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पावती

Original/Duplicate

Tuesday July 23, 2024

नोंदणी क्र.: 39म

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Regn.: 39M

पावती क्र.: 16848 दिनांक: 23/07/2024

पावतीचे नाव साहित्य

दस्तावेजाचा अनुक्रमांक: मुंबई-3-15613-2024

दस्तावेजाचा प्रकार: 36-अ-लिखित अॅड लायसन्सेस

पावती करणाऱ्याचे नाव: माईडसेट इस्टेट्स प्रायव्हेट लिमिटेड तर्फे ऑथोरिज्ड मिश्रिटी सुधाकर शेट्टी

नोंदणी फी

₹. 1000.00

दस्तऐवजाच्या फी

₹. 2000.00

पुस्तकी मंथना: 100

एकूण:

₹. 3000.00

आपलाच मुठा दुय्यम शिबिर प्रिंट, मुंबई-3 अडाजे

2.31 PM वर केल्यास मिळेल.

Vatly

सह दुय्यम निबंधक, मुंबई-3

सह. दुय्यम निबंधक,
मुंबई शहर क्र. ३,

आपलाच मुठा ₹. 25227810/-

संचालका ₹. 4632225/-

वस्तुसंग्रह कर ₹. 623200/-

DELIVERED

1) डेव्हलपिंग प्रमाण: DHC प्रमाण: ₹. 2000/-

नोंदणी क्रमांक: मुंबई क्रमांक: 0724160808856 दिनांक: 23/07/2024

दस्तावेजाचा प्रकार:

2) डेव्हलपिंग प्रमाण: eChallan प्रमाण: ₹. 1000/-

नोंदणी क्रमांक: मुंबई क्रमांक: M/3/054052942/1, 429M दिनांक: 23/07/2024

दस्तावेजाचा प्रकार:

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724180808856	Date 18/07/2024
Received from Signet Exclpents Pvt Ltd, Mobile number 8976916622, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.	
Payment Details	
Bank Name WBMOPG	Date 18/07/2024
Bank CIN 10004152024071809628	REF No. 23786967
This is computer generated receipt, hence no signature is required.	



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CHALLAN
MTR Form Number-6



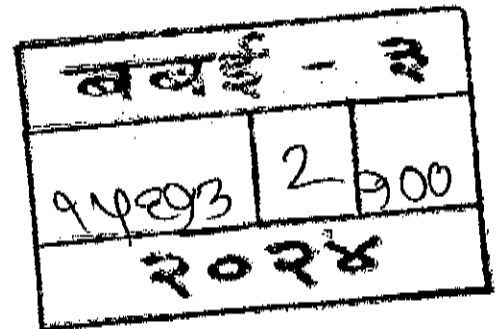
GRN	MH005403294202425M	BARCODE	[Barcode]		Date	18/07/2024-17:49:02	Form ID	36A		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2			Full Name	SIGNET EXCIPIENTS PRIVATE LIMITED					
Location	MUMBAI									
Year	2024-2025 One Time			Flat/Block No.	The Ruby Building, Office Premises 26N on 26th					
Account Head Details		Amount In Rs.	Premises/Building	Floor, 29th floor as per MCGM Plans						
0030045501	Stamp Duty	623200.00	Road/Street	J. K. Sawant Marg						
0030063301	Registration Fee	1000.00	Area/Locality	Dadar West Mumbai						
			Town/City/District							
			PIN		4	0	0	0	2	8
			Remarks (If Any)	SecondPartyName=MINDSET ESTATES PRIVATE LIMITED-						
			Amount In	Six Lakh Twenty Four Thousand Two Hundred Rupees O						
Total			6,24,200.00	Words	nly					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332024072012893	744668461				
Cheque/DD No.			Bank Date	RBI Date	20/07/2024-16:48:27	Not Verified with RBI				
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Department ID :

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

Mobile No. : 0000000000

सदर चालन केवल दृश्यम निबंधक कार्यालय में ही दर्ज कराया जा सकता है। नोटिफिकेशन के बिना कदावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





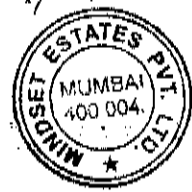
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LEAVE AND LICENSE AGREEMENT

This Leave and License Agreement is executed at Mumbai this ⁹ 13th day of July, 2024 ("Agreement") by and between

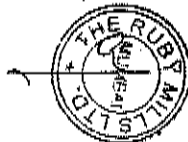
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MINDSET ESTATES PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 and having its registered office at Gordhan Building No. II, 2nd Floor, 12/14, Dr. Parekh Street, Prathama Samaj, Mumbai - 400 004, hereinafter referred to as the "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

SIGNET EXCIPIENTS PRIVATE LIMITED, a company incorporated under the Companies Act 2013, having its registered office at A-801, Crescenzo C/38-39, G Block, Bandra Kurla Complex, Mumbai, Maharashtra 400051, Bandra Kurla Complex, Bandra I, Mumbai - 400,051, (hereinafter referred to as the "Licensee") of the



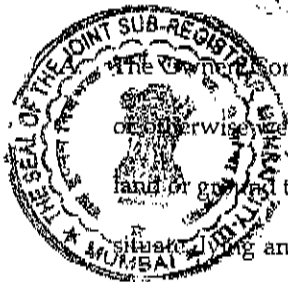
Second Part;

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:



The Owner/Confirming Party is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to all those pieces and parcels of land or ground together with the buildings and structures standing thereon situated at Dadar and being at Dadar and known as "Ruby House" and "The Ruby" bearing Cadastral Survey No.231 and 1/231, both of Mahim Division

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Plot No.29 of Town Planning Scheme III of Mahim, first variation (final) admeasuring 26082.15 sq. mtrs. or thereabouts less 667.05 sq. mtrs. handed over to MCGM, less 545.77 sq. mtrs. handed over to MITADA, less set back area of 445.75 sq. mtrs. and 220 sq. mtrs., already

handed over, and less proposed setback area of 184.47 sq. mtrs., within the registration district of Mumbai. A portion of the aforesaid Plot to the extent admeasuring approximately 12204.58 sq. mtrs., being under development is more particularly described in the First Schedule hereunder written (hereinafter referred to as the "said Property"); and shown surrounded by



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red colour boundary line on the plan thereof annexed and marked as Annexure "B".

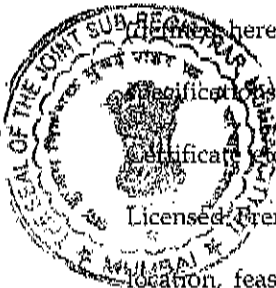
B. The Licensor/ Owner is the owner of or otherwise well and sufficiently entitled to Premises 26N on the 26th Floor (29th Floor as per MCGM Plans) in the building having aggregate usable carpet area of 14,253 sq. ft. and agreed chargeable area of 23,755 sq. ft. as shown on the floor plan annexed hereto and marked as Annexure "C" sanctioned for commercial user as approved under the DCPR 2034 and the Part Occupation Certificate dated 12th January 2022 (which includes the above premises).

C. The Licensee requires premises for carrying its business and had approached the Licensor with a request to allow them to make use of the Licensed Premises by way of pure, simple and temporary license for office space therein, for the period deemed to have commenced from 21st May 2024 to 10th September 2028 and without claiming any other right therein on the terms and conditions hereinafter mentioned

D. Prior to the execution of this Agreement, the Licensor and Confirming Party have given inspection to the Licensee and the Licensee has perused all documents of title relating to the said Property and the Licensed Premises

(herein below) as also the approved building plans designs and specifications and the I.O.D. Commencement Certificate, Occupation Certificate, etc. and has carried out inspection and measurement of the Licensed Premises and the Licensee is fully satisfied with the title, area, location, feasibility for carrying its operations, and the condition of the Licensed Premises and shall not at any time hereafter raise any objection or requisition in that behalf.

E. The Licensee has represented that its paid up share capital exceeds Rs. One Crore and that it shall continue to maintain it as such till the expiry of the



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license granted herein.

- F. Relying on the statements, representations and warranties of the Licensee, the Licensor has agreed to grant and the Licensee has agreed to take on lease and license basis the Licensed Premises i.e. premises 26N on the 26th Floor (29th floor as per MCGM Plans) in the building known as "The Ruby" ("said building") having aggregate usable carpet area of 14,253 sq. ft. and agreed chargeable area of 23,755 sq. ft. shown on the floor plan annexed hereto and marked as Annexure " C " sanctioned for Commercial User as approved under DCPR 2034 and part Occupation Certificate (OC) granted on 12th January 2022 (which includes the Licensed Premises).
- G. The Licensor has, sole and exclusive possession of and entitlement to the said Licensed Premises which is being licensed to the Licensee pursuant to this Agreement.
- H. The Parties are now desirous of recording the terms and conditions as under:

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

HERE TO AS FOLLOWS:		
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I. DEFINITIONS		
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In this Agreement, where the context permits, the following expression shall have



the following meanings assigned to them respectively below:
"IF" shall have the meaning assigned to that expression in clause 7.1
"License Fee" shall have the meaning assigned to that expression in clause

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



"License Term" shall have the meaning assigned to that expression in clause 3;

"Licensor Liquidated Damages Amount" shall have the meaning assigned to that expression in clause 19(a);

"Lock-in Period" shall have the meaning assigned to that expression in clause 4;

"Licensees Lock-in Period" shall have the meaning assigned to that expression in clause 4;

"Licensors Lock-in Period" shall have the meaning assigned to that expression in clause 4;

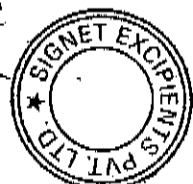
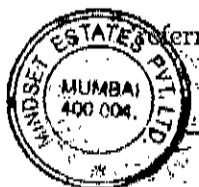
Licensed Premises" shall have the meaning assigned to that expression in clause 2.1;

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

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2. GRANT OF LICENCE:

2.1 License: 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 agrees to grant to the Licensee, and the Licensee agrees to accept from the Licensor, temporary license to use and occupy Premises 26N on 26th Floor (29th floor as per MCGM Plans) in the building known as "The Ruby" ("said building") having agreed carpet area of 14,253 sq. ft. and agreed chargeable area of 23,755 sq. ft. shown on the floor plan annexed hereto and marked as Annexure sanctioned for commercial user as approved under the DCPR 2034 and the Part Occupation Certificate dated 12th January 2022. (hereinafter referred to as "Licensed Premises" more particularly described in the Second Schedule written hereunder) in the said Building known as "The Ruby" for a period of 52 months commencing from 21st May 2024 (hereinafter referred to as the "License Commencement Date") and ending on 10th



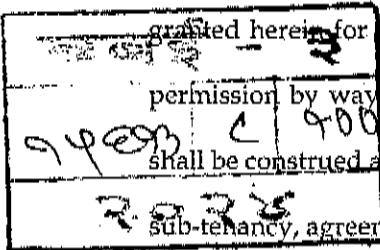
September 2028 (both days inclusive). The Licensor confirms that the Licensee shall be entitled to use the Licensed Premises as per the sanctioned plan and shall also be entitled to the use of 15 Car Parking Space out of which 5 dedicated slots will be provided within the said building and balance 10 slots 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 shift the use of 10 nos. of MCGM car parking to parking tower proposed to be constructed on the land described in recital A in the next 18 to 24 months from License Commencement Date, subject to regulatory approval.

2.2 **Use and Occupation:** The Licensee shall be entitled to use and occupy the Licensed Premises for the License Term defined in Clause 3. Upon expiry of License or sooner determination thereof in the manner stated hereof, the Licensee shall hand over vacant and peaceful charge of the Licensed Premises to the Licensor/its nominee(s) in the manner stated in this Agreement.

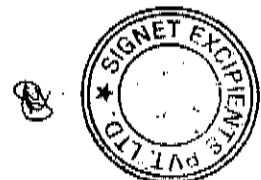
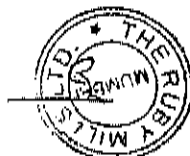
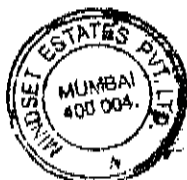


2.3 **No Tenancy Rights:** It is agreed by and between the Parties that the License



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, subject to the permissive use and license granted as per this Agreement. 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.



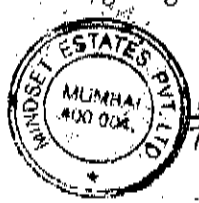
3. LICENSE TERM:

3.1. The License period shall be for a period of 52 months which shall be deemed to have commenced from License Commencement Date, i.e., 21st May 2024 ("the License Commencement Date") and ending on 10th September 2028, both days inclusive (hereinafter the "License Term")

License Term		52
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4. LOCK IN PERIOD:

It is agreed between the parties that a period of 33 (thirty-three) months from the License Commencement date shall be the lock in period for the Licensee ("Licensee's Lock in Period") and the entire License Term shall be the lock in period for the Licensor ("Licensor's Lock in Period"). During the subsistence of the lock in period, neither party shall have the right to terminate the License except in the event of any breach of the terms and conditions of the License which is not rectified within a period of 30 days from the date of either party giving a notice of the breach to the defaulting party. Only after the expiry of the Licensee's Lock in Period i.e. after 33 months from the License Commencement date, the Licensee shall be entitled to terminate the license with no further liability save and except any amounts payable by the Licensee under the terms of this agreement by giving the Licensor an advance notice of at least 6 (six) months in writing.



