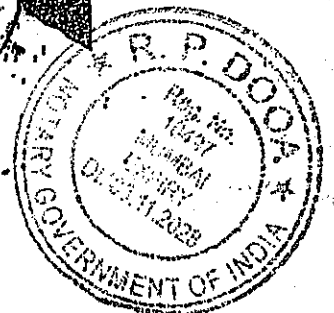
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4. MR. ROHITAKSHA S. KOTIAN

R. S. Kotian  




R





# The Ruby Mills Ltd.

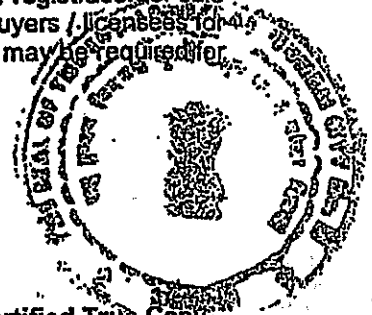
RUBY HOUSE, J. K. SAWANT, MARG, DADAR, MUMBAI 400 028.

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE 178<sup>TH</sup> MEETING OF BOARD OF DIRECTORS OF THE RUBY MILLS LIMITED HELD ON TUESDAY, THE 14<sup>TH</sup> AUGUST, 2012 AT RUBY HOUSE, 11<sup>TH</sup> FLOOR, J.K. SAWANT MARG, DADAR(W), MUMBAI 400028.

"RESOLVED THAT Mr. Bharat M Shah, Joint Managing Director be and is hereby authorized to execute and deliver a Power of Attorney in favor of Mr. Pankaj Parkhiya- Company Secretary, Mr. Jadavprasad G. Vyas- Assistant Administrative Officer, Mr. Rajaram K. Palande, Employee of the Company and Mr. Rohitaksha S. Kotian, Employee of the Company to make appearance before the Sub-Registrar & other Government authorities for the purpose of registration of sale deeds and / or premises to be offered on leave and license to prospective buyers / licensees for and on behalf of the Company and to do all such acts, deeds and things as may be required for the purpose of registering said documents."

"RESOLVED FURTHER THAT Mr. Purav H. Shah, President be and is hereby authorized to execute and deliver a Power of Attorney in favor of Mr. Pankaj Parkhiya- Company Secretary, Mr. Jadavprasad G. Vyas- Assistant Administrative Officer, Mr. Rajaram K. Palande, Employee of the Company and Mr. Rohitaksha S. Kotian, Employee of the Company to make appearance before the Sub-Registrar & other Government authorities for the purpose of registration of sale deeds and / or premises to be offered on leave and license to prospective buyers / licensees for and on behalf of the Company and to do all such acts, deeds and things as may be required for the purpose of registering said documents."

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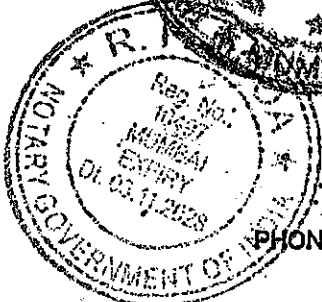
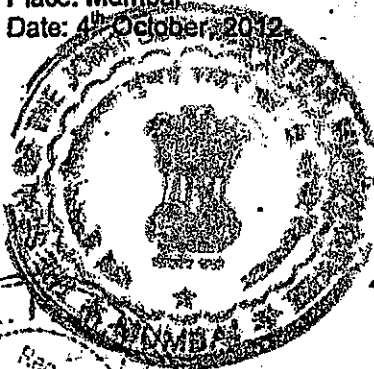


-Certified True Copy-  
For The Ruby Mills Limited

*Pankaj Parkhiya*

(Pankaj Parkhiya)  
Company Secretary

Place: Mumbai  
Date: 4<sup>th</sup> October, 2012



बका - ३	
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*(Handwritten mark)*

PERMANENT ACCOUNT NUMBER  
**AJQPS0391D**

नाम / NAME  
**BHARAT MANHARLAL SHAH**

पिता या माता / FATHER'S NAME  
**MANHARLAL CHUNILAL SHAH**

जन्म तिथि / DATE OF BIRTH  
**16/08-1939**



आयकर अधिकारी (आयकर विभाग)  
 Commissioner of Income Tax (Income Tax Department)

*Shah*



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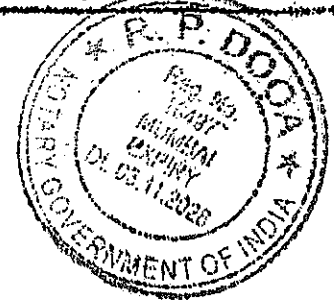
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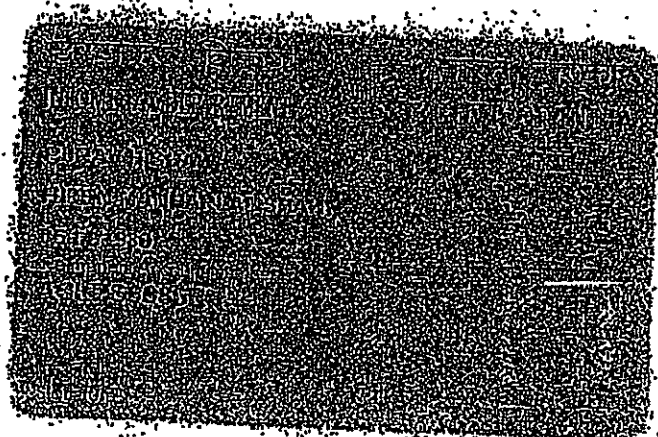
**CERTIFIED TRUE COPY**  
*Shah*  
**KRANTI SIDRUK**  
 Advocate High Court.

*Shah*



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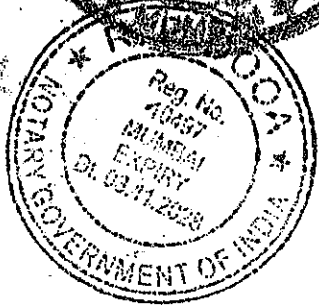


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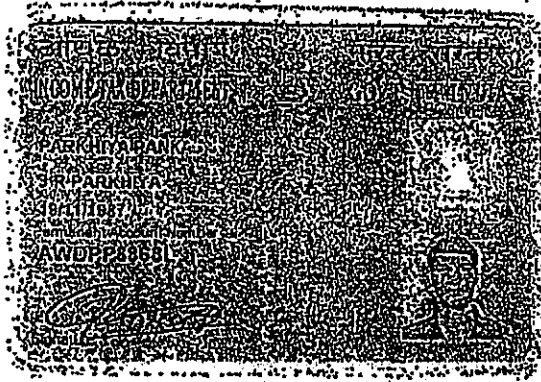
*Kshah*



बबई - ३	
५३०९	५
१०१२	



**CERTIFIED TRUE COPY**  
*Sidruk*  
**KRANTI SIDRUK**  
 Advocate High Court



*Handwritten signature or mark.*



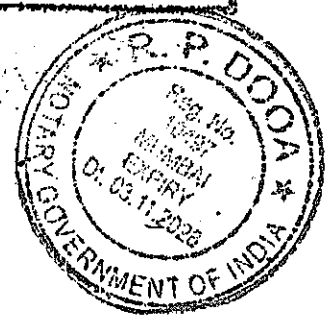
बबई - ३		
१२५००	६६५००	
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**CERTIFIED TRUE COPY**

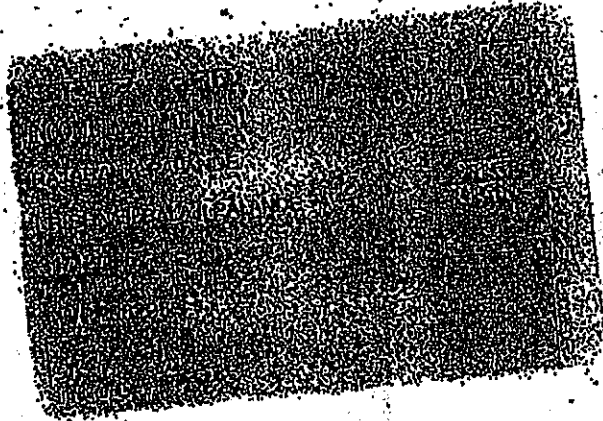
*Signature*  
**KRANTI SIDRUK**  
Advocate High Court

बबई - ३ IV	
३६६	९
२०१२	



11111





K. S. Salade

७ - ३ - ३		
१२५६००	६६	१००
२०२४		

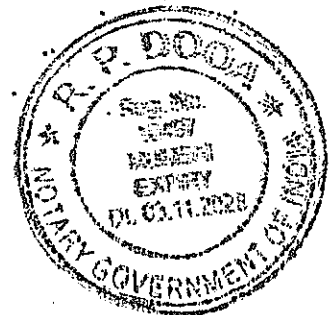
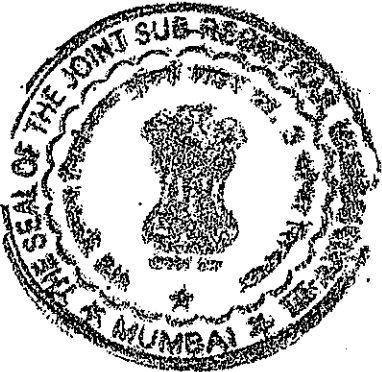


CERTIFIED TRUE COPY

Scanned

स्वातंत्र्य संस्थान  
२२ फ्रीडम हाई कौन्सिल

७ - ३ - ३	
६३६६	१०
२०२४	



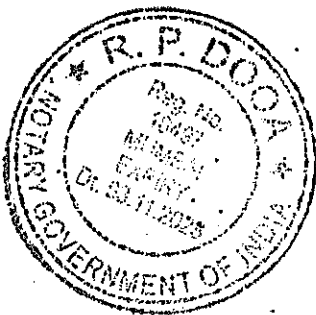


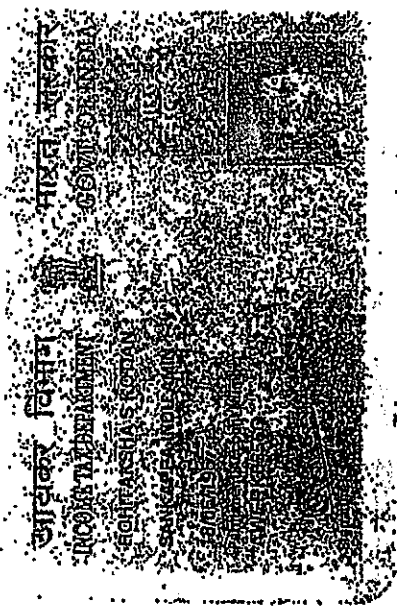
बबई - ३		
१२२००६		१००
२०२४		



1 Seal  
 MUNICIPAL CORPORATION  
 MUNICIPALITY OF MUMBAI

बबई - ३		
७३६		११
२०२२		



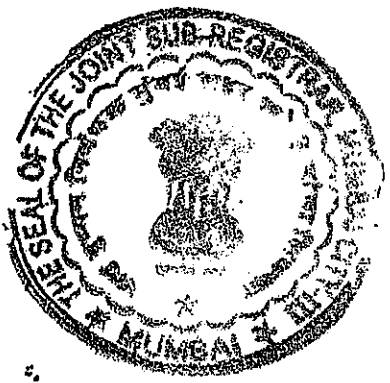


*Handwritten signature or initials*

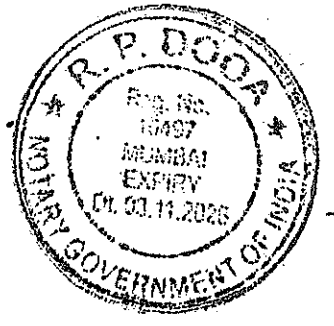
बनर - ३		
१६६००	६९	१००
२०२४		

CERTIFIED TRUE COPY

*Signature*  
KRANJI SIDDIK  
Advocate High Court



बनर - ३ IV	
६३९	१२
२०२२	

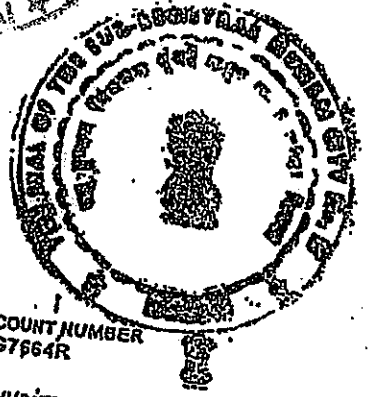


ELECTION COMMISSION OF INDIA  
 भारत निर्वाचन आयोग  
 IDENTITY CARD  
 शील्डचपत्र

MT/08/040/293503-



Elector's Name: महाराजेश मंगल  
 महाराजेश मंगल  
 Father's/Mother's/Husband's Name: मंगलदास  
 पतीचे नाव  
 Sex: M लिंग: पुरुष  
 Age as on 1.1.95: 25  
 1.1.95 रोजी वय



PERMANENT ACCOUNT NUMBER  
 AEDPG7664R

नाम  
 RAJESH BHUPATRAJ GANDHI

पिता या माता / FATHER'S NAME  
 BHUPATRAJ MAGANLAL GANDHI

जन्म दिनांक / DATE OF BIRTH  
 22-03-1970

PERMANENT SIGNATURE

*[Handwritten Signature]*

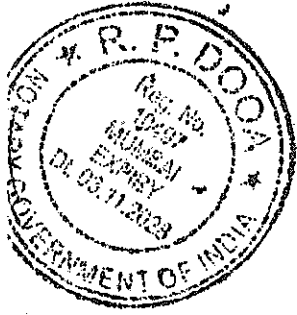
बवई - ३

१२२०० / ६०९००

बवई - ३  
 ८३६१/९३  
 २०१२

बवई - ३  
 २०१२

Electoral Registration Officer  
 For 40-Sanctuary, Mumbai  
 40  
 Date: 11/03/2012



Summary1 (GoshwaraBhag-1)

बुधवार, 10 ऑक्टोबर 2012 10:44  
म.पू.

दस्त गोशवारा भाग-1

बवई-3  
दस्त क्रमांक: 8396/2012

दस्त क्रमांक: बवई-3 /8396/2012

बाजार मुख्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह. डु. नि. बवई-3 यांचे कार्यालयात  
अ. क्र. 8396 वर दि.10-10-2012  
रोजी 10:42 म.पू. वा. हजर केला.

पावती: 9970

पावती दिनांक: 10/10/2012

सादरकरणाचे नाव: भरत एम शाह

नोंदणी फी रु. 100.00  
दस्त हाताळणी फी रु. 320.00  
दादा इन्दी रु. 20.00  
पृष्ठांची संख्या: 16

एकूण: 440.00



दस्त हजर कोणत्याची सही:

सह दुय्यम निबंधक, मुंबई-3



सह दुय्यम निबंधक, मुंबई-3

बवई	दस्तावा प्रकार: मुख्यरनामा
१२२००	मुद्रांक शुल्क: (18 रु) ते (11) खेरीज @ इतर कोणत्याही प्रकारात
२०२	दिनांक: 10/10/2012 10:43:19 AM ची वेळ: (सादरीकरण)
	दिनांक: 2/10/10/2012 10:44:37 AM ची वेळ: (फी)

**प्रतिज्ञापत्र**

\*सादर दस्तऐवज हा नोंवणी करपदा १९०८ अंतर्गत असलेल्या धरतुदीनुसारच नोंदणीत दाखल केलेला आहे. \*दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, जबाबदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \*दस्ताची सत्यता, वैधता कायदेशीर नोंवणीसाठी दस्त निष्पादक व कमुलीधारक हे संपूर्णपणे जबाबदार राहतील.

① [Signature]  
लिहून देणारे:

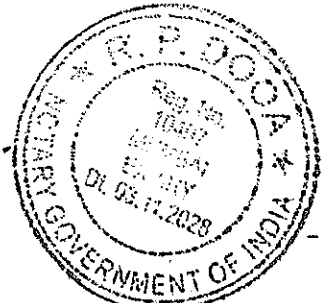
① [Signature]  
लिहून घेणारे:

② [Signature]

② [Signature]  
③ [Signature]  
④ [Signature]

प्रमाणित करणेत येते की, दस्तामध्ये  
एकूण १९ पाने आहेत. पुस्तक  
क्रमांक १, बवई-३ ८३९६/२०१२  
नोंदला.  
दिनांक ० OCT 2012

सह दुय्यम निबंधक, मुंबई शहर-३



10/10/2012 10 51:57 AM

दस्तावेजों का भाग-2

बवई  
दस्तावेजों का क्रमांक: 8396/2012

दस्तावेजों का क्रमांक: बवई 3 / 8396/2012  
दस्तावेजों का प्रकार: मुख्यालय

अनु क्र.	पदाधारण के नाम व पता	पदाधारण का प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: संजय के पाखरीवा पता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं: के सार्वत मार्ग, .. पिन नंबर	पॉवर ऑफ अटॉर्नी होल्डर वय: 25 स्वाक्षरी:-		
2	नाव: राजाराम के पालडे पता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं: के सार्वत मार्ग, शहराचे नाव: Mumbai, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400028 पिन नंबर	पॉवर ऑफ अटॉर्नी होल्डर वय: 45 स्वाक्षरी:-		
3	नाव: वादव प्रसाद जी आस पता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं: के सार्वत मार्ग, शहराचे नाव: Mumbai, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400028 पिन नंबर	पॉवर ऑफ अटॉर्नी होल्डर वय: 61 स्वाक्षरी:-		
4	नाव: रोहीदास एस कोटीयन पता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं: के सार्वत मार्ग, शहराचे नाव: Mumbai, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400028 पिन नंबर	पॉवर ऑफ अटॉर्नी होल्डर वय: 45 स्वाक्षरी:-		
5	नाव: भरत एस शहा पता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं: के सार्वत मार्ग, शहराचे नाव: Mumbai, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400028 पिन नंबर	मुख्यालय देणार वय: 53 स्वाक्षरी:-		
6	नाव: सुरज एस शहा पता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं: के सार्वत मार्ग, शहराचे नाव: Mumbai, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400028 पिन नंबर	मुख्यालय देणार वय: 32 स्वाक्षरी:-		

यदीय दस्तऐवज फॅस देणार सभाकधीत मुख्यालयनामा या दस्तऐवज फॅस दिव्याने कडुल करणार.  
सिद्धा क्र.3 की वेळ: 10/10/2012 10:48:01 AM

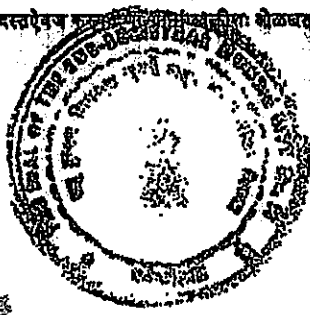
ओळख:-

छातील दस्तम असे निवेदीत करताव की ते दस्तऐवज फॅस दिव्याने कडुल करणार. ओळखताव, व त्याची ओळख पटविताव

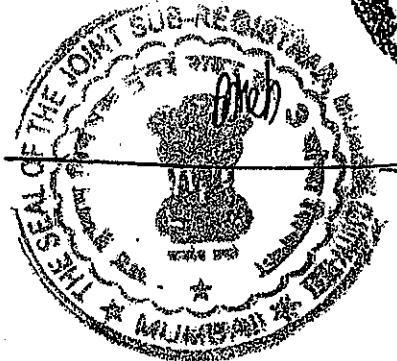
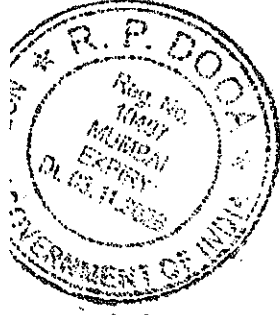
अनु क्र. पदाधारण के नाम व पता

छायाचित्र अंगठ्याचा ठसा

iSarla v1.0



बवई - ३		
१२२००७२	१००	
२०२४		



Summary-2( दस्त गाषवारा भाग - २ )

1 नाव:किशोर महादेव बाईत  
वय:40  
पत्ता:112,122 हिरा भवन, राजाराम मोहन राय रोड, मुं स्वाक्षरी  
पिन कोड:400008

*Kishor Baint*



2 नाव:राजेश बी गांधी  
वय:40  
पत्ता:112,122 हिरा भवन, राजाराम मोहन राय रोड, मुं स्वाक्षरी  
पिन कोड:400008.

*Rajesh*



शिक्षा क्र.4 ची वेळ:10 / 10 / 2012:10 : 49 : 07 AM

शिक्षा क्र.5 ची वेळ:10 / 10 / 2012 10 : 49 : 21 AM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक मुंबई-3

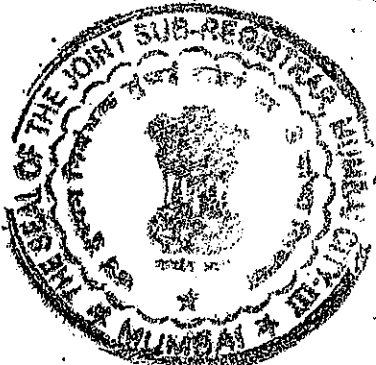
सह दुय्यम निबंधक

मुंबई शहर क्र. ३

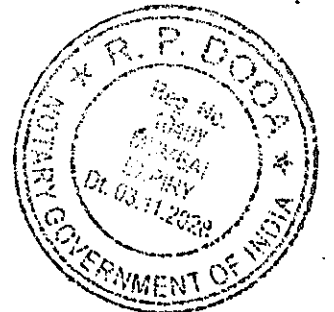
8396 /2012

बबई - ३
८२८८ / १६
२०१२

बबई - ३
१२८८० / ०३ / १००
२०२४



iSarita v1.0







8336/12

DATED THIS 5<sup>th</sup> DAY OF Oct, 2012

MR. BHARAT M. SHAH & ANR.