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 operations from the Licensed Premises.

The Licensee shall carry out Fit outs within a maximum period of 4 (four) months from the License Commencement Date ('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 per Clause no. 8

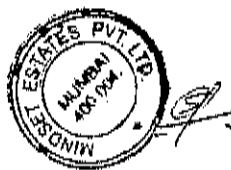
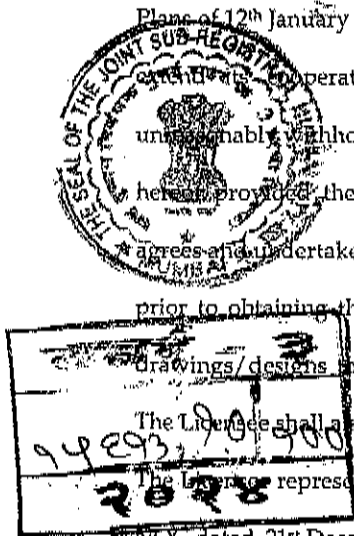
The Licensee shall obtain Fit out approval from the MCGM as per the OC Plans of 12th January 2022, at their own cost and expense. The Licensor shall cooperate for obtaining such approvals and shall not unreasonably withhold assistance. The Licensor has on or before execution hereof provided the Licensee building fit outs guidelines, the Licensee agrees and undertakes to follow and adhere to the same. The Licensee shall prior to obtaining the Fit outs approval from MCGM furnish the fit out drawings/designs to the Owner/Licensor for their review and approval.

The Licensee shall also procure a fire NOC for the Licensed Premises.

The Licensee represents and warrants that it has obtained the revised CFO NOC dated 21st December 2021 for the building.

6. LICENSE FEE:

6.1 License Fee: The Licensee shall pay a fixed monthly compensation of Rs. 46,32,225/- (Rupees Forty Six Lakhs Thirty Two Thousand Two Hundred and Twenty Five Only) at the rate of Rs.195/- per sq. ft per month on the

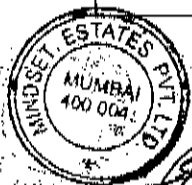
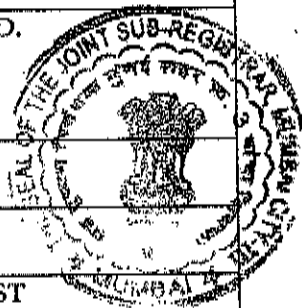


agreed chargeable area and the same is inclusive of the Property Tax, CAM charges, Car Parking charges, but excludes deposits and other applicable taxes. The License fees shall commence on expiry of four months from the License Commencement viz. from 21st September 2024 ("License Fee Commencement Date"). It is agreed between the parties that the License Fee shall be subject to escalation of 15% every three years, commencing from License Commencement Date, during the Licensed period on the last paid license fees.

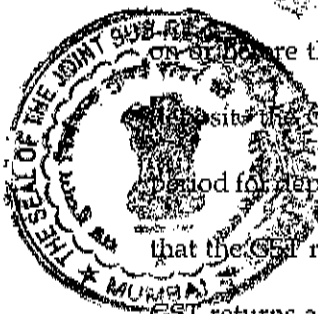
6.2 **Payment of License Fee:** The License Fee shall be paid monthly in advance on or before the 5th business day of each month for which it is due. In case of any delay on the part of the Licensee to make the payment of the License Fee, the Licensor shall be entitled to charge an interest of 12% p.a. 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.

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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. 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 in compliance with the applicable GST Act for the GST payable. 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

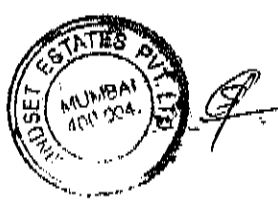


on or before the stipulated dates. On failure on the part of the Licensor to deposit the GST paid in the Government Treasury within the stipulated period for deposit of the same or failure of the Licensor to at all times ensure that the GST registration of the Licensor is in force or failure to ensure that GST returns are filed on or before the stipulated dates, or for any other act

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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 avail GST credit and the amount of interest and/or penalty becoming payable thereon.

6.4 **Escalation:** During the subsistence of the License Term, the monthly License Fee of the premises, which is the agreed monthly compensation shall be escalated by 15% every three years on the last paid License Fee for the



License Term of the agreement, as set forth in Annexure A.

6.5 **License Fee Free Period:** It is mutually agreed between the parties that a period of 4 (Four) months from the License Commencement date shall be considered as License Fee free period. On expiry of 4 (Four) months from the License Commencement date, notwithstanding anything contained herein the Licensee shall be liable to pay the License Fees to the Licensor in the manner provided herein.

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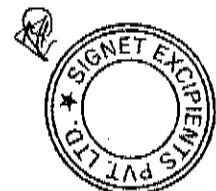
7. **SECURITY DEPOSIT:**

7.1. The Licensee has on or before execution of these presents deposited and shall keep deposited with the Licensor, during the subsistence of the License, a sum of Rs. 2,52,27,810/- (Rupees Two Crores Fifty Two Lakhs Twenty Seven Thousand Eight Hundred and Ten Only) equivalent to 6 (Six) months of License Fee, which is excluding the CAM charges (the payment and receipt whereof the Licensor doth hereby admit and acknowledge and the Licensor doth hereby discharge, release and acquit the Licensee from the same) and the same 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 the observance and performance by the Licensee of its obligations and covenants under this Agreement.

7.2. The IFRSD shall be refunded by the Licensor to the Licensee on determination of this Agreement by efflux of time or earlier determination thereof, as the case may be, without interest, after deducting all dues and outstanding amounts payable under this agreement and simultaneously upon the Licensee vacating the Licensed Premises and giving 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) payable in respect of the Licensed Premises which are payable to MCGM or any other body or authority, shall be borne and paid by the Licensor. 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 /- per sq. ft. per month on the chargeable area for the entire term of the License from the date of handover of the Licensed Premise to carry out fitouts till the expiry of the License Term.

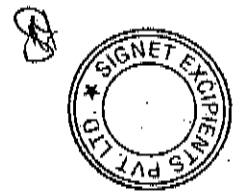
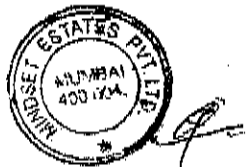
9. COMMON AREA MAINTENANCE:



The Licensee or shall make proper arrangements for maintenance of the Common Areas and shall bear and pay all costs, expenses and charges applicable for the maintenance of the Common Areas during the License

92	However, the Licensee shall be liable to pay Common Area Maintenance
94000	Charges during the period of actual carrying of fit outs in the Licensed Premises @ Rs. 900 per sq. ft. per month on chargeable area and from the date of commencement of its operations shall be liable to pay Rs. 18 per sq. ft. per month on chargeable area for the remaining period upto License Fee Commencement date. The Licensee agrees and undertakes to forthwith notify in writing the date of commencement of business operations from the Licensed Premises.
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However, the Licensee shall be liable to pay Common Area Maintenance Charges during the period of actual carrying of fit outs in the Licensed Premises @ Rs. 900 per sq. ft. per month on chargeable area and from the date of commencement of its operations shall be liable to pay Rs. 18 per sq. ft. per month on chargeable area for the remaining period upto License Fee Commencement date. The Licensee agrees and undertakes to forthwith notify in writing the date of commencement of business operations from the Licensed Premises.



9.3. It is clarified that CAM 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 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 Developer and payable by all occupants/owners of various premises in the Building

10. UTILITIES AND OTHER CHARGES

10.1. Electricity.

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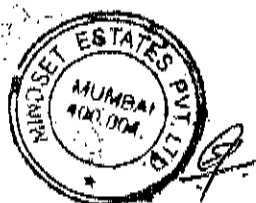
10.1.1. The Licensor has provided to the Licensee electrical network till the main meter room with a cable connection on the floor.

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.

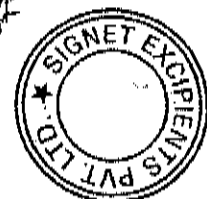


10.1.3. The Licensor shall at the cost and expense of the Licensee, assist the Licensee in obtaining electricity meter for the Licensed Premises. The Licensee shall be solely responsible to pay/deposits, electricity charges for the Licensed Premises including but not limited to late payment charges, 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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11. HVAC SERVICES:

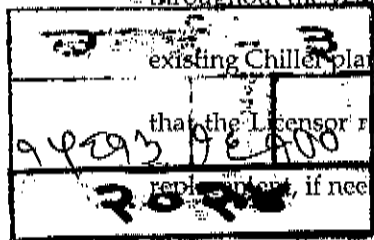
11.1 The Licensor has provided adequate air-conditioning facility in the Licensed Premises, including water cooled central chilled water plant for the Licensed Premises during the period of the License.

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.

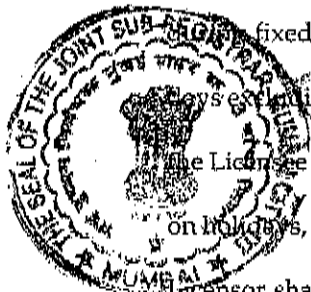
11.4 The cost for water for the central chilled water plant, expenses and other expenses for the air-conditioning system will be borne by the Licensee based on actual consumption.

11.5 The air-conditioning facility, along with other specified amenities (except the amenities mentioned in clause 30), shall be accessible round the clock in the manner stated herein, accommodating the Licensee's 24/7 operations throughout the year. It has been confirmed that the Licensee shall utilize the



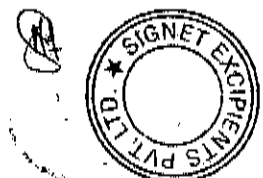
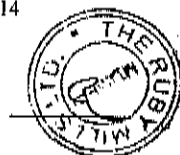
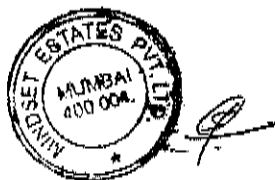
existing Chiller plants for air conditioning purposes. It is clearly understood that the Licensor remains responsible for the provision, maintenance and repair, if needed, of these Chiller plants.

11.6 The air-conditioning facility and certain other facilities will be available



fixed business hours (between 8 a.m. to 8 p.m.) of the week on all days excluding Public Holidays from Monday to Saturday. In the event that the Licensee requires use of these facilities beyond normal working hours or on holidays, then the Licensee shall intimate the Licensor in advance and the Licensor shall make available the same and the Licensee will bear and pay

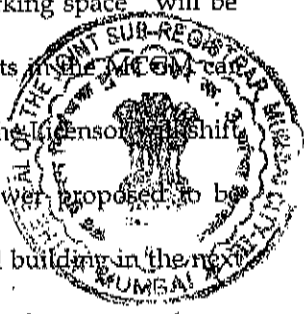
additional surcharge on air-conditioning usage etc. At present, there is no



surcharge applicable however, in future if any surcharge is made applicable, the same shall be borne and paid by the Licensee.

12. CAR PARKING:

It is agreed by the Parties that the Licensor will provide use of a total 15 nos. of car parking slots, out of which 5 dedicated car parking space will be provided within the said building and balance 10 slots in the MCGM car parking building, which is across the said Property. The Licensor shall shift use of 10 nos. of MCGM car-parking to parking tower proposed to be constructed on the land described in recital A the said building in the next 18 to 24 months from License Commencement Date, subject to regulatory approval.



The charges for aforementioned car parking are included in the monthly License Fee.

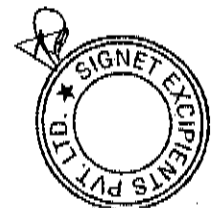
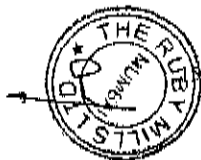
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13. ALTERATIONS, REPAIRS, AND MAINTENANCE:-

13.1 The Licensee shall maintain the Premises internally and any cost of repairs and maintenance of the Premises from the License Commencement Date shall be borne by the Licensee alone. However, the Licensor shall be liable for all structural repairs and maintenance of the Premises during the License period unless any damage thereto has been caused by the Licensee in which case the Licensee shall be liable for the same.

13.2. The Licensor shall assume responsibility for providing comprehensive security services, including building entrance/egress control. However, Internal Security of the Licensed Premises is the sole responsibility of the Licensee and the Licensor shall not be held responsible for the same.

13.3. Smoke Detectors, Sprinklers, Fire Extinguishers, Risers and Hose Reels – in



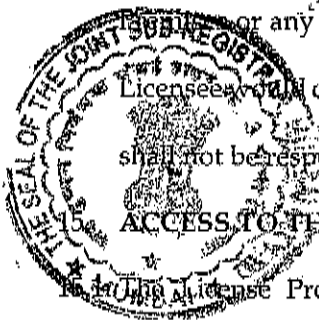
Common Areas shall be provided by the Licensor.

13.4 The responsibility of carrying tenantable repairs within the Licensed Premises is that of the Licensee. However, the Licensor shall be responsible for undertaking all major and structural repairs to the Licensed Premises.

14. **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/s 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

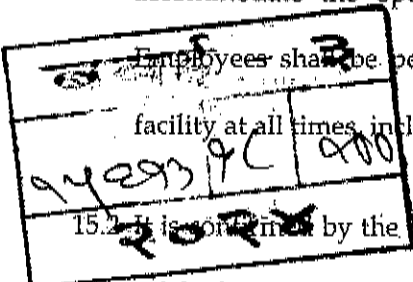
or any harm to any person/s entering the Licensed Premises, the Licensee shall claim the same from its insurance company and the Licensor shall not be responsible for the same.



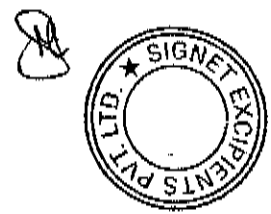
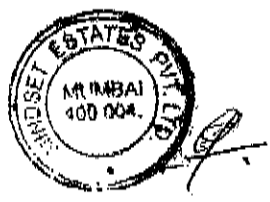
15. **ACCESS TO THE LICENSED PREMISES/ USAGE.**

The Licensed Premises shall be accessible 24/7 throughout the year to accommodate the operational requirements of the licensee. Licensee's

Employees shall be permitted access and allowed to operate within the facility at all times including 24 hours a day and 365 days a year.



15.2 It is confirmed by the licensee that it shall be using the Licensed Premises solely for commercial purpose and will be using the Licensed Premises in accordance with the sanctioned and approved plans and permissions of the Licensor, MCGM and/or other authorities.

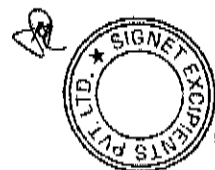
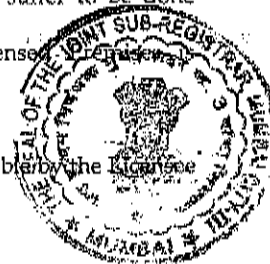


16. REPRESENTATIONS/OBLIGATION OF LICENSEE:

The Licensee shall:

- (i) 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;
- (ii) 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, upon payment of all amounts & dues simultaneously upon which the Licensor shall refund to the Licensee IFRSD after deducting outstanding amount, if any, payable by the Licensee to the Licensor under these presents;
- (iii) Observe and perform the Rules, Regulations of Bombay (Mumbai) Municipal Corporation from time to time in force for use of the Licensed Premises (as applicable) and shall not do or omit or suffer to be done anything whereby the Licensor's right in the Licensee is jeopardized, forfeited or extinguished;
- (iv) Pay regularly the License fee and all other charges payable by the Licensee by virtue of these presents;
- (v) At all times hereafter, well and sufficiently indemnify and keep indemnified and save harmless the Licensor against all actions, proceedings filed, taken, instituted or made against or incurred, paid or sustained by the Licensor due to or by reason of the Licensee making, committing, causing or permitting to be made or committed any default or breach in respect of or non-observance or non-compliance with any of the provisions of this Agreement;

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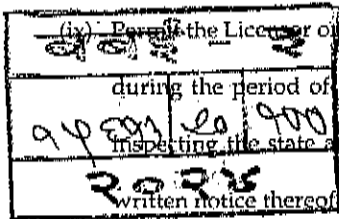


(vi) Not carry out any structural changes/work of additions, alterations, renovations, construction and/or re-construction whatsoever of any nature into or upon the Licensed Premises; the Licensee shall be entitled to carry out only non-structural changes namely shifting cabins and workstations at the cost of the Licensee, installing fittings etc. to suit its requirements after obtaining prior written permission from the Licensor. The Licensee shall be entitled to remove all such furniture, fixtures, fittings etc. installed by the Licensee during the License Term of this Agreement in the manner stated herein;

(vii) Not store or permit to store or bring or permit to bring upon the Licensed Premises any hazardous articles of inflammable or combustible nature and other concerned authorities whereby the insurance of the Licensed Premises



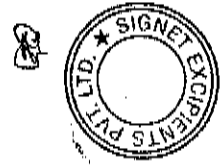
(viii) Licensee shall occupy the Licensed Premises in a careful and responsible manner and shall maintain the Licensed Premises in good order and shall indemnify and hold the Licensor harmless from and against all such damages or loss as the Licensor may sustain or be obliged to sustain or be obliged to pay by the Licensee to the Licensed Premises, due to use and occupation thereof while normal wear and tear is excepted;



(x) Obtain all permissions, licenses etc. from the municipal, environment, statutory or concerned authorities for installing and running of its business from the Licensed Premises;

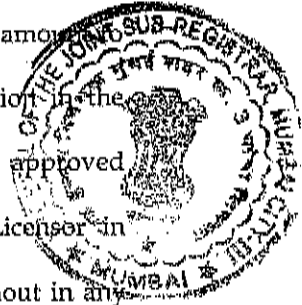
(xi) Bring and install its computers and other moveable furnitures, fixtures and equipment without causing any structural damage to the Licensed Premises;

(xii) Not 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.

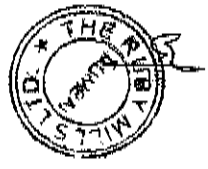
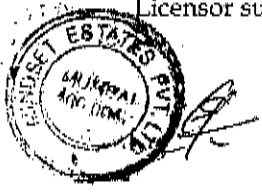
(xiii) Submit and obtain specific written approvals from the Licensor, which shall not be unreasonably withheld, for all works it intends to carry out prior to commencement of any interior renovation work at any time during the License Term. The Licensor shall permit and render all necessary assistance and cooperation to the Licensee to carry out such renovations at the Licensee's costs provided that such renovation works shall not amount to a permanent change or result in structural changes/ modification in the Licensed Premise. The Licensee covenants to carry out such approved renovations after obtaining prior written approval of the Licensor in accordance with the rules and regulations of the building without in any way damaging the main structure of the Licensed Premise or the said Building. Provided that if any such renovations require prior approval or permission of any municipal or any other local body or government authority, the Licensee shall be solely responsible for obtaining the said prior written permission or complying with rules and regulations of such municipal or local body or government authority and the Licensor shall render all the necessary assistance and co-operation to procure such approvals or permission to the Licensee.



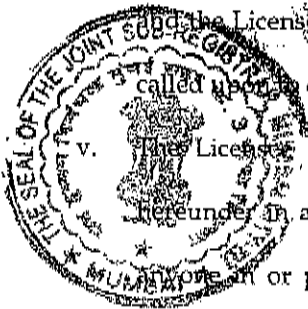
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(xiv) Ensure that its paid up share capital exceeds Rs. One Crore only and that it shall continue to maintain it as such till the expiry of the license granted herein.

17. The Licensee hereby agrees, assures, represents, covenants and states that:
i. The Licensee shall duly and punctually pay all amounts payable to the Licensor subject to the terms and conditions of this Agreement.



- ii. The Licensee shall observe perform and comply with all the rules, regulations, bye-laws of said Society/Condominium/Entity to be formed and all other concerned authorities and shall not commit any breach thereof.
- iii. The Licensee shall not do any act/deed/matter/thing whereby the rights of the Licensor to the Licensed Premises are in any manner prejudiced / forfeited / extinguished /adversely affected.
- iv. 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 such licenses



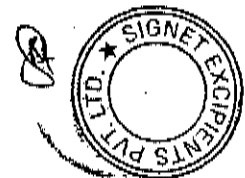
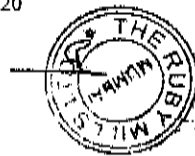
and the Licensor is not responsible and/or liable therefor and shall not be called upon to contribute anything in that behalf.

- v. 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 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.	
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vi. 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.	
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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.

- vii. The Licensee shall maintain necessary fire extinguishers and other fire-fighting equipment in the Licensed Premises.
- viii. 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.

ix. The Licensee shall ensure due compliance of the law as applicable to it for carrying on its business activities at the Licensed Premises.

x. The Licensee is aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made

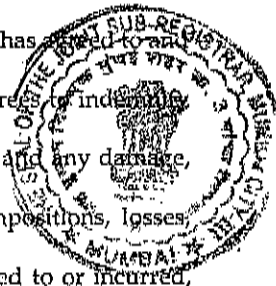
by it herein, including inter alia as aforesaid, the Licenser has agreed to execute this Agreement and the Licensee hereby agrees to indemnify

and keep indemnified the Licenser from and against all and any damage, loss, actions, demands, suits, proceedings, penalties, impositions, losses

damages, costs, charges and expenses that may be caused to or incurred, sustained or suffered by the Licenser 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.



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18. IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO THAT:

a. The Licenser shall always be entitled to sell, transfer, assign, mortgage, deal with or otherwise dispose of the Licensed Premises or any part thereof at any time during the continuance of this Agreement to any person, firm, company. Provided the Licensee's rights and obligations under the terms of this Agreement of Leave and License will not be affected. The rights of the Licenser to sell and transfer, or otherwise dispose of the Licensed Premises or any part thereof to any person/ party

shall not affect in any way whatsoever the rights of the Licensee pursuant



to this Agreement including the License Fee, right to use and occupy the Licensed Premises during the License Period.

b. Subject to timely receipt of proper invoices for the same, if the Licensee commits a default in payment of License Fee then an interest of 12 % p.a. shall be leviable on such delayed payments.

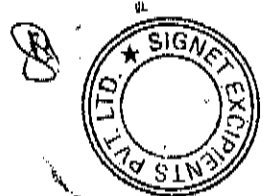
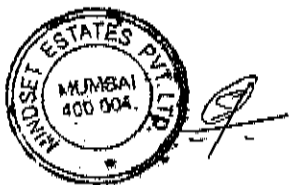
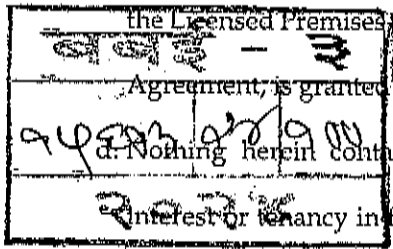
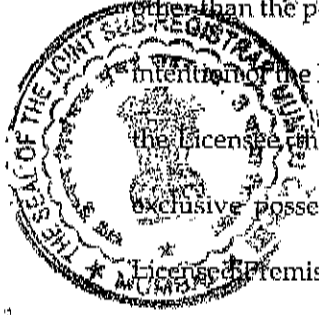
c. That the license granted herein for use and occupation of the Licensed Premises is a mere permission by way of a license and nothing herein contained shall be construed as, creating any right, title, interest, easement, tenancy or sub-tenancy, agreement to lease/ lease in favor of the Licensee in 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 shall be and shall always be deemed to be in exclusive possession and in full charge and in juridical control of the Licensed Premises at all times and that the Licensor shall at all times, with advance notice of 24 hours, have full, free and unobstructed entry into

the Licensed Premises and a mere right of user and occupation, as per this Agreement, is granted to the Licensee.

d. Nothing herein contained shall be construed as creating any rights, interest or tenancy in favor of the Licensee in over or upon the Licensed

Premises or transferring the Licensed Premises or any interest therein in favor of the Licensee other than the permissive right to use hereby granted and the Licensee hereby declare, agree and undertake 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.

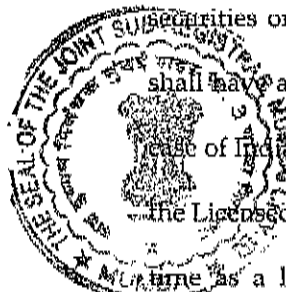


e. The Licensee shall allow the Licensor or its representatives to show the Licensed Premises to any prospective licensee 45 days prior to the expiry or during the notice period in case of early termination of this Agreement of Lease and License. The Licensee shall allow the Licensor or its representatives to show the Licensed Premises to any prospective purchaser at a mutually agreed time, after the Licensor giving 24 (twenty-four) hours notice of the same to the Licensee.

f. The Licensee shall be entitled to allow its subsidiary, group companies and Affiliates ("Associated Entity") (being a company registered under the Companies Act, 1956 or the Companies Act, 2013) to use the Licensed Premises, with prior written intimation to the Licensor confirming its relationship with such subsidiary, group companies and affiliates.