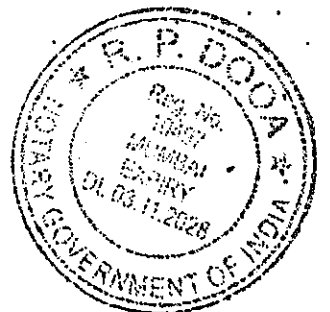
And

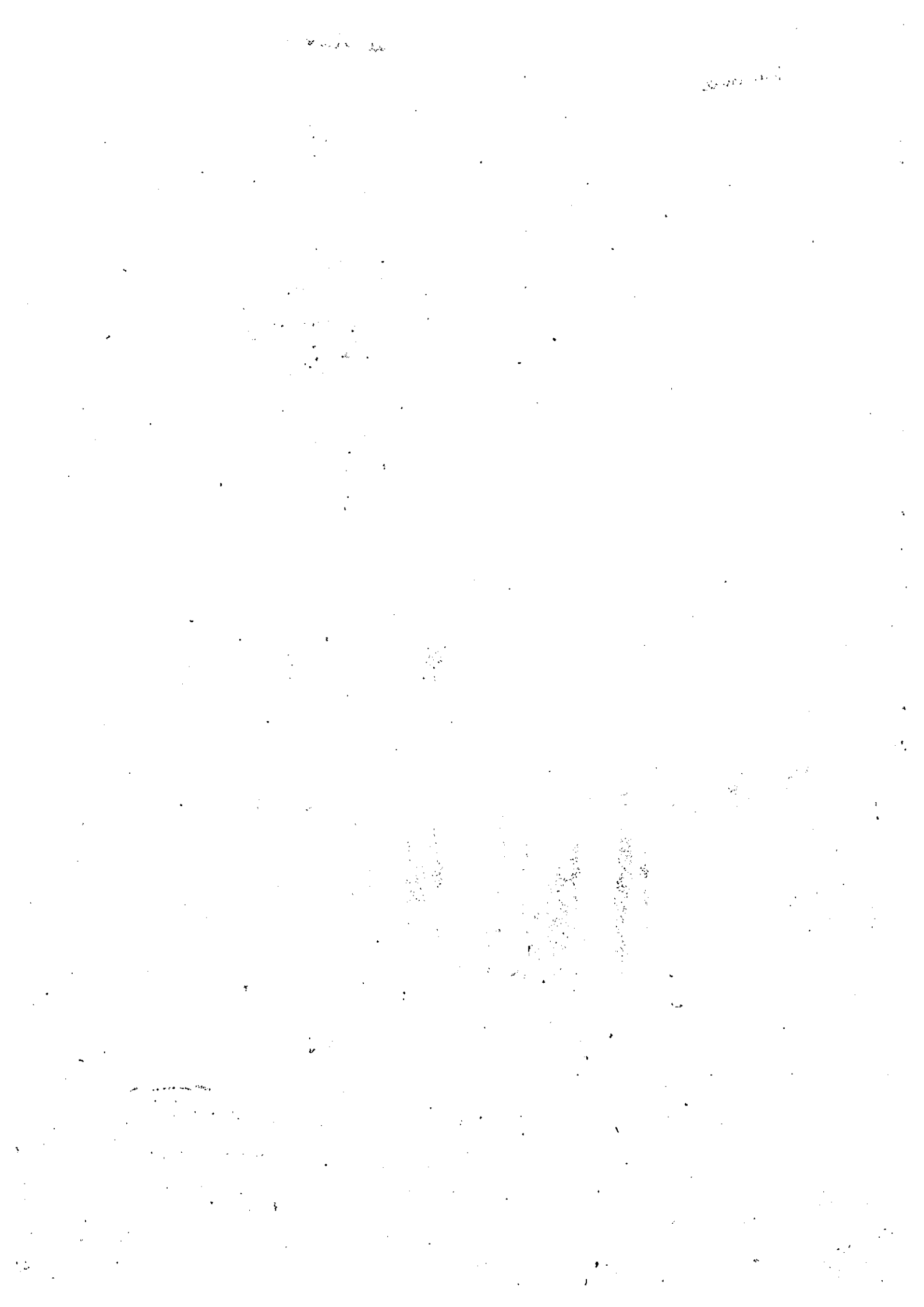
MR. PANKAJ J. PARKHIYA & ORS.



POWER OF ATTORNEY

बकाश - ३		
१२५००	७०	१००
२०२४		







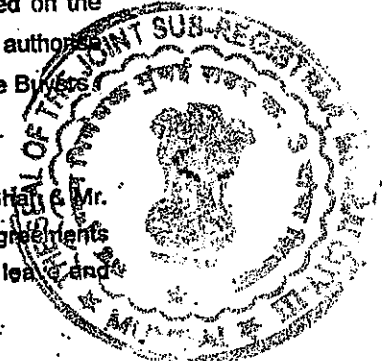
# The Ruby Mills Ltd.

**CERTIFIED TRUE COPY OF THE EXTRACT FROM THE MINUTES OF THE 171<sup>ST</sup> MEETING OF BOARD OF DIRECTORS OF THE RUBY MILLS LIMITED HELD ON WEDNESDAY THE 9<sup>TH</sup> FEBRUARY, 2011 AT 5.30 P.M.**

**TO GRANT AUTHORITY TO SALE OR GIVE ON LEASE AND LICENSE FOR PREMISES OF THE COMPANY AT DADAR.**

The Chairman informed the Board that many inquiries were received by the Company from prospective Buyers and Licensees for outright purchase and/or lease and license of the premises at Dadar. Since the structural work of the building was about to be completed and the tentative schedule of completion of building was approaching fast it was suggested to avail of the opportunities of sale and/or lease and license at most competitive rates. He further informed the Board that this resolution will be in supersession of all earlier resolutions passed on the same matter by the Board at its previous meetings. Therefore, it is necessary to authorize directors to enter in to the sale and / or lease and license agreement with prospective Buyers / licensees. After detailed discussion the following resolution was passed unanimously.

**"RESOLVED THAT anyone of Mr. Hiren M. Shah, Mr. Bharat M. Shah, Mr. Viraj M. Shah & Mr. Purav H. Shah be and is hereby authorised to sign singly all deeds, documents, agreements etc. for and on behalf of the Company, for sale and / or premises to be offered on lease and license to prospective buyers / licensees."**



**Certified True Copy  
For The Ruby Mills Limited**

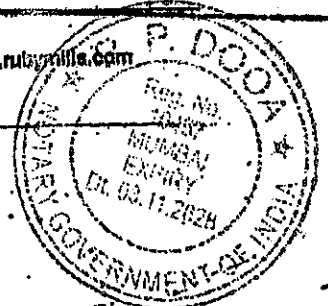
*H. M. Shah*

**(Hiren M. Shah)**

**Chairman  
DIN: 0007077**

१२६००			५५	१००
२०२४				

**REGD. OFFICE : Ruby House, J. K. Sawant Marg, Dadar (West), Mumbai - 400 028.  
Tel: +91-22-2438 7800 / 3099 7800 • Fax: +91-22-2437 8125 • E-mail: info@rubymills.com • Web: www.rubymills.com  
CIN : L17120MH1917PLC000447**



100-1000

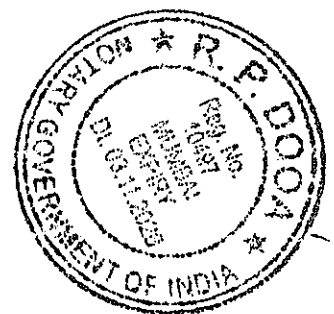






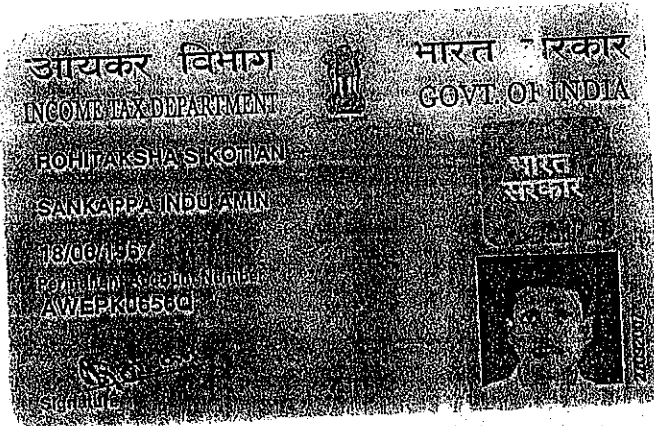
(10)