"Associated Entity" for the purposes of this paragraph shall mean an entity, which, directly or indirectly, owns or controls, is owned or is controlled by or is under common ownership or control of Licensee or parent of the Licensee. As used herein, "control" means the power to direct the management or affairs of an entity, and "ownership" means the beneficial ownership of 50% (fifty percent) or more of the voting equity

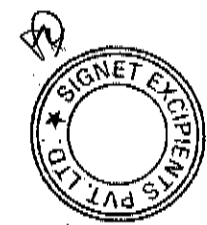
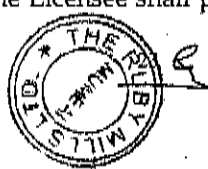
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securities or other equivalent voting interests of the entity. Such entity shall have a paid up share capital of not less than Rupees One Crore in case of Indian Company or is an MNC ("Associated Entity"). The use of the Licensed Premises by the Associated 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 necessary or other permission from relevant authorities 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



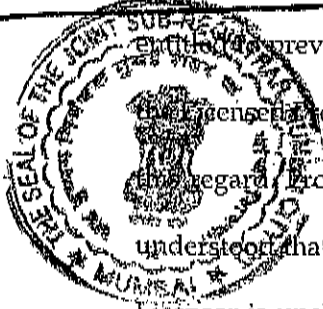
perform all the terms, obligations, and conditions as set out in this Agreement and upon expiry or early termination the Licensee shall ensure that the Associated Entity shall also vacate and hand over the Licensed Premises to the Licensor in the manner set out in this Agreement. The associated entity shall, before entering into the said Premises execute a solemn declaration in the format annexed hereto as annexure "D" and furnish the original thereof to the Licensor.

19. VACATION OF THE LICENSED PREMISES:

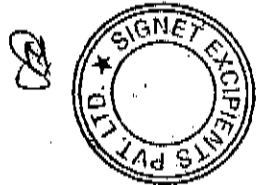
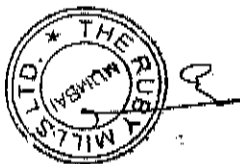
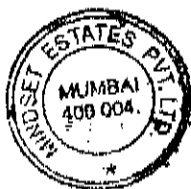
a. On the expiry or sooner determination of this Agreement, simultaneously on refund of the IFRSD, the Licensee shall remove all their furniture, fixtures, fittings, fit-outs etc. fixed / installed by the Licensee during the License Term of this Agreement as well as other movable articles, property and belongings and leave the Licensed Premises by removing themselves, their agents, employees and staff its Associated Entity, if any and all their belongings from the Licensed Premises. On such expiry or termination or sooner determination

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hereof, the Licensee and/or other persons including its Associated Entity, if any 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 Entity, if any, occupying the Licensed Premises



or if any time is given by the Licensor to the Licensee, for vacating the Licensed Premises, 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 shall nevertheless be deemed to continue to use or occupy the Licensed Premises unauthorisedly, after the expiry or sooner determination of this Agreement as aforesaid, and the Licensee shall so long as it fails to vacate and/or cause to vacate the Licensed Premises be liable to pay to the Licensor a sum equal to twice the license fee payable per day ("Licensor Liquidated Damages Amount"), until the Licensee hands over 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.

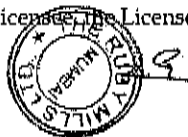
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b. On the expiry or sooner determination of this Agreement as provided herein, the Licensor shall refund to the Licensee the IFRSD after deducting all amounts payable under these presents simultaneously on

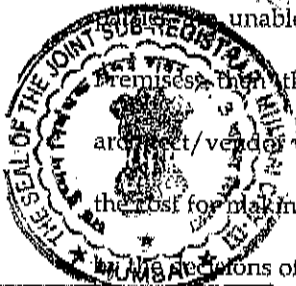


the Licensee vacating the Licensed Premises and handing over to the Licensor, quiet, vacant and peaceful charge of the Licensed Premises in the manner stated herein. In the event the Licensor fails to refund the IFRSD the Licensor shall be liable to pay interest thereon @ 12% per annum for the period till such time as the balance IFRSD and the interest thereon is paid in full by the Licensor to the Licensee.

c. 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 Premises by the Licensee, the Licensee shall have the same repaired and



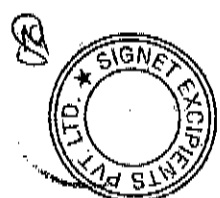
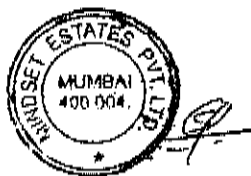
restored to original condition at its own costs and expenses. If such damage is not repaired by the Licensee and restored to the aforesaid original condition, the cost for repairs of the same shall be deducted from the IFRSD before it is refunded to the Licensee. If the cost of repair exceeds the amount 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 7 (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.



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20. TERMINATION AND ITS CONSEQUENCE:

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 may terminate this Agreement in the event the Licensor commits any material default or breach of any of their representations, warranties, covenants or obligations by virtue of which the Licensee is unable to use and occupy the Licensed Premises or any material part thereof 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.

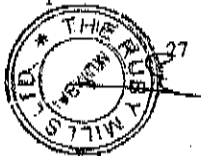
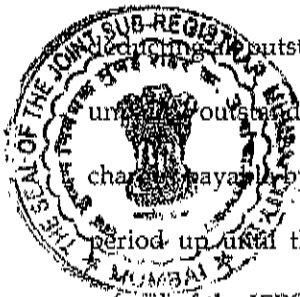
20.2. **Termination by the Licensor:** Notwithstanding anything to the contrary contained in this Agreement including the Licensor's Lock-in Period, the Licensor may terminate this Agreement, in the event if the Licensee commits default in payment of Licensee Fees or any outstanding amounts payable under these presents in the manner stated herein and/or commits any material default or breach of any of their representations, warranties, covenants or obligations 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 20.2 above, the Licensor shall, forthwith refund to the Licensee the entire amount of the IFRSD upon payment of all amounts & dues in lump sum and subject to deduction of any outstanding dues against the Licensee discontinuing use and occupation and handing over vacant charge of the Licensed Premises to the Licensor in the manner stated herein;

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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 outstanding payable under this agreement including (a) the amount of outstanding License Fee for the remaining lock in period and (b) charges payable by the Licensee as mentioned in this Agreement for the period up until the date of termination or expiry; simultaneously on refund of the IFRSD in the manner as mentioned herein, 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



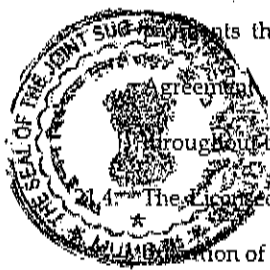
arising from or related to default or breach by the Licensee, provided that such losses shall not include the losses arising from loss of business and consequential losses.

21. **THE LICENSEE REPRESENTS AND WARRANTS TO THE LICENSOR THAT:**

21.1. The Licensee shall use the Licensed Premises strictly in the manner set out in this Agreement and for its business purpose only as stated in this Agreement.

21.2. The Licensee has not done any act, deed or thing or withheld any material facts by which, the rights of the Licensor as an owner or Licensor would be impacted in any adverse manner.

21.3. The Licensee has agreed to fulfil its obligations by promptly making payments that are required to be made from time to time under this Agreement and shall observe and fulfil all terms and conditions throughout the License Term of this Agreement.

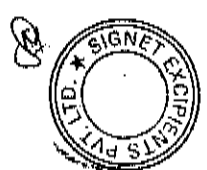
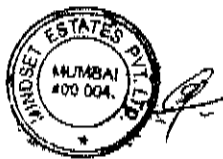


21.4. The Licensee has obtained all the corporate approvals required for the execution of this Agreement.

21.5. 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 / 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.

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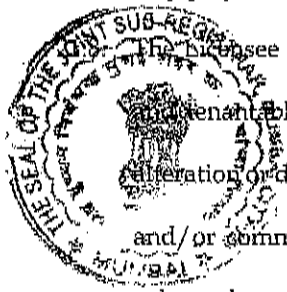
21.6. It is agreed by and between the parties hereto that the License granted herein for use and occupation of the Licensed Premises is a mere permission by way of a license granted in favour of the Licensee by the



Licensor and nothing herein contained shall be construed as creating any right, title, interest, easement, tenancy or sub-tenancy, agreement to lease/ lease in favour of the Licensee in to or over or upon the Licensed Premises or any part thereof, or as transferring any interest whatsoever therein in favour 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 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, subject to the permissive use and license granted as per this Agreement and that the Licensor shall at all times have full, free and unobstructed entry into the Licensed Premises, subject to the Licensor issuing prior notice of at least 48 hours in writing to the Licensee (except in case of an emergency) and the Licensee shall have a mere right of user and occupation, as per this Agreement.

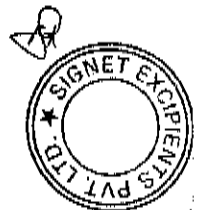
21.7. The Licensee shall always observe the right of user and occupation of the License granted to the Licensee, and, without in any way limiting the right of the Licensee to use the Licensed Premises for the purposes set forth in this Agreement, the Licensee shall not change the user in manner, which may prejudice or adversely affect the rights of the Licensor.

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The Licensee shall maintain the Licensed Premises at its costs in a good and tenantable repair and condition and shall not make any structural alteration or do or cause to be done anything in or to the Licensed Premises and/or common passages or the compound which may be against the rules or bye-laws of the MCGM or of any other authority. The Licensee agrees to reimburse the Licensor, any costs, charges, penalties or payment of any nature whatsoever paid by the Licensor to the MCGM or any other

local or statutory authority/body due to any unauthorized structural



construction/alteration done by the Licensee in the Licensed Premises.

21.9. The Licensee is neither entitled to nor will it claim any 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, or licensee.

22. THE LICENSOR REPRESENTS AND WARRANTS TO THE LICENSEE THAT:

22.1. On the Licensee paying the Licensors, the License Fees, and other charges (as per clause 6 of this agreement) regularly and on observing and performing all the terms, conditions and covenants hereof, the Licensee shall be entitled to peacefully conduct business from the Licensed Premises during the License Term.



The Licensor has not as on date entered into any agreement for sale/ lease/ 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 so as to prejudice its right to give the Licensed Premises on leave

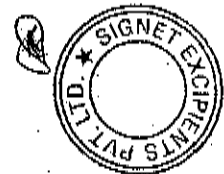
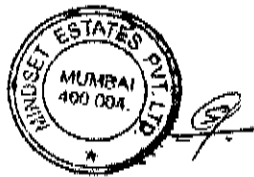
and on a license basis to the Licensee.

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22.3. The Licensor has the full legal right, capacity, authority and power to enter into this agreement. The execution and delivery of this Agreement by the

Licensor has been duly authorized by requisite action of the Licensor.

22.4. In the event of any leakage/seepage or bursting of water/sanitary pipes (not due to any default on the part of the Licensee), the Licensor shall repair the same within 7 working days or a reasonable period of time as mutually agreed by both parties.



22.5. The execution, delivery and performance by the Licensor 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 similar constitutional documents.

22.6. The Licensor is absolutely seized and possessed of or otherwise well and sufficiently entitled and enjoys the quiet, peaceful and physical possession of the Licensed Premises.

22.7. The Licensed Premises is free from all and all kinds of charges, liens or encumbrances.

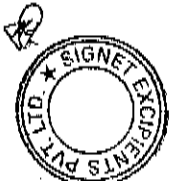
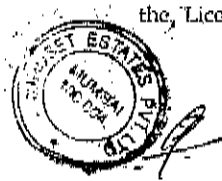
22.8. There exists no claims, actions, litigations, arbitrations, land acquisition proceedings, garnishee or other proceedings relating to the Licensed Premises. The Licensors shall give the Licensee immediate notice of any claim, litigation, proceeding or investigation, etc. which becomes known to the Licensors during the Term if such claim, litigation, proceeding or investigation is likely to prevent or prevents the peaceful use and occupation of the Licensed Premises by the Licensee.



23. **FORCE MAJEURE:**

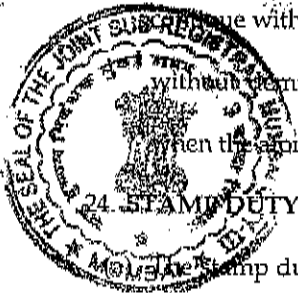
(i) If, at any time, during the continuance of the Licence Agreement, the Licensed Premises or any part thereof is destroyed or damaged by force majeure event, such as flood, fire, earthquake, tempest, riots, epidemic, war and civil commotion, insurrections, enemy action, air-raid or any irresistible 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 unfit for habitation and/or occupation, for a

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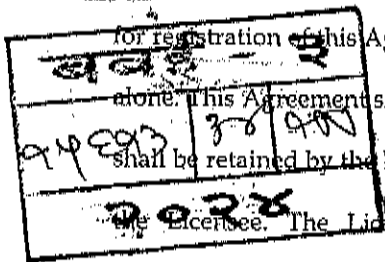


continuous period of more 30 days then in that event the Licensee, at its option may give written notice to terminate the Licence Agreement and the Licensor shall refund to the Licensee the Security Deposit and any advance License Fee paid by the Licensee to the Licensor for the unexpired period of the License .