बबई - ३		
१२२००७७७७७	१००	
२०२४		

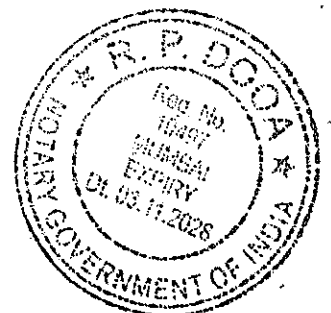


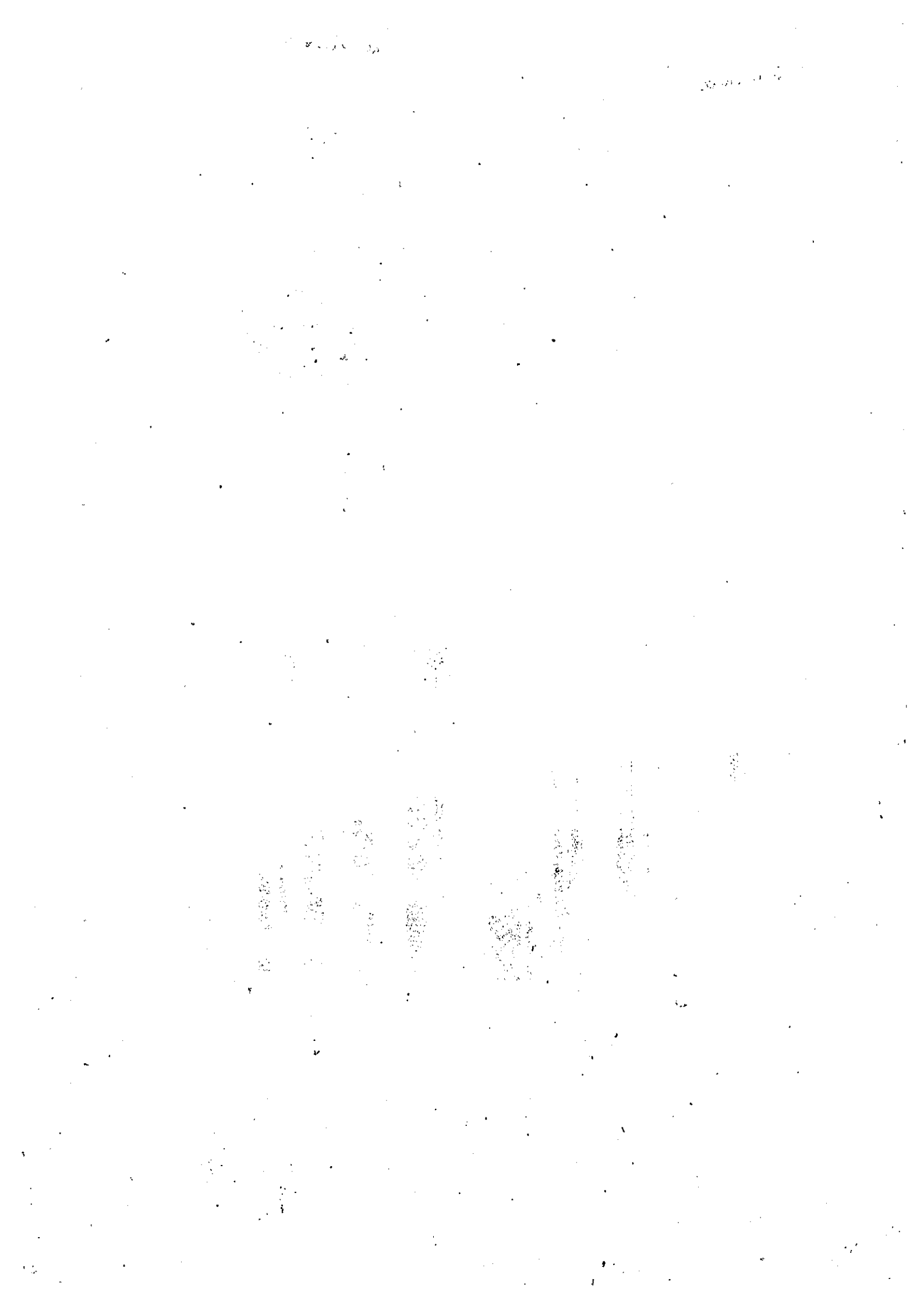
[The body of the page contains extremely faint and illegible text, likely bleed-through from the reverse side of the paper. The text is scattered across the page and cannot be transcribed accurately.]





बजई - ३		
१२५००६८	१००	
२०२४		

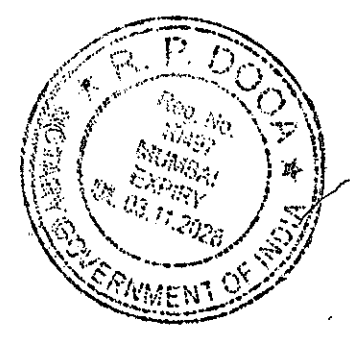




आयकर विभाग  
 INCOME TAX DEPARTMENT  
 ROHITAKSHA SKOTIAN  
 SANKAPPA INDU AMIN  
 18/08/1987  
 Permanent Address India  
 AWEPK06560  
 भारत सरकार  
 GOVT. OF INDIA  
 भारत सरकार



वर्ष - ३		
१२५००	६९००	१००
२०२४		





# MINDSET ESTATES PRIVATE LIMITED

[CIN: U45202MH2008PTC177318]

Reg off: Gordhan Bldg. No. II, 12/14, Parekh Street, Prarthana Samaj, Mumbai - 400 004

Email id: info@rohngroup.com

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF MINDSET ESTATES PRIVATE LIMITED HELD ON WEDNESDAY THE 2<sup>ND</sup> DAY OF AUGUST, 2017 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT GORDHAN BLDG NO II, 12/14 FLR, PAREKH STREET, PRARTHANA SAMAJ, MUMBAI - 400 002**

## AUTHORITY TO SIGN AND EXECUTE THE DOCUMENTS

"RESOLVED THAT Mr. Harresh Mehta (DIN: 00002925), Director or Mr. Anuj Mehta (DIN: 00002922), Director or Mr. Sudhakar Shetty, General Manager of the company be and are hereby severally authorised to sign, negotiate, finalize and execute Agreements or deeds or Memorandum of understandings or any documents or legal documents by whatever name called from time to time, to make appearance before the Sub-Registrar & other Government authorities for and on behalf of the Company and to do all such acts, deeds and things as may be required for the purpose of registering said documents.

RESOLVED FURTHER THAT the aforesaid power entrusted to Mr. Harresh Mehta, Mr. Anuj Mehta and Mr. Sudhakar Shetty, shall be valid and effective unless revoked earlier by the Board.

FURTHER RESOLVED THAT a copy of the said resolution duly certified by any of the current Directors of the Company be submitted to the concerned authority (ies) as and when deemed necessary."

For MINDSET ESTATES PRIVATE LIMITED

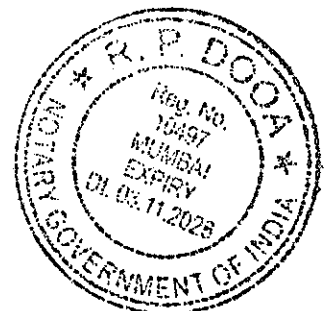
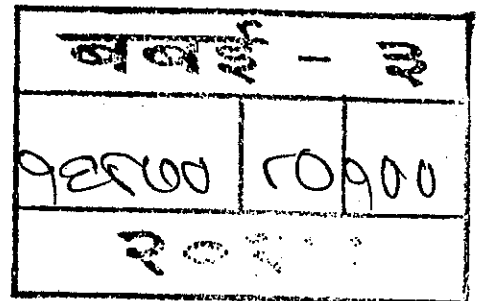
  
ANUJ MEHTA

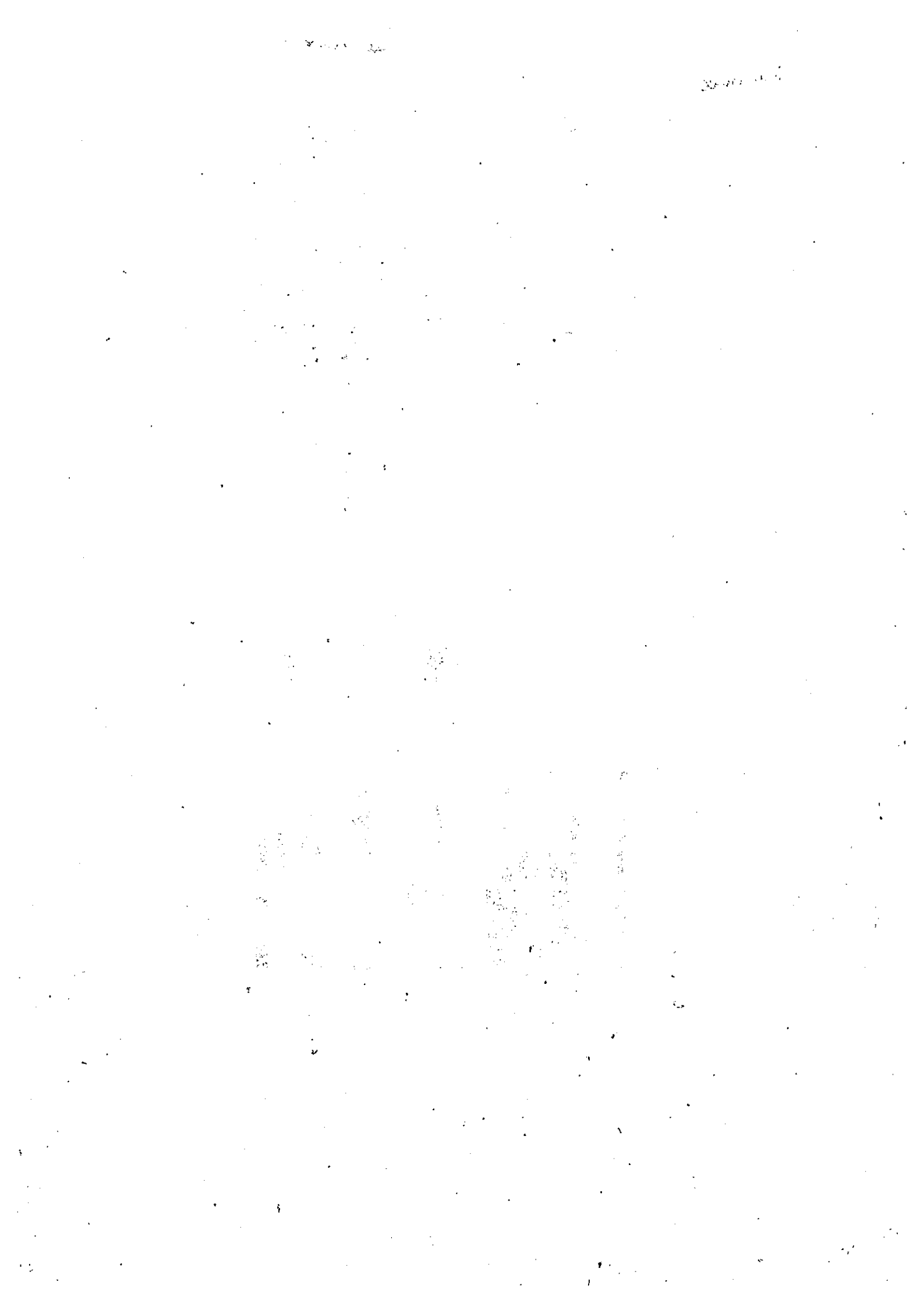
Director

[DIN: 00002922]

Place: Mumbai

Date: 11<sup>th</sup> August, 2017





**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

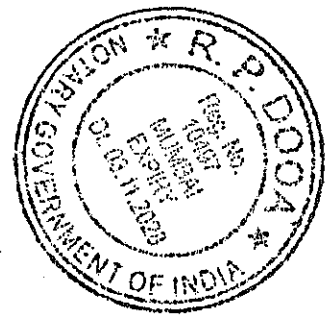
**MIN. ESTATES PRIVATE LIMITED**

**03/01/2008**  
 Permanent Account Number  
**AAFCM34260**

**भारत सरकार**



<b>बबई - ३</b>		
०२५००	१७	१००
<b>२०२४</b>		







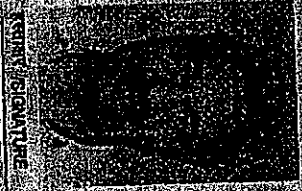
THE JOINT SUB-REGISTRAR  
 THE SUB-REGISTRAR  
 MUMBAI

PERMANENT ACCOUNT NUMBER  
 AA YPS45130

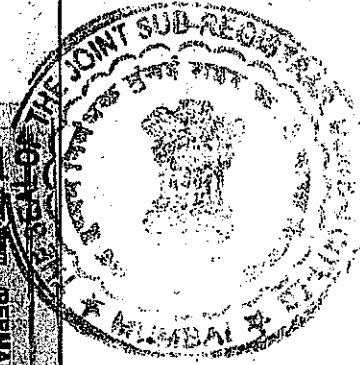
NAME  
 SUDHAKAR GOVIND SHETTY

FATHER'S NAME  
 GOVIND SHETTY

DATE OF BIRTH  
 22-08-1950

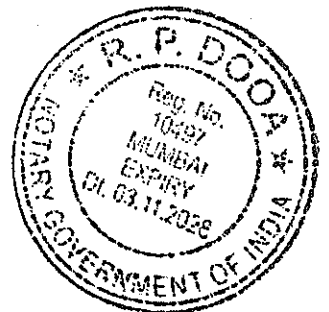
SIGNATURE  


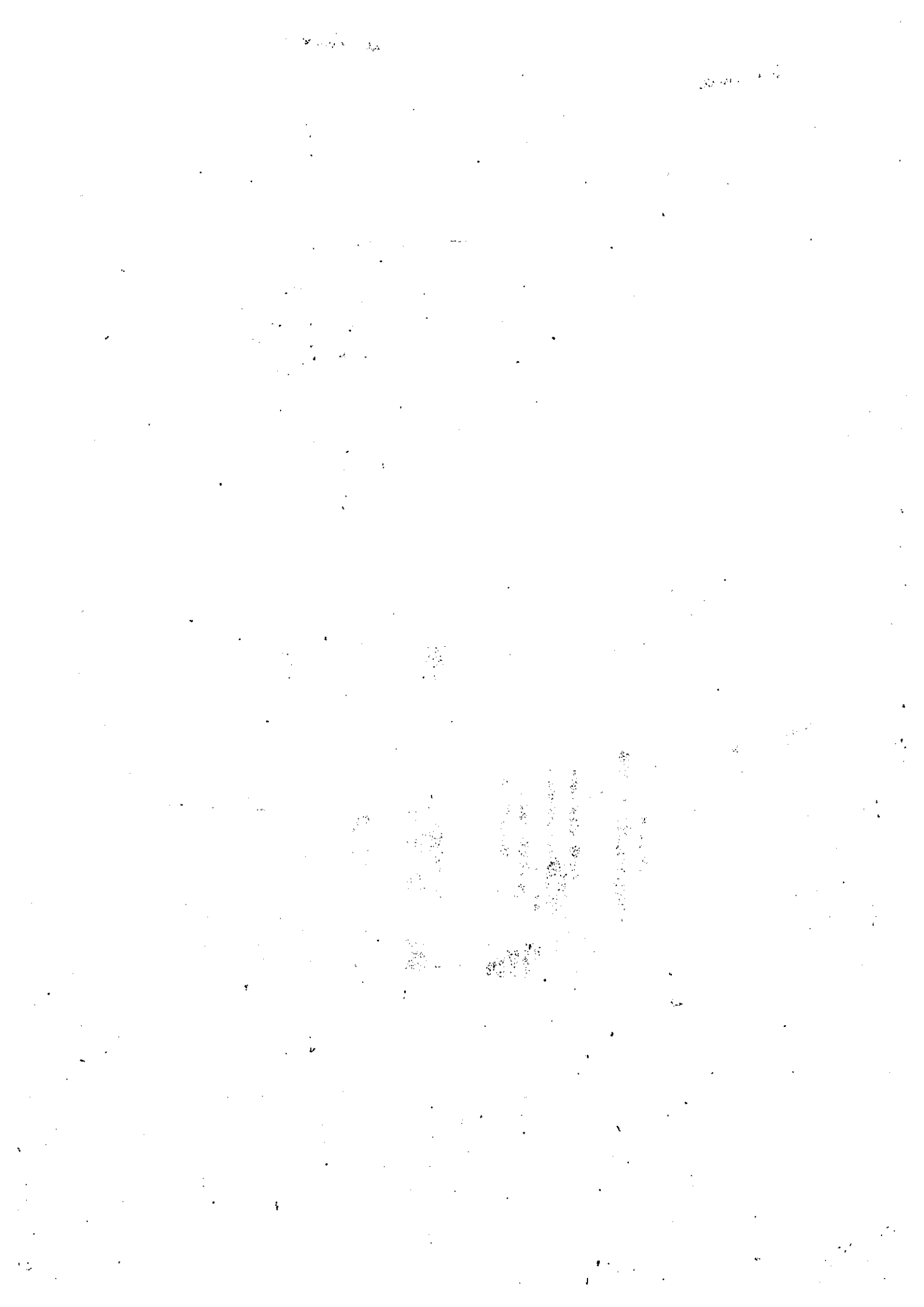
DIRECTOR OF INCOME TAX (SYSTEMS)



बबई - ३		
१२५००	२२	१००
२०२४		

*[Handwritten signature]*







MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII  
PART OCCUPANCY CERTIFICATE  
[EB/939/GN/A/OCC/1/New of 12 January 2022]

To,  
The Ruby Mills Ltd.  
The Ruby Mills Ltd., Ruby Home, J.K. Sawant Marg, Dadar (West), Mumbai 400028.

Dear Applicant/Owners,

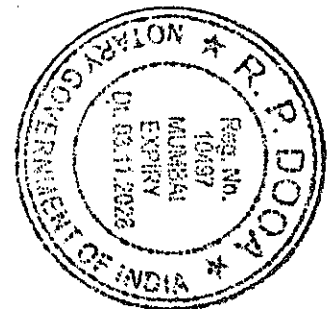
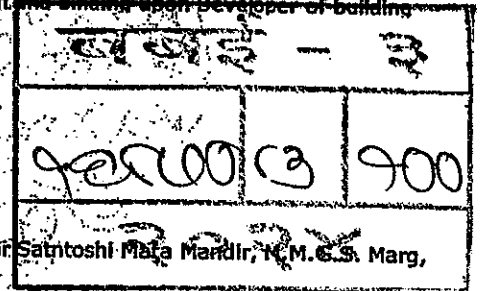
The Part 2 development work of commercial building comprising of IT Cum Commercial building, for Wing C consists of 3 level part basements for parking, 1st basement for services & parking + ground floor, 1st & 2nd floors (Including Departmental store) + 3rd podium parking floor + Part mezzanine floor + 4th to 20th upper floors (extended portion) + 21st to 30th floors & 31st to 39th part upper floors, except 37th part upper floor, total height of building is 173.56 M. on F.P. No. 29 of TPS-III, of Mahini Division at J.K. Sawant Marg, Dadar, Mumbai on plot bearing C.S.No./CTS No. 00 of Division \_\_\_\_\_ at The Ruby Mills Ltd. is completed under the supervision of Shri. Milind Arvind Samel, Licensed Surveyor, Lic. No. S/526/LS, Shri. Pravin T. Gale, RCC Consultant, Lic. No. STR/G/11 and Shri. Suresh A. Patil, Site supervisor, Lic.No. P/383/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/ 939/GN dated 21 December 2021.

It can be occupied with the following condition/s.

- 1) That the balance conditions mentioned in IOD / Amended plans approval letter / Part occupation letter shall be complied with before requesting for full occupation.
- 2) That final N.O.C. from Tree Authority shall be submitted before requesting for Full occupation permission.
- 3) That the contract with nearby Public Parking Lots for parking of additional cars for Wing C shall be renewed periodically till such time that the parking in Proposed Wing D is constructed.
- 4) That the remaining finishing work as per MCGM Circular 06.07.2017 shall be carried out strictly as per approved plans.
- 5) That all the safety and precautionary measures to safeguard the occupants shall be taken while executing the remaining finishing / balance works for which developer is fully responsible.
- 6) There shall not be any unauthorized constructions/activities/misuse allowed by Owner in the premise & if any unauthorized constructions/activities found and any damages / risks / unwanted incidences/ fire/ accidents/ litigation/claims that may suffer or occur, Owner are responsible and strict actions against shall be taken.
- 7) That all the fire safety & precautionary measures as per CFO NDC shall be complied with and binding upon Developer of building.

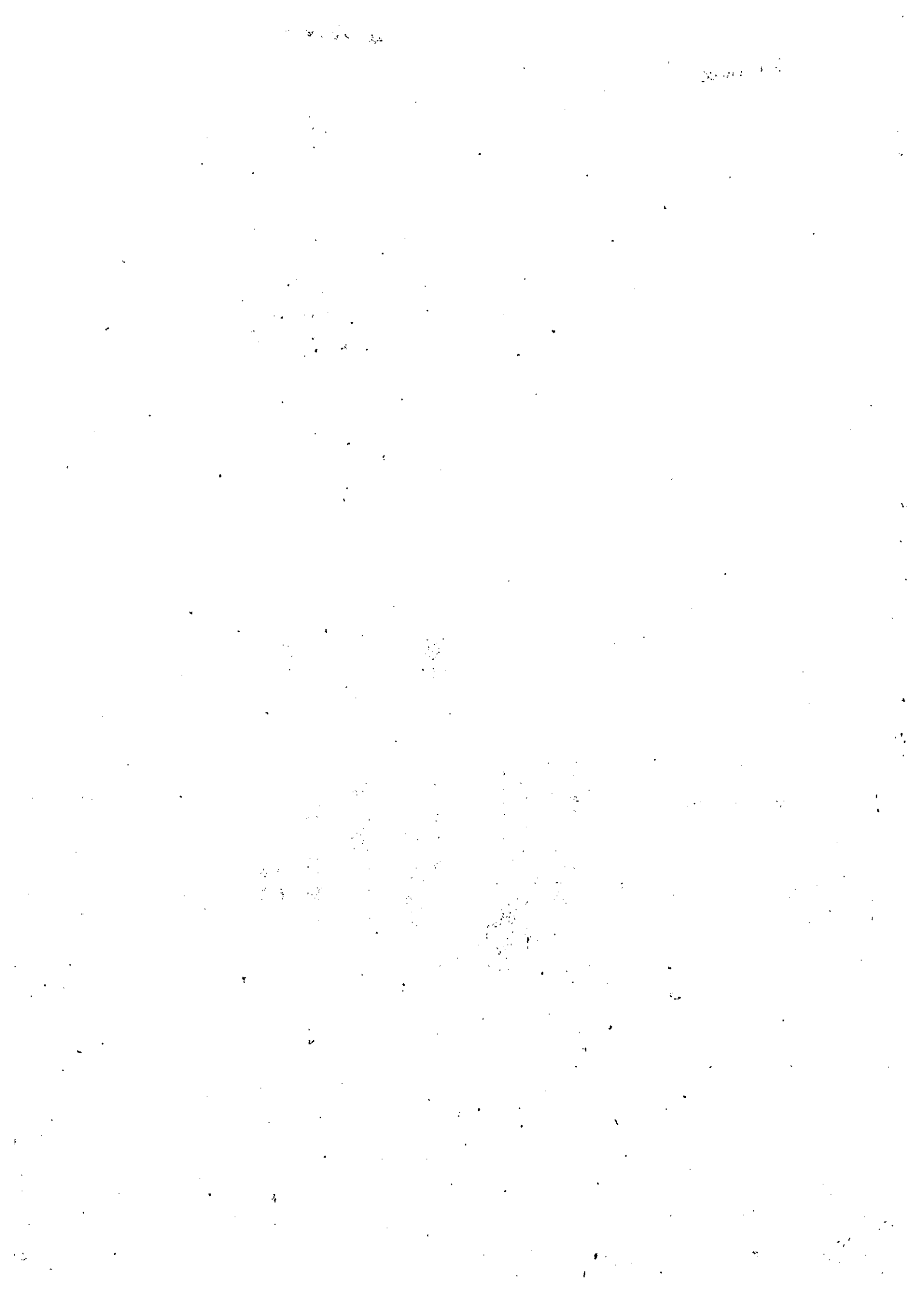
Copy To :