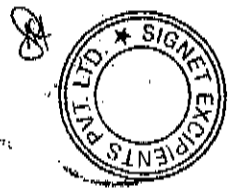
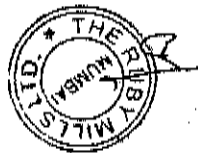
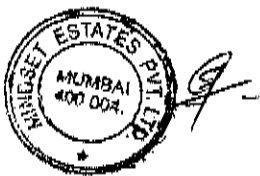
- (ii) In the event the Licensee is completely prevented or restricted to use by storing its belongings, possessions, movable articles and occupy the Licensed Premises for a continuous period of over 30 days due to force majeure event such as lockouts, strikes, embargo, epidemic, quarantine, lockdown, restrictions by governmental authority, beyond the control of the Licensee, then in that event the Licensee shall be entitled to terminate the Licence Agreement forthwith at its option. If, however, the Licensee opts to continue with the license, the Licensee shall be liable to pay the License Fee without demur pursuant to this Licence Agreement even for the period when the aforesaid circumstances subsist.



24. STAMP DUTY AND REGISTRATION CHARGES:



Stamp duty and registration and all other incidental charges payable for registration of this Agreement shall be borne and paid by the Licensee alone. This Agreement shall be executed in two counterparts; the original shall be retained by the Licensor and the counterpart shall be retained by the Licensee. The Licensee hereby agrees to indemnify and keep indemnified the Licensor and the Licensed Premises against any claim, demand or action that may be initiated by any party or person, including any statutory authority and also against all costs, charges, expenses (save and except attorney's fees and costs) that the Licensor may be required to be incur or suffer as a result of the failure of the Licensee if any, to pay the stamp duty and/or the registration charges on this Leave and License



Agreement.

(b) Each party shall extend full co-operation and assistance in the execution and registration of this Agreement. In the event any party refuses or neglects to execute and/or register this Agreement, the other party shall be entitled, without prejudice to their other rights and remedies.

25. 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.

26. It is a vital, essential and integral term and condition of this Agreement that 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.

27. 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, 2nd floor,
Dr. Parekh Street, Prarthana Samaj,
Mumbai - 400 004.



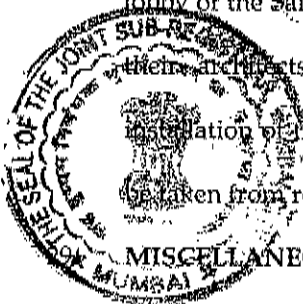
CONFIRMING PARTY:

To,
The Ruby Mills Limited
Managing Director/President
10th Floor, Ruby House, J. K. Sawant Marg,
Dadar (West), Mumbai - 400 028.

LICENSEE:

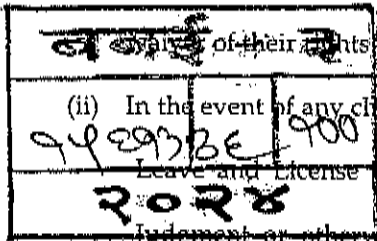
To,
Signet Excipients Pvt. Ltd.
A-801, Crescenzo C/38-39,
G Block, Bandra Kurla Complex,
Mumbai, Maharashtra 400051.

28. It is expressly agreed that the Licensee shall be entitled (without any costs / expenses payable to the Licensor) to place a signage at the floor and the 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.

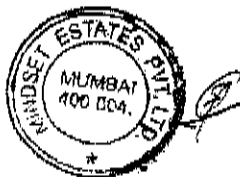


MISCELLANEOUS:

- (i) Any indulgence shown by the either party to the other will not amount to



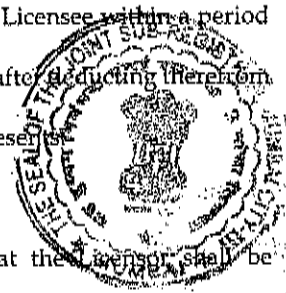
granted, conferred upon and/or entitled to any greater rights other than those conferred under these presents, then in such event, this Agreement shall come to an end mutatis mutandis on the day prior to such legislation etc. notwithstanding the fixed period and/or tenure of the license granted hereunder.



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(iii) It is mutually agreed between the parties that in the event the Licensee intends to enter into any corporate restructuring, which results in change in control of the management of the Licensee (other than a change where Licensee becomes ultimately controlled and managed by IMCD Group) or the Licensee 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.



30. AMENITIES/FACILITIES:

It is mutually agreed between the parties that the Licensor shall be providing the following Amenities/Facilities in a phase wise manner as describe hereunder:

Phase 1 (to be provided latest by 1st December 2024)

- Entry Experience (pedestrian) - security desk movement, access control, visitor management.
- Entry Experience (vehicles) - completion of works at the lobby level/ car drop off level.
- Basement Car parking - enhancing lighting, floor markings, signages, security at parking levels and overall maintenance and upkeep of parking levels.
- Podium Level - Enhancing lighting (lux levels), common seating, visitor management, ducts for food exhaust to manage current food odour, digital signages and screens and overall maintenance and upkeep.

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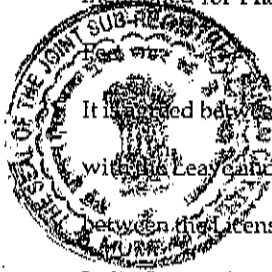


- Food and Amenities - Activation of food kiosks/ cafeteria and Coffee shops on Podium Level with proper exhaust provisions and upkeep plan.
- Landscaping and Beautification of podium lobby, basement, building periphery, parking structure, ramps and other adjoining areas (including ground floor retail etc.)

In Phase 2 (which shall be completed in 24 months from License Commencement date) the following shall be provided:

- Activation of Ground floor retail area.
- Completion and operationalization of car parking tower

Licensee shall be allowed to deduct Rs. 1,12,500/- per month (on pro rata basis) from monthly License fee in case of any delay by the Licensor in completing the delivery of above mentioned obligations as per timelines mentioned for Phase 1 only. Phase 2 to have no impact on monthly License



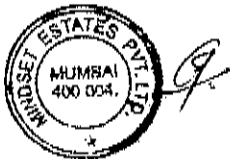
It is agreed between the Parties hereto that this Agreement will be co-terminus with the Lease and License Agreement dated 15th September 2023 entered into between the Licensor herein, the Owners/Confirming Party herein and IMCD India Pvt. Ltd and registered with the Sub Registrar of Assurances under

serial No. BBE-2-19292-2023. Upon termination of the above agreement this

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32 JURISDICTION:		

Agreement shall also stand terminated and the provisions of this Agreement regarding termination shall apply.

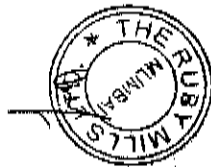
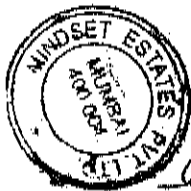
The License shall be governed by Indian Law and the Competent Courts in Mumbai alone shall have exclusive jurisdiction in respect of any dispute arising out of or in connection with this Agreement.



33. The original of the agreement (duly stamped) shall be registered and retained by the Licensor only; however, one set of the registered agreement duly certified as true copy by the notary shall be made available to the Licensee.
34. 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 both the Parties.
35. Each Party shall bear its own legal costs.
36. The recitals to this Agreement form an integral part and operative part of this Agreement.



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FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

ALL THOSE pieces or parcel of land or ground together with the Building/s & Structures standing thereon known as " The Ruby " 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, 1st Variation (final) admeasuring 12,204.58 sq. mts within the Registration District of Mumbai

SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the Licensed Premises)

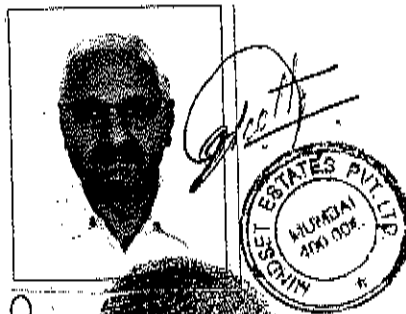
Office Premises 26N on 26th Floor (29th floor as per MCGM Plans) in the building known as "The Ruby" ("said building") having aggregate usable carpet area of 14,253 sq. ft. and agreed chargeable area of 23,755 sq. ft. as shown on the floor plan annexed hereto and marked as Annexure "C" sanctioned for

commercial user as approved under the DCPR 2034 and the Part Occupation Certificate dated 12th January 2022 in the building known as the Ruby standing on land more particularly described in the First Schedule hereinabove referred to.

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2023

SIGNED AND DELIVERED BY)
the within named LICENSOR)
Mindset Estate Pvt. Ltd. pursuant to)
The resolution passed at the Board of)
Directors Meeting held on 2nd August, 2017)
in the presence of)

1. Santosh Gaware) Bare
2. Shubham Naik) shubham



SIGNED AND DELIVERED BY)

the within named Licensee)

Signet Excipients Pvt Ltd.)

through the hand of its Director)

Manohar Shetty)

pursuant to the resolution passed)

at the Board Meeting)

held on 2nd August 2017)

in the presence of...)

1. Nikhil Chhymale)



2. Nilesh Kori)

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 9th February 2011)

in the presence of...)



Nishant

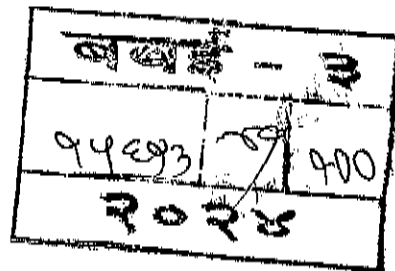


1. Minal Agariwal
Deputy Company Secretary

Minal Agariwal

2. RAJARAM K. PALANDE)

R.K. Palande



Annexure "A"

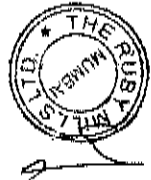
Monthly License Fees details of Escalation including for the renewal term

Tenure	License Fee in INR per sq. ft/ month on Chargeable area
21 st May to 20 th September 2024	License Fee Free Period*
21 st September 2024 to 20 th May 2027	Rs. 195
21 st May 2027 to 10 th September 2028	Rs. 224.25

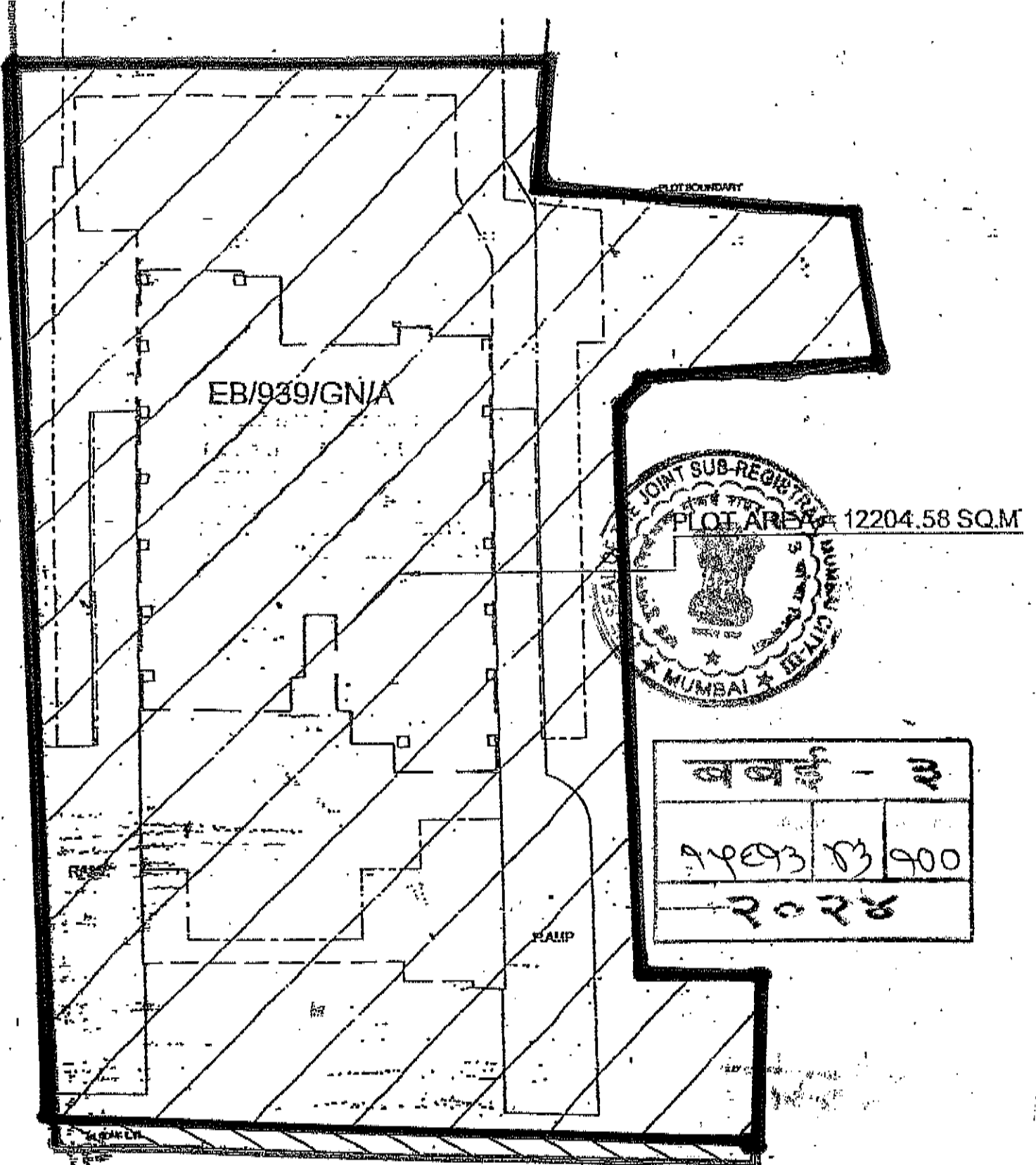


*Charges during the License Fee Free Period to be paid as per the agreement.

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Annex. B



BLOCK PLAN
SCALE 1:500

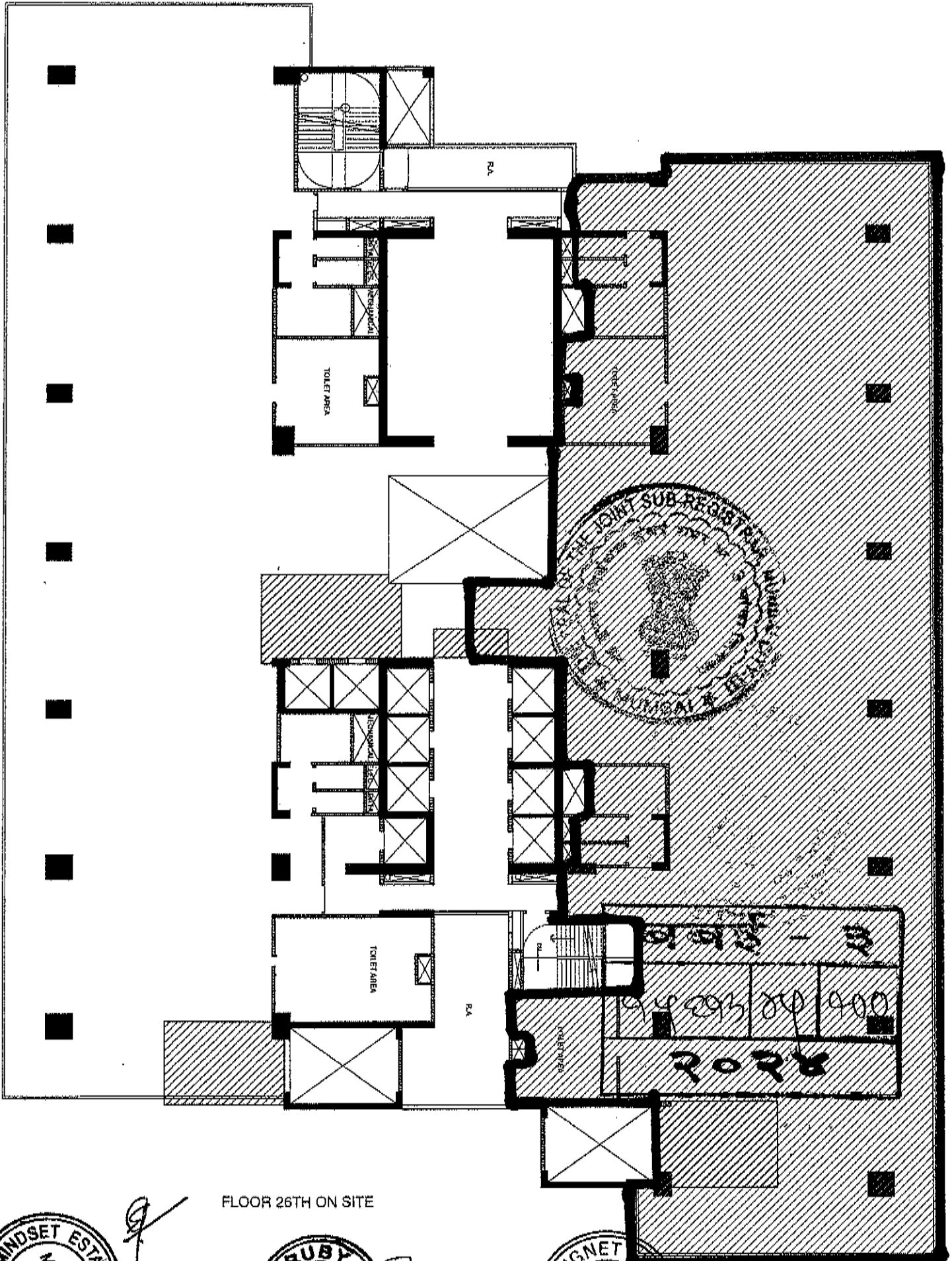
SENAPATI BAPAT MARG
18.29M EXISTING WIDTH & 27.44M PROP. WIDTH



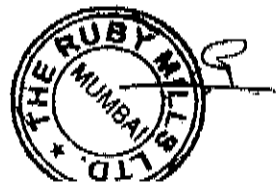


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Annex 'C'



FLOOR 26TH ON SITE





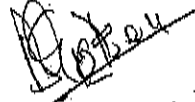
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3-20-68		

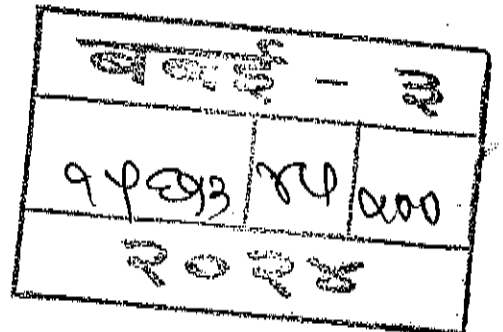
घोषणापत्र

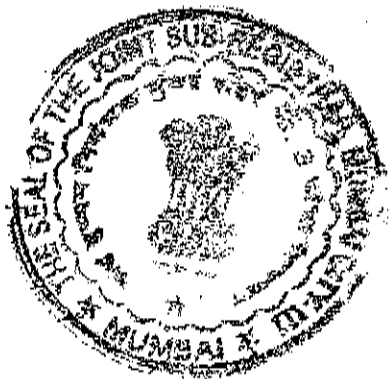
मी गोविंदराव कोटीय याद्वारे घोषित करतो की, दुय्यम निबंधक--3
यांचे कार्यालयात लिहून या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री सरस साहे व इ. यांनी दि. 13/06/24 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल 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

23/7/24


कुलमुखत्यारपत्रधारकाचे नाव
व सही





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XXXXXXXXXXXX

पावती

Original/Duplicate

Wednesday, October 10, 2012

नोंदणी क्र.: 39म

10:44 AM

Regn.: 39M

पावती क्र.: 9970 दिनांक: 10/10/2012

भावाचे नाव: माहिम
दस्तऐवजाचा अनुक्रमांक: बवई3-8396-2012
दस्तऐवजाचा प्रकार: सुखत्यारनामा
सादर करणाऱ्याचे नाव: भरत एम शहा

नोंदणी फी ₹. 100.00
दस्तऐवजाकरी फी ₹. 320.00
वाटा एवजी ₹. 20.00

DELIVERED

मुद्रांक संख्या: 16

एकूण ₹. 440.00

आपणास हा दस्तऐवज बंदाचे 11:04 AM ला त्रेकेस सिकेत

सुख त्यारनामा निबंधक, मुंबई-3

मुंबई शहर क्र. ३

वापार मूल्य: ₹. 0/-

मोबदला: ₹. 0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

मुद्रांक नियम: (48-ह) (अ) ते (ग) विरीत @ इतर कोणत्याही प्रकरणात

1) देयकाचा प्रकार: By Cash रकम: ₹. 340/-

2) देयकाचा प्रकार: By Cash रकम: ₹. 100/-

DELIVERED



बवई - ३		
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२०२५		

~~5322/92~~

7/1863

बल - 3		
94293	40	900
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बल - 3		
२०२४		

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 - 400 028

Tel / Mobile No. 9899999999

Desc. of the Document P.O.D.

DD/Cheque No. 124

Drawn on Bank RECEIVED

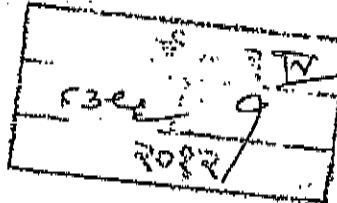
(For Bank's Use Only)

Tran ID A254 Rs. _____

Franking Sr. No. PL-546 Rs. _____

512 80145

Official



POWER OF ATTORNEY

THE KAPOL CO-OP. BANK LTD.
 AUTHORIZED SIGNATORY
 THE KAPOL CO-OP. BANK LTD.
 186600
 AUG 29 2012
 SPECIAL REGISTER
 15:51
 Rs. 500/- P.S.506
 INDIA

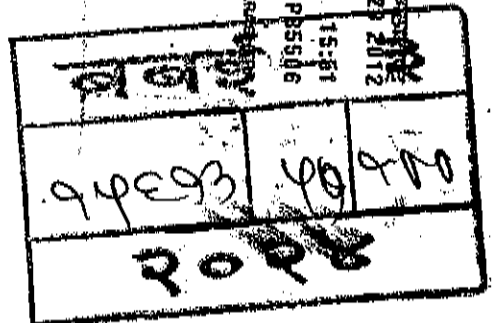
TO ALL TO WHOM THESE PRESENTS SHALL COME. WE, MR. BHARAT M. SHAH, JOINT MANAGING DIRECTOR and MR. PURAV H. SHAH, PRESIDENT OF THE RUBY MILLS LIMITED, a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Ruby House, J.K. Sawant Marg, Dadar, Mumbai-400028 (hereinafter called 'The Company'), SEND GREETINGS:

WHEREAS:

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



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

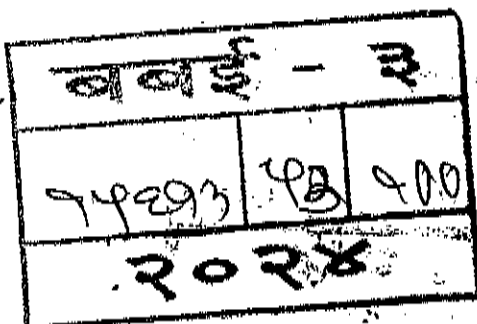
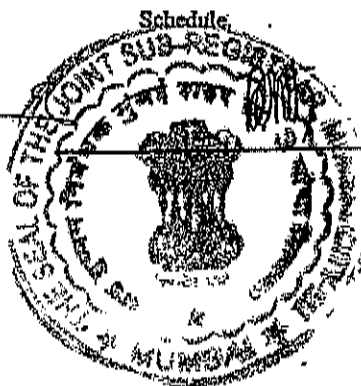
"The Ruby", situated at 29, Senapati Bapat Marg, (Tulsi Pipe Road), Dadar (West), Mumbai-400 028 and "Ruby House", J. K. Sawant Marg, Dadar (West), Mumbai 400 028, (here in after referred to as "The Property"), more particularly described in the Schedule hereto.

(c) The company authorized, by a resolution dated 14th August, 2014, 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 the following 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



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, 1st 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
- On or towards the South by : R-Zone Final Plot No. 28 & O.P. No.33



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8
2028

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IN WITNESS WHEREOF we have hereunto set our hand and seal aforesaid this 5th day of October 2012

SIGNED SEALED AND DELIVERED BY)
THE UNDERSIGNED:)
[Signature])
MR. BEHARAT M. SHAH
JT. MANAGING DIRECTOR

For THE RUBY MILLS LTD.

[Fingerprint] [Signature] [Portrait]

1. [Signature]
MR. PURAV H. SHAH
PRESIDENT

[Fingerprint] [Signature] [Portrait]

IN THE PRESENCE



ACCEPTED
1. MR. PANKAJ J. PARICHY

[Fingerprint] [Signature] [Portrait]

2. MR. RAJARAM K. PALANDE

[Fingerprint] [Signature] [Portrait]
[Stamp: 93041-4]
[Stamp: 2012]

3. MR. JADAVPRASAD G. VYAS

[Fingerprint] [Signature] [Portrait]
[Stamp: 93041-4]
[Stamp: 2012]

4. MR. ROHITAKSHA S. KOTIAN



[Fingerprint] [Signature] [Portrait]
[Stamp: 93041-4]
[Stamp: 94293]
[Stamp: 44900]
[Stamp: 2012]



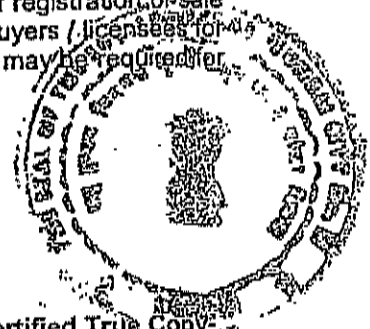
The Ruby Mills Ltd.

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

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE 178TH MEETING OF BOARD OF DIRECTORS OF THE RUBY MILLS LIMITED HELD ON TUESDAY, THE 14TH AUGUST, 2012 AT RUBY HOUSE, 11TH 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."



-Certified True Copy-
For The Ruby Mills Limited

(Pankaj Parkhiya)
Company Secretary

Place: Mumbai
Date: 4th October, 2012

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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 Mahim 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. Gala, 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.