1. Asstt. Commissioner, G/North
2. A.A. & C., G/North
3. EE (V), City
4. M.I., G/North
5. A.E.W.W., G/North
6. Licensed Surveyor, Milind Arvind Samel, 604, Civic Centre, Opp. Sunshine Plaza, Near Santoshi Mata Mandir, J.K.S. Marg, Dadar (E),  
For information please











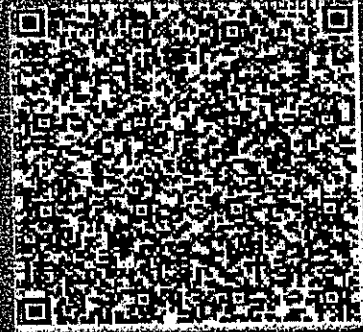
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

पंजीकृत खाते संख्या कार्ड  
Permanent Account Number Card

AAICD5570D

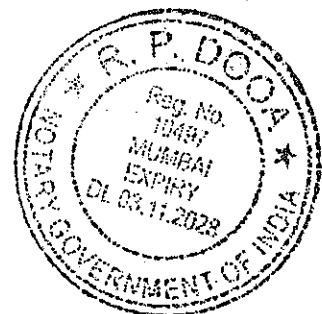


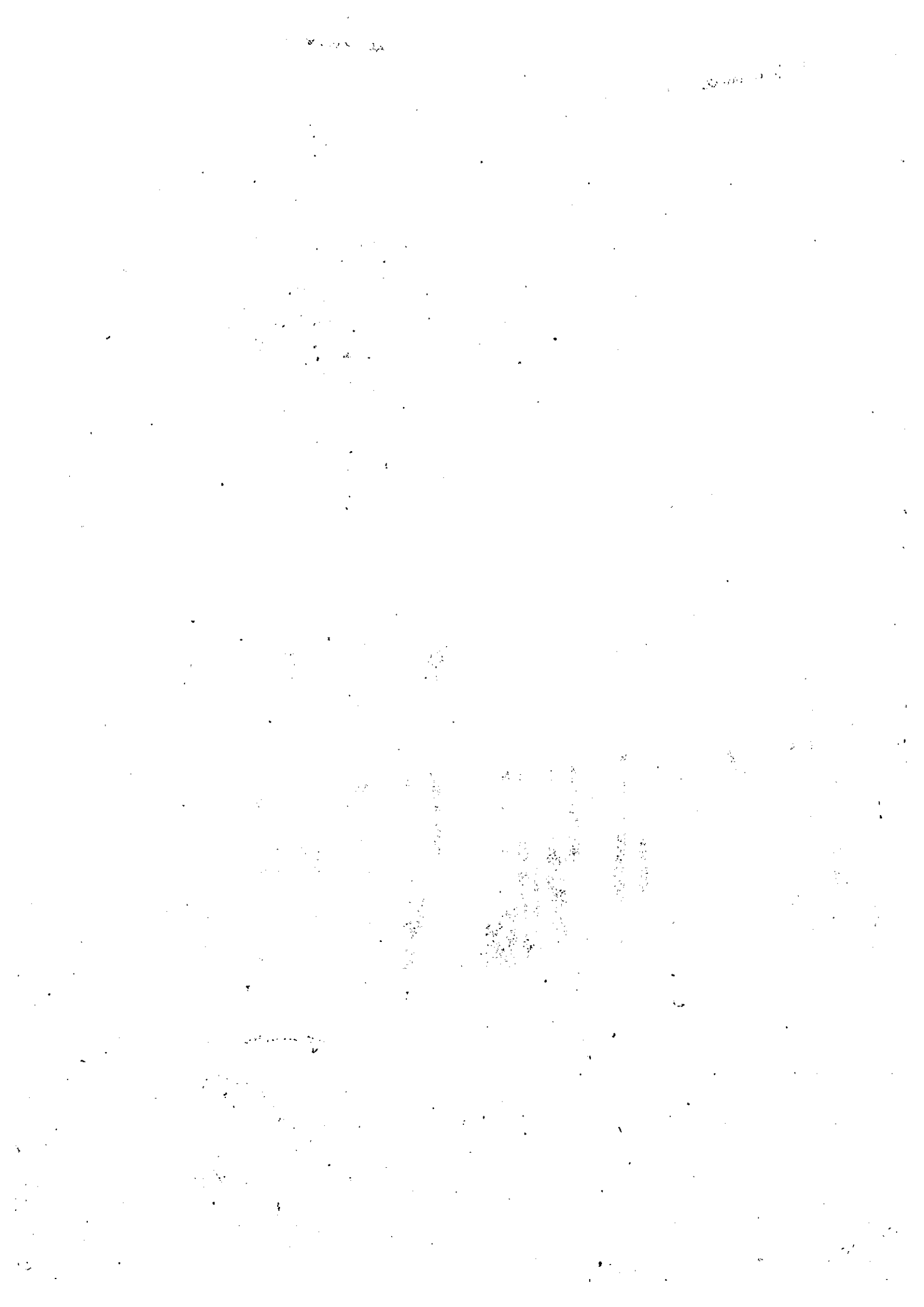
नाम/Name  
DSP ASSET MANAGERS PRIVATE  
LIMITED

दिनांक/Date of Issue  
17/06/2021



बकाया - ३		
₹ 200	₹ 900	
२०२४		








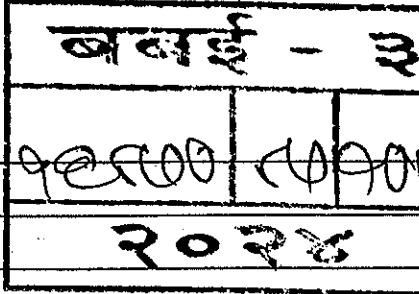


Government of India  
Form GST REG-06  
[See Rule 10(1)]