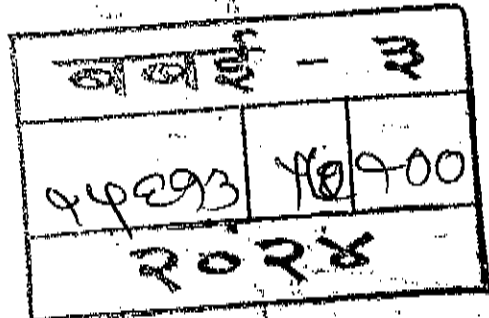
It can be occupied with the following condition/s.

- 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/NOC shall be complied with and binding upon Developer of building.

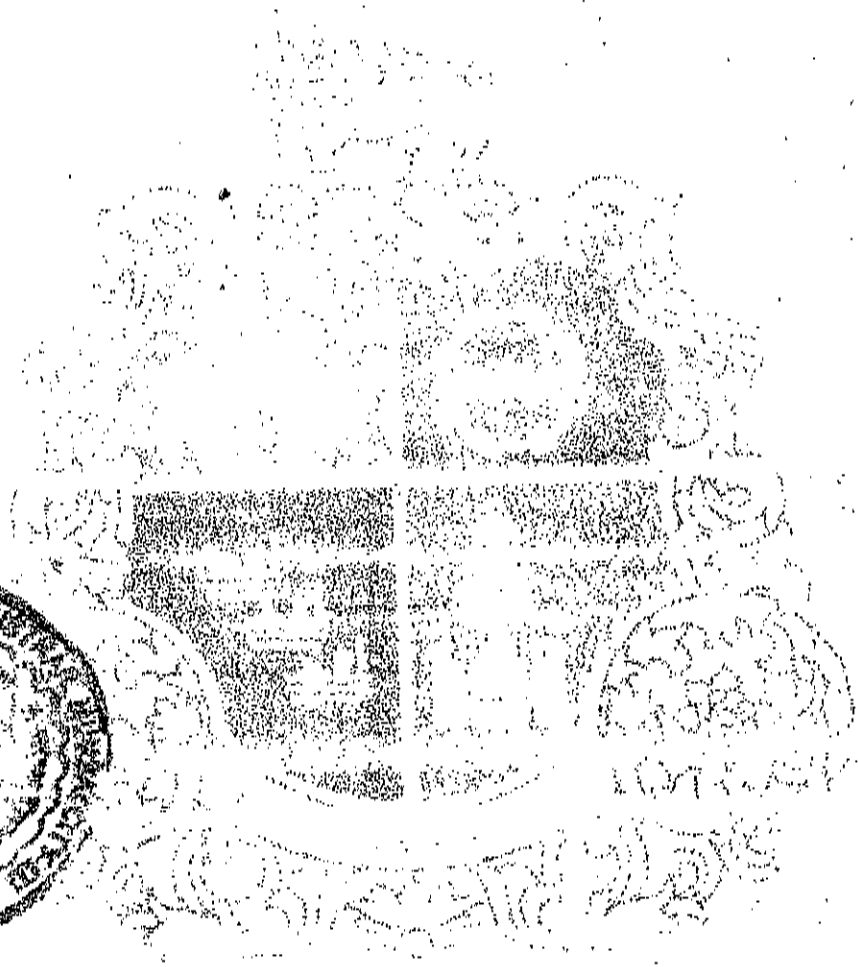
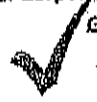
Copy To :

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 Satitoshi Mata Mandir, M.M.G.S. Marg, Dadar (E),

For information please



Yours faithfully
Executive Engineer ~~Ward No. 10, District Municipal Council, NDRA~~
Municipal Corporation of Greater Mumbai
Designation: Executive Engineer
Organization: Municipal Corporation of Greater Mumbai
Date: 12-Jan-2022 16:20:23



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EB/939/GN/A/OCC/1/Ne	

PERMANENT ACCOUNT NUMBER
AJQPS0391D

नाम / NAME
BHARAT MANHARLAL SHAH

पिता का नाम / FATHER'S NAME
MANHARLAL CHUNILAL SHAH

जन तिथि / DATE OF BIRTH
15-08-1959

[Signature]

आयुक्त-संग्रह (संगणकीय विभाग)
 Commissioner of Income-tax (Computer Operations)

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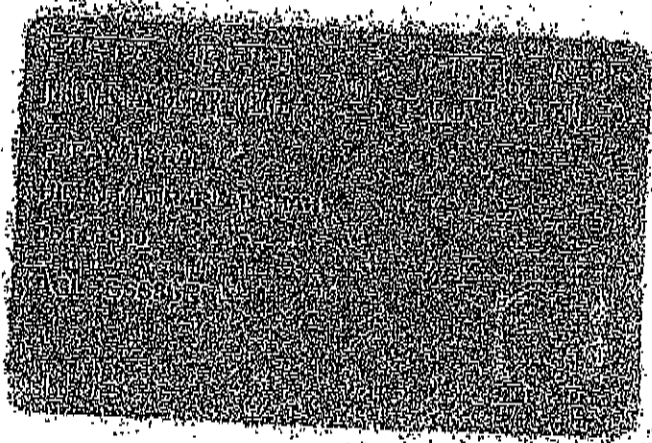


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CERTIFIED TRUE COPY
[Signature]
KRANTI SIDRUK
 Advocate-High Court.

शुल्क - ₹	₹ 0
अन्य शुल्क	₹ 0

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74093	40700
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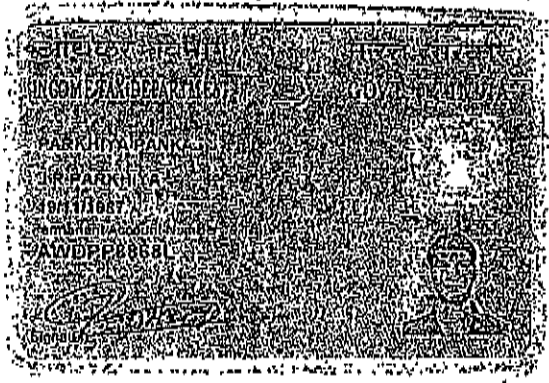
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CERTIFIED TRUE COPY

Krant
KRANTI SIDRUK
Advocate High Court

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Prakash

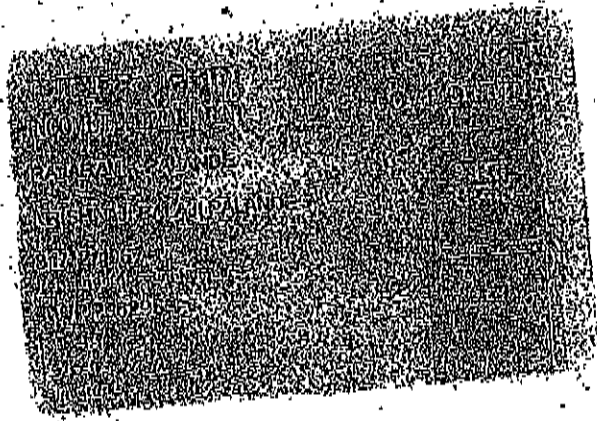


CERTIFIED TRUE COPY

Seal
KRANTI SIDRUK
Advocate-High Court

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L. K. Wade



CERTIFIED TRUE COPY

Scrub

STRASHEE SUBORDINATE
Advocate High Court

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बलई - ३
१५९९३ ६२१००
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PERMANENT ACCOUNT NUMBER
 78274802N

MR. NAME
 SHAMBAJI D. G. SHANKAR
 WRS

FATHER'S NAME
 SHRI. D. G. SHANKAR D. G. SHANKAR
 WRS

DATE OF BIRTH
 04/06/1951

Government of Maharashtra
 Department of Governmental Companies

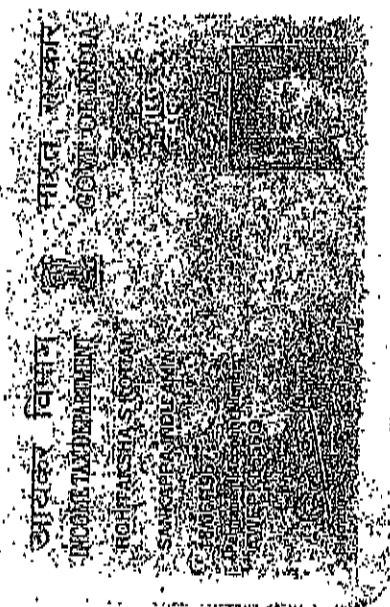


Signature

 Joint Sub-Registrar
 Mumbai

वर्ग - ३
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वर्ग - ३
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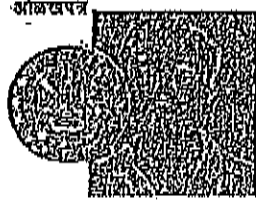
Signature
KRANTI SIDRUK
Advocate High Court

बबई - ३		
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बबई - ३ IV	
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ELECTION COMMISSION OF INDIA
 भारत निर्वाचन आयोग
IDENTITY CARD
 ओळखपत्र

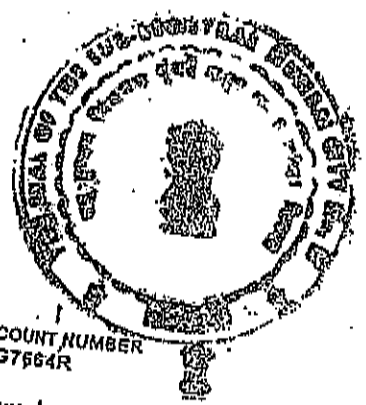
MT700040/203503-



Elector's Name
 मतदानाचे व्यक्ती
**Father's/Mother's/
 Husband's Name**
 वडील/आई/
 पतीचे नाव
Sex M **लिंग** पुरुष

Balt Kishor
 बाईत किशोर
Mhadav
 महादेव

Age as on 1.1.95
 1.1.95 'रोजी वय' 23



PERMANENT ACCOUNT NUMBER
 AEDPG7564R

NAME
 RAJESH BHUPATRAI GANDHI

FATHER'S NAME
 BHUPATRAI KAGANLAL GANDHI

DATE OF BIRTH
 22-01-1973

PRINT SIGNATURE

COMPUTER GENERATED

Registration Officer
 For 40-Sun...
 40...

Place / Area

Date

Stamp

बलवंत - ३

C3 ९९ / 92

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बलवंत - ३

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बलवंत - ३

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Summary1 (GoshwaraBhag-1)

बुधवार, 10 ऑक्टोबर 2012 10:44
म.पू.

दस्त गोश्वारा भाग-1

बबई-3
दस्त क्रमांक: 8396/2012

दस्त क्रमांक: बबई-3 /8396/2012

बाजार मुख्य: रु. 00/-

सौबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बबई-3 यांचे कार्यालयात

पावती:9970

पावती दिनांक: 10/10/2012

अ. क्र. 8396 वर दि.10-10-2012

सादरकरणाचे नाव: भरत एम शहा

रोषी 10:42 म.पू. वा. हजर केला.

नोंदणी फी	रु. 100.00
इस्त हाताळणी फी	रु. 320.00
ढोटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 16	

दस्त हजर करणाऱ्याची सही:

एकूण: 440.00

सह दुय्यम निबंधक, मुंबई-3

सह दुय्यम निबंधक, मुंबई-3

दस्तावेजाचा प्रकार: मुख्यालयात

मुद्रांक शुल्क: (45 रु.) (अ) व (ग) खेरीज @ इतर कोणत्याही प्रकारचा

शिक्का क्र. 1 10/10/2012 10:43:19 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10/10/2012 10:44:37 AM ची वेळ: (फी)

प्रतिज्ञापत्र

*सादर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस
सुखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, जबाबीदार व
सोमंत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता
कायदेशीर बाबीसाठी दस्त निष्पादक व कमुलीधारक हे संपूर्णपणे जबाबदार राहतील.

① [Signature]

लिहून देणारे:

① [Signature]

लिहून देणारे:

② [Signature]
③ [Signature]
④ [Signature]
⑤ [Signature]

प्रमाणित करणेत येते की, वररुामध्ये
एकूण १६ पाने आहेत. पुस्तक
क्रमांक १, बबई-३, ८३९६/२०१२
नोंदला.