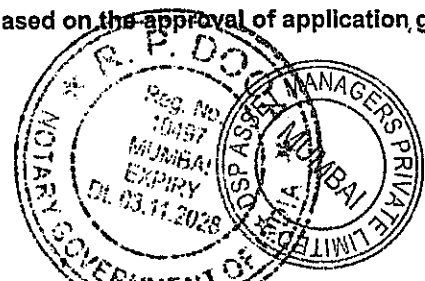
Registration Certificate

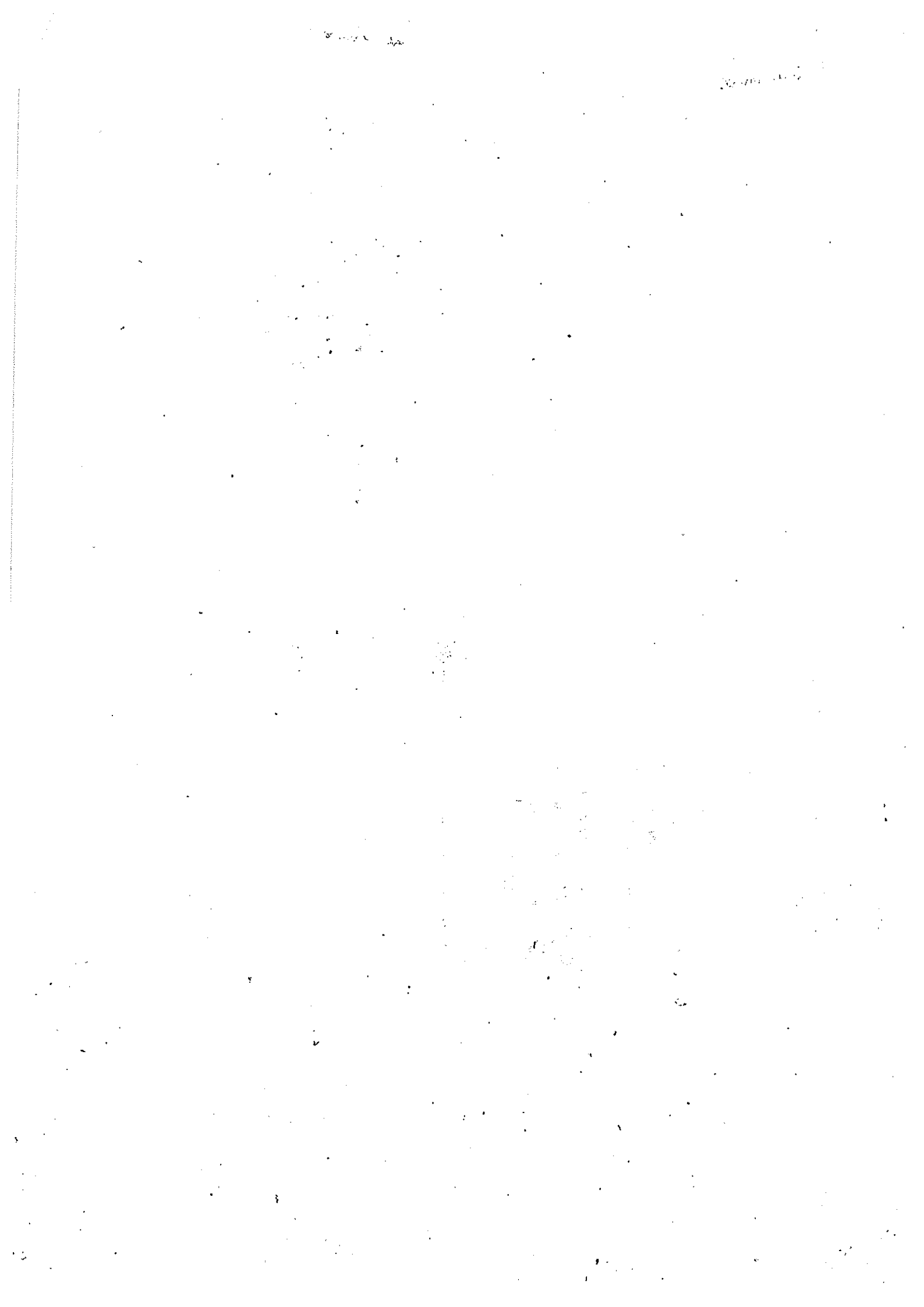


Registration Number :27AAICD5570D1ZO

1.	Legal Name	DSP ASSET MANAGERS PRIVATE LIMITED			
2.	Trade Name, if any				
3.	Additional trade names, if any				
4.	Constitution of Business	Private Limited Company			
5.	Address of Principal Place of Business	10th Floor, 10th, Mafatlal Centre, Vidhan Bhavan Marg, Nariman Point, Nariman Point, Mumbai, Mumbai, Maharashtra, 400021			
6.	Date of Liability				
7.	Date of Validity	From	18/08/2021	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Maharashtra Goods and Services Tax Act, 2017			
Signature		Signature valid Digitally signed by DSP ASSET MANAGERS PRIVATE LIMITED AND SERVICE TAX NETWORK Date: 2023.11.29 11:16:03 IST			
Name	VIJAY PANDURANG BHADRIGE				
Designation	State Tax Officer				
Jurisdictional Office	NARIMAN-POINT_701				
Date of issue of Certificate	29/11/2023				
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate Issued based on the approval of application, granted on 29/11/2023 by the jurisdictional authority.







Goods and Services Tax Identification Number: 27AAICD5570D1ZO

Details of Additional Place of Business(s)

Legal Name DSP ASSET MANAGERS PRIVATE LIMITED

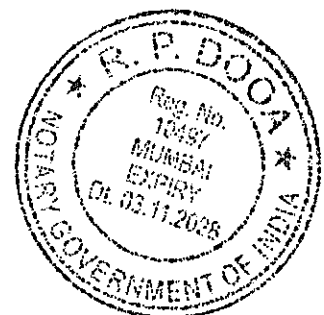
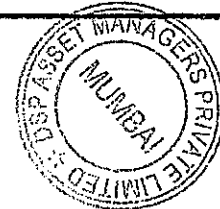
Trade Name, If any

Additional trade names, if any

Total Number of Additional Places of Business(s) in the State 4

- 1 3rd Floor, Office no 1 & 2, Bedmutha's Navkar Heights, Sharanpur Link Road, New Pandit Colony Nashik, Nashik, Maharashtra, 422005
- 2 1st floor, office no 109, City Mall, University Road, University Square - Pune, Pune, Pune, Maharashtra, 411007
- 3 1st Floor, Unit F-9, Jaduban Plaza A Wing, RSNO 1108/34 C, Near Paarich Bunglow, Shahupuri, Kolhapur, Kolhapur, Maharashtra, 416001
- 4 11th floor, 11th, Mafatlal Centre, Vidhan Bhavan marg, Nariman Point, Nariman Point, Mumbai, Mumbai, Maharashtra, 400021

बकाई - ३		
१००००	५५००	
२०२४		







सत्यमेव जयते




Goods and Services Tax Identification Number: 27AAICD5570D1ZO

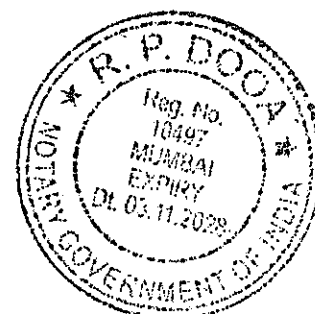
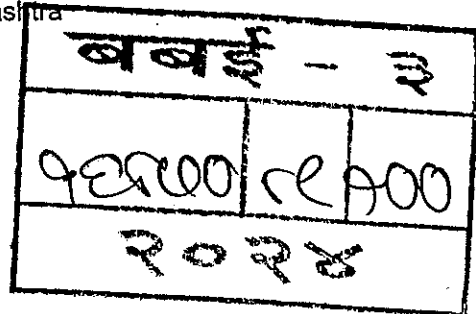
Legal Name DSP ASSET MANAGERS PRIVATE LIMITED

Trade Name, if any

Additional trade names, if any

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	HEMENDRA MATHRADAS KOTHARI
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra
2		Name	ADITI KOTHARI DESAI
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra
3		Name	KALPEN VIJAY PAREKH
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra



10/10/10

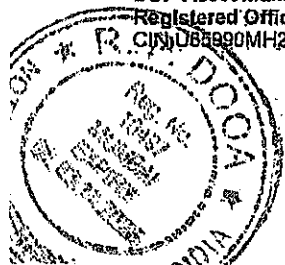
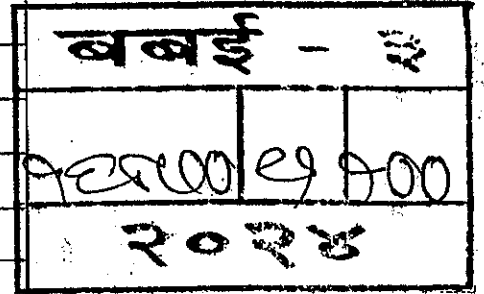


**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF DSP ASSET MANAGERS PRIVATE LIMITED AT ITS MEETING HELD ON THURSDAY, JANUARY 18, 2024 AT 11:00 A.M. AT KOTHARI WADI, DHOKAWADE, ALIBAUG, RAIGAD - 402201.**

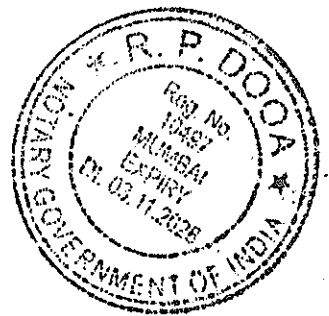
**Sub: Approval for the list of authorised signatories for execution of specific documents / agreements on behalf of the Company with the concerned sub-registrar's office and/or other such competent authorities.**

**“RESOLVED THAT** in supercession of earlier resolution passed in this regard, all Leave and License Agreements and Lease Deeds and similar other agreements in connection with the aforesaid documents or required to be filed with any Government/quasi-Government authority, statutory authority, local authority or any other such entity (all such document(s) hereinafter collectively referred to as the ‘Document(s)’), and provided that the Document(s), be signed or executed jointly or severally by the following officials of the Company, till the time they are in the service of the Company.

Sr. No.	City	Authorised Signatory
1	Mumbai / Pan India	Shilpa Karia Shah
2	Patna	Ravi Kumar
3	Trivandrum	Arun Philip
4	Vadodara	Kunal Nikam
5	Durgapur (RR)	Prabir Biswas
6	Dehradun	Sagar Tandan
7	Agra	Deepak Dayalani
8	Kochi	Vijay Kunhar
9	Ludhiana	Deepak Vohra
10	New Delhi & Gurgaon	Amit Malhotra
11	Jaipur	Sachin Takshali
12	Jodhpur	Varun Verma
13	Chennai	K Vijue
14	Bangalore	Ashoo Keshav
15	Chandigarh	Prabhjot Singh
16	Guwahati	Ehsanur Rohman
17	Jamshedpur	Uma Sharma







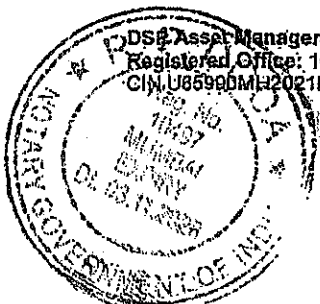
**DSP**

ASSET MANAGERS

18	Hyderabad	Vinay Kumar
19	Coimbatore	Rakesh P
20	Mangalore	Lathish Kumar
21	Madurai	Akilesh M
22	Warangal	Srinivasarao Nakka
23	Anand	Biren Patel
24	Jamniagar	Bhuvan Dave
25	Amritsar	Manjit Singh
26	Ahmedabad	Vishal Desai
27	Bhopal	Rohan Shrivastava
28	Indore	Gaurav Kapoor
29	Kanpur	Mukul Bajpai
30	Lucknow	Rajneesh Arora
31	Nagpur	Vivek Agrawal
32	Nashik	Piyush Kasat
33	Pune	Pankaj Tiwari
34	Rajpur	Sopan Bafna
35	Rajkot	Bhuvan Dave
36	Surat	PraNav Shah
37	Vapi	Vishal Desai
38	Varanasi	Akhillesh Dubey
39	Vizag	Srinivasarao Nakka
40	Ranchi	Vishal Kumar
41	Bhubaneswar	Sudhanshu Das
42	Shiliguri	Samya Jana
43	Hubli	Ravi Kabber
44	Goa	Ashley Gomes
45	Kolkata	Ajit Srivastava
46	Jalandhar	Sushil Kumar
47	Kolhapur	Mahantesh Patil
48	Bhavnagar	Buntikumar Pinjani



बबई - ३		
१८००	२१००	१००
२०२४		



DSP Asset Managers Private Limited  
Registered Office: 10th Floor, Malatal Centre, Nariman Point, Mumbai 400021, India  
CIN: U65990MH2021PTC362316 • +91 22.6657 8000 • www.dsplm.com • Email: dspam@dsplm.com

# DSP

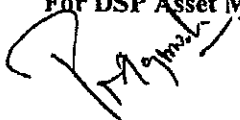
## ASSET MANAGERS

49	Aurangabad	Mayur Vaishnav
50	Jabalpur	Rohan Shrivastava

"RESOLVED FURTHER THAT authority be and is hereby granted to the aforesaid officials to register the Leave and License Agreement and Lease Deed and other similar documents with the concerned sub-Registrar's office and/or other such competent authorities."

"RESOLVED FINALLY THAT Mr. Ramamoorthy Rajagopal, Chief Operating Officer, and Dr. Pritesh Majmudar, Head - Legal and Compliance of the Company, be and are hereby authorized severally to furnish a duly authenticated copy of this Resolution on demand."

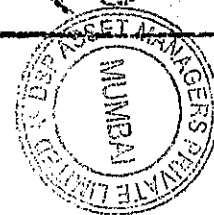
For DSP Asset Managers Private Limited



**Pritesh Majmudar (Dr.)**  
Head - Legal and Compliance  
Company Secretary and Compliance Officer  
FCS 6259  
403, Girikujan Society, New Nagardas Cross Road,  
Andheri (East), Near Chinai College, Mumbai 400069

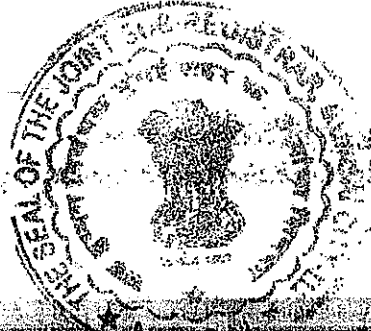


बबई - ३		
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२०२४		



DSP Asset Managers Private Limited  
Registered Office: 10th Floor, Mafatlal Centre, Nanman Point, Mumbai 400021, India  
CIN U65990MH2021PTC362318 • +91 22 6657 8000 • [www.dsplm.com](http://www.dsplm.com) • Email: [dspam@dsplm.com](mailto:dspam@dsplm.com)





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



SHILPA SHAH

ARUN KUNVARJI KARIA

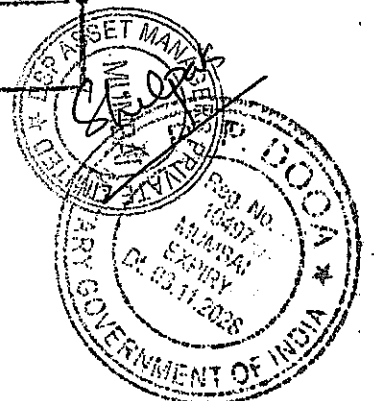
30/10/1977

Permanent Account Number

AJIPK4423A

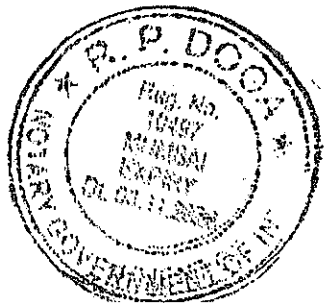
*Shilpa*  
Signature

बनई - ३	
१६६००	२११००
२०२४	





बल - ३	
१२००००००	१००
२०२४	

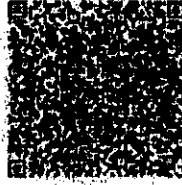




भारत सरकार  
Government of India



शिल्पा धर्मेश शाह  
Shilpa Dharmesh Shah  
जन्म तारीख / DOB : 30/10/1977  
स्त्री / Female



6874 4464 9751

आधार - सामान्य माणसाचा अधिकार

बवई - ३		
१७२००	६५	१००
२०२४		



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता W/O: धर्मेश शाह, बंगला न.  
17, बसंत गार्डन, आतुर पार्क शेजारी,  
चेंबर ईस्ट, मुंबई, चेंबर, महाराष्ट्र,  
400071

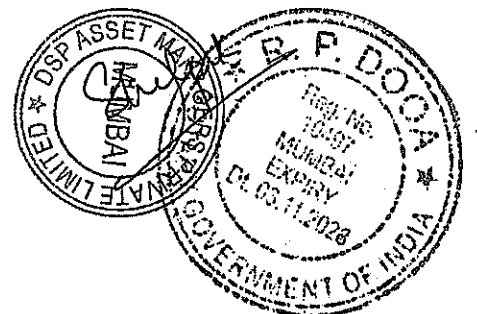
Address W/O: Dharmesh Shah, Bungalow  
No. 17, Basant Garden, Next To Atur  
Park, Chembur East, Mumbai, Chembur,  
Maharashtra, 400071

6874 4464 9751

1947  
1800 300 1947

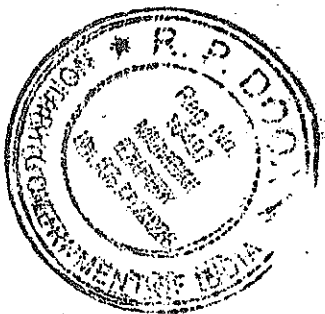
help@uidai.gov.in

www.uidai.gov.in





वर्ष - २		
१८००	२०१०	
२०२४		





Government of India

आधार

Issue Date: 30/03/2012

Ankit Kumar Vishwakarma  
DOB: 15/10/1993  
Male

7721 9154 0597

मेरा आधार, मेरी पहचान

*Handwritten signature*

*Handwritten signature*

भारत सरकार  
Government of India

आधार

Print Date: 18/02/2022

Address: S/O. Jokhram Vishwakarma,  
zopadpatti, T81 Jaf maharashtrahagan,  
s.m.road,wadala East,slon,kolwadga,  
Aniga Hill, Mumbai, Maharashtra, 400037

7721 9154 0597

1917

mailto:help@uidai.gov.in

www.uidai.gov.in



भारत सरकार  
Government of India

आधार

भारत की विशिष्ट और अद्वितीय पहचान  
Unique Identification Authority of India

नॉदणी क्रमांक / Enrolment No.: 0000/00170/07209

To  
बृजेश प्रताप सिंह  
Brijesh Pratap Singh  
S/O Ambika Pratap Singh  
A 702 Oberoi Esquille  
Oberoi Garden City  
Off Western Express Highway  
Mumbai  
Mumbai Suburban Maharashtra - 400063  
9820073553

Signature Not Verified

आपला आधार क्रमांक / Your Aadhaar No. :  
**6632 3743 5793**  
VID : 9112 3102 6923 7218

माझे आधार, माझी ओळख

भारत सरकार  
Government of India

आधार

बृजेश प्रताप सिंह  
Brijesh Pratap Singh  
जन्म तारीख/DOB: 05/07/1972  
पुरुष / MALE

6632 3743 5793  
VID : 9112 3102 6923 7218

माझे आधार, माझी ओळख



वर्ष - ३		
१२५००	२८	१००
२०२४		



450/16870

मंगळवार, 06 ऑगस्ट 2024 5:44 म.नं.

दस्त घोषवारा भाग-1

बबई3

२२/१००

दस्त क्रमांक: 16870/2024

दस्त क्रमांक: बबई3 /16870/2024

बाजार मुल्य: रु. 6,84,42,661/-

मोबदला: रु. 97,01,835/-

भरलेले मुद्रांक शुल्क: रु.16,34,500/-

दु. नि. सह. दु. नि. बबई3 यांचे कार्यालयात

अ. क्रं. 16870 वर दि.06-08-2024

रोजी 5:34 म.नं. वा. हजर केला.

पावती:18189

पावती दिनांक: 06/08/2024

सादरकरणाराचे नाव: माईडसेट इस्टेट्स प्रायव्हेट लिमिटेड चे ऑथो सिग्रेटरी सुधाकर शेटी - -

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकुण: 3000.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-3

सह दुय्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: 36-अ-लिव्ह अॅंड 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.

शिक्का क्रं. 1 06 / 08 / 2024 05 : 34 : 28 PM ची वेळ: (सादरीकरण)

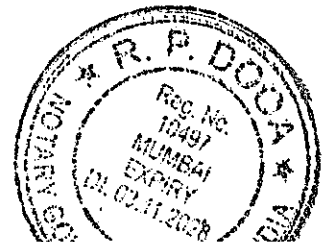
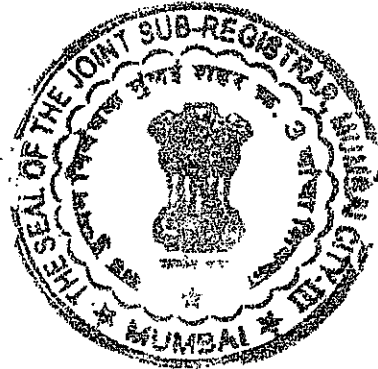
शिक्का क्रं. 2 06 / 08 / 2024 05 : 35 : 13 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

\* सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कसुलोधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :

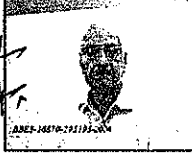









06/08/2024 5 47:17 PM

दस्त क्रमांक :बवई3 /16870/2024





दस्ताचा प्रकार :-36-अ-लिख अॅड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:माईडसेट इस्टेडस प्रायव्हेट लिमिटेड चे ऑथो सिग्नेटरी सुधाकर शेटी - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस, गोर्धन विल्डींग नं. 2, 2 रा मजला, 12/14, डॉ. पारेख स्ट्रीट, प्रार्थना समाज, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAFCD3426Q	लायसेन्सार् वय :-74 स्वाक्षरी-		
2	नाव:डीएसपी असेट मॅनेजर्स प्रायव्हेट लिमिटेड चे वाईस प्रेसिडेंट आणि हेड कॉर्पोरेट सर्व्हिस शिल्पा कारिया शाह - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस, 10 वा मजला, प्लॉट नं. 221/222, मफतलाल सेंटर, विधान भवन मार्ग, नरिमान पॉइंट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAICD5570D	लायसेन्सी वय :-47 स्वाक्षरी-		
3	नाव:द रवी मिल्स लिमिटेड चे ऑथो डायरेक्टर भरत शाह तर्फे कु मु रोहिताक्ष एस कोटियन— मान्यता देणारे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस, रवी हाऊस, जे. के. सार्वत मार्ग, दादर पश्चिम, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACT0220G	मान्यता देणार वय :-57 स्वाक्षरी-		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिख अॅड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:06 / 08 / 2024 05 : 40 : 25 PM

ओळख:-

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

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:त्रिजेश प्रताप सिंह - - वय:52 पत्ता:सदनिका नं. ए-702, 7 वा मजला, ओबेरॉय इ स्कॉयलर, ओबेरॉय गार्डन सिटी, ऑफ वेस्टर्न एक्सप्रेस हायवे, मुंबई पिन कोड:400063		
2	नाव:अंकित विश्वकर्मा - - वय:32 पत्ता:वडाळा अँटॉप हिल पिन कोड:400037		

शिक्षा क्र.4 ची वेळ:06 / 08 / 2024

शिक्षा क्र.5 ची वेळ:06 / 08 / 2024 05

सह दुय्यम निबंधक, मुंबई-3

सह दुय्यम निबंधक,

Payment Details

मुंबई शहर क्र. ३,

sr.	Purchaser	Type	Verification no./endor	SRN/Charge	Amount	Used	Deface Number	Deface Date
1	DSP ASSET MANAGERS PRIVATE LIMITED	eChallan	02300042024080572800	MH006332565202425E	1628500.00	SD	0003500567202425	06/08/2024
2	DSP ASSET MANAGERS PRIVATE LIMITED	eChallan	02300042024080674836	MH006382640202425E	6000.00	SD	0003500549202425	06/08/2024
3		DHC		0824060014794	2000	RF	0824060014794D	06/08/2024
4	DSP ASSET MANAGERS PRIVATE LIMITED	eChallan		MH006332565202425E	1000	RF	0003500567202425	06/08/2024

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

प्रमाणित करणेत येते की दस्तामध्ये

एकूण 900 पाने आहेत पुस्तक

क्र. १, मध्ये बवई-३/... 92900/2024

नजला.

दिनांक.

02/07/2024

Vaidya