दिनांक 10 OCT 2012

सह दुय्यम निबंधक, मुंबई शहर-३

बबई-३	
१.५९९३	२६९००
2028	

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दस्तावेज प्रकाशना भाग-2

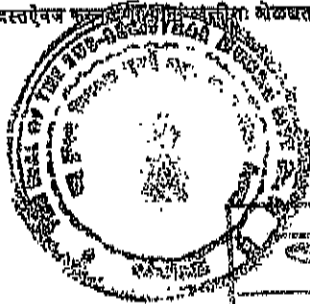
पत्र नं. 3
दस्तावेज क्रमांक: 8399/2012

दस्तावेज क्रमांक: पत्र नं. 3 / 8399/2012
दस्तावेज प्रकार: - मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: प्रफुल्ल जे पाखरीया पत्ता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं.: जे के सार्वत मार्ग, , पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 25 स्वाक्षरी:-		
2	नाम: राजाराम के पालडे पत्ता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं.: जे के सार्वत मार्ग, शहराचे नाम: Mumbai, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400028 पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 45 स्वाक्षरी:-		
3	नाम: ज्ञानेश्वरप्रसाद जी व्यास पत्ता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं.: जे के सार्वत मार्ग, शहराचे नाम: Mumbai, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400028 पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 61 स्वाक्षरी:-		
4	नाम: रोहीदास एच कोटीयन पत्ता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं.: जे के सार्वत मार्ग, शहराचे नाम: Mumbai, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400028 पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 45 स्वाक्षरी:-		
5	नाम: भरत एच बाहा पत्ता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं.: जे के सार्वत मार्ग, शहराचे नाम: Mumbai, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400028 पिन नंबर:	कुलमुखत्यार देणार वय :- 53 स्वाक्षरी:-		
6	नाम: पुरुष एच बाहा पत्ता: फ्लॉट नं.: , भाळा नं.: , इमारतीचे नाव: रुबी हाउस, ब्लॉक नं.: , रोड नं.: जे के सार्वत मार्ग, शहराचे नाम: Mumbai, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400028 पिन नंबर:	कुलमुखत्यार देणार वय :- 32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकधीत मुखत्यारनामा चा दस्त ऐवज करून दिल्याचे कतब करतात.
शिका क्र.3 वी वेळ: 10 / 10 / 2012 10 : 48 : 01 AM

शेकळ:-
घालीत हसम अने निवेदीत करतात की हे दस्तऐवज करून दिल्याचे कतब करिता: शेकळतात, व त्यांची शेकळ पटवितात



पत्र नं. 3
94293 20900
2028

Summary-2(दस्त गाथवारा भाग - २)

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

Kishor Baint



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

Rajesh



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

शिका क्र.5 ची वेळ:10 / 10 / 2012 10 : 49 : 21 AM मॉवणी पुस्तक 4 मध्ये

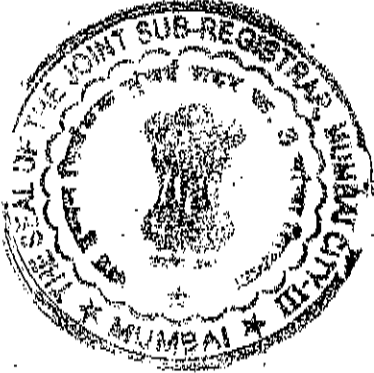
सह दुय्यम निबंधक पद - 3

सह दुय्यम निबंधक

मुंबई शहर क्र. ३

8396 /2012

बळई - ३
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बळई - ३		
१५२९३	९९	१००
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8336/12

DATED THIS 5th DAY OF Oct, 2012

MR. BHARAT M. SHAH & ANR.

And

MR. PANKAJ J. PARKHIYA & ORS.

POWER OF ATTORNEY



बल - ३		
१४२९३	३९	१००
२०२४		



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94893	00	900
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PERMANENT ACCOUNT NUMBER
AAACT02202

THE ROBY MILLS LIMITED

INCORPORATED IN THE REPUBLIC OF SOUTH AFRICA
40-01-1817

Director of Income Tax (Systems)

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In case this card is lost or damaged, please apply to the issuing authority:
Director of Income Tax (Systems)
ATA Centre, Ground Floor
E-4, Johannesburg, South Africa
New Durban - 110 005

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कलकत्ता - ₹		
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MINDSET ESTATES PRIVATE LIMITED

[CIN: U45202MH2008PTC177318]

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

Email id: info@rohanguroup.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 2ND 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

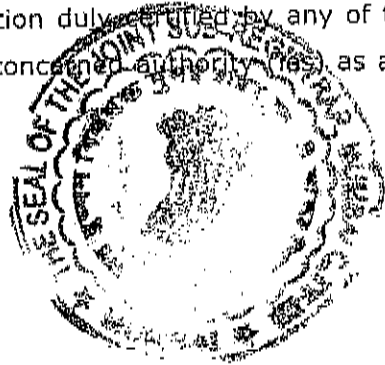
AUTHORITY TO SIGN AND EXECUTE THE DOCUMENTS

"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



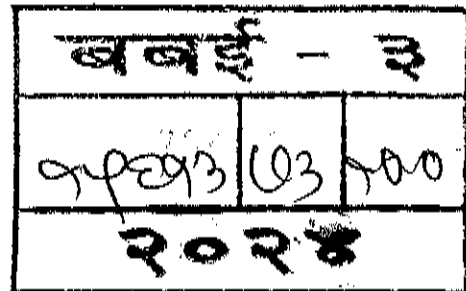

ANUJ MEHTA

Director

[DIN: 00002922]

Place: Mumbai

Date: 11th August, 2017





१५२९३		
१५२९३	१०५	१००
२०२५		



[Handwritten signature]



संख्या - ३		
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२०२४		



१५३ - २	
१५३३	५६९००
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PERMANENT ACCOUNT NUMBER
AAVPS45130

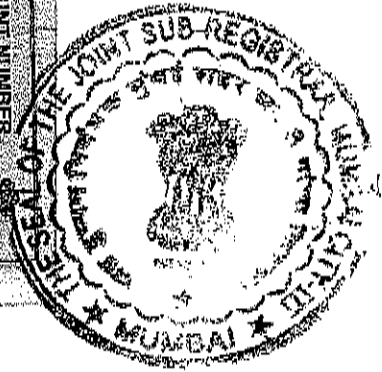
TAXPAYER'S NAME
SUDHAKAR GOVIND SHETTY

NAME OF THE FATHER'S NAME
GOVIND SHETTY

DATE OF BIRTH
22-05-1950

[Signature]

DIRECTOR OF INCOME TAX (SYSTEMS)



₹	94093.00	910
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The Ruby Mills Ltd.

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

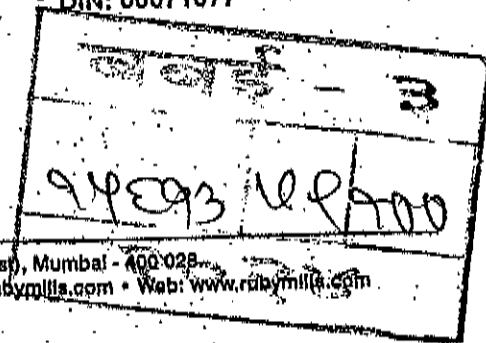
TO GRANT AUTHORITY TO SALE OR GIVE ON LEASE AND LICENSE FOR PREMISES OF THE COMPANY AT DADAR.

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."

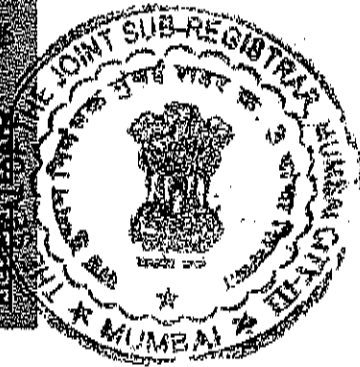
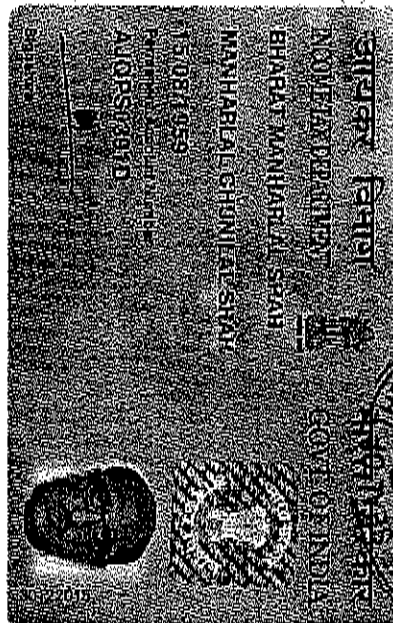
Certified True Copy
For The Ruby Mills Limited

(Hiren M. Shah)
Chairman
DIN: 00071077





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(11/1)

बबई - ३		
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१५२९३ - ३		
१५२९३	२५००	
२०२४		

Certified true copy of the resolution passed by the Board of Directors of Signet Excipients Private Limited on 27th June'2024

CR-01/BM/2024-2025

AUTHORITY FOR SIGNING OF LEAVE & LICENSE AGREEMENT

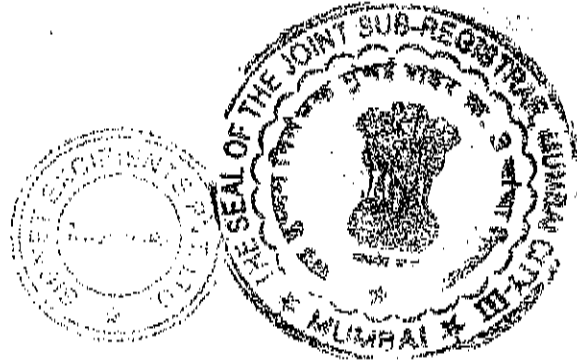
Board may please note that the Company is renting a new office space - 26th Floor, The Ruby, Senapati Bapat Marg, Dadar West, Mumbai- 400028. For operational convenience, Company wants to authorize one of its employees to sign and register said leave and license agreement and do all such incidental acts as may be necessary. The company has decided to take approval from the Board via Circular Resolution for this matter. Please approve the following proposed resolution:

"RESOLVED THAT consent of the Board be and is hereby accorded to approve the head terms of Leave and License Agreement dated May 23, 2024, entered between the Company and Mindset Estates Private Limited (Licensor), for Office space at 26th Floor, The Ruby, Senapati Bapat Marg, Dadar West, Mumbai -400028.

RESOLVED FURTHER THAT Mr. Manohar Shetty, DGM – Credit Control of the Company be and is hereby authorized to sign and register the said Leave & License Agreement before the appropriate Authority and do all such acts, deed and things which are necessary and incidental to this matter."

Certified True Copy

For Signet Excipients Pvt Ltd.

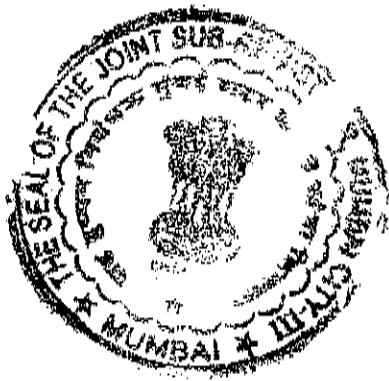


Harish Shah
Managing Director
DIN 01282117

Add: 12 Waheeda Apartment, Nargis Dutt Road
Pali Hill, Bandra West 400050
Mumbai, Maharashtra India

Date : 27.06.2024
Place: Mumbai

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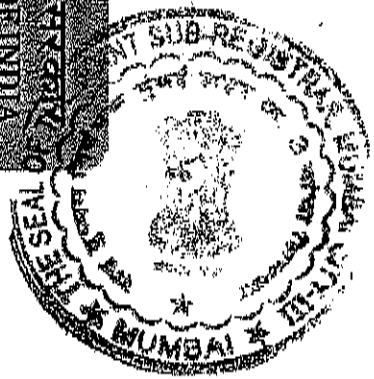
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

साक्षरता श्रेणी: साक्षर
 Permanent Account Number (PAN)
ABBCCS3804K

THE NAME
SIGNER EXPIRIENTS PRIVATE LIMITED

EXPIRING ON: 31/03/2015
 Date of last successful return: 07/01/2013

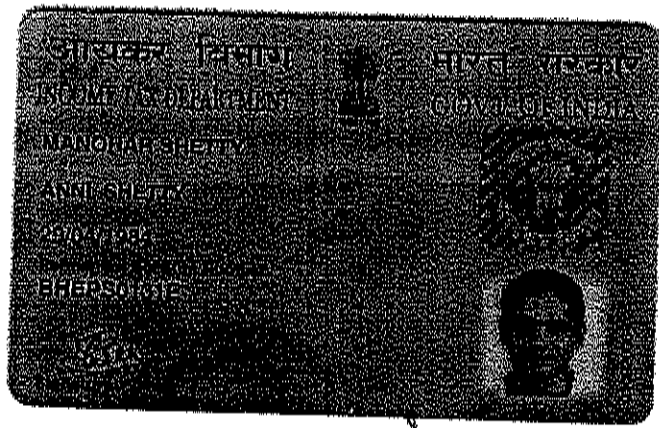



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Shetty



कलक - ३		
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२०२५		

आयकर विभाग INCOME TAX DEPARTMENT ROHITAKSHA S KOTIAN SANKAPPA INDU AMIN 18/06/1967 Permanent Account Number AWEPK0856Q  Signature	 भारत सरकार GOVT. OF INDIA 
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जबई - ३	
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२०२४	



वर्ग - ३		
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ATHPD3113H



नाम/Name
ANKUSH RAMCHANDRA DINGANKAR

पिता का नाम/ Father's Name
RAMCHANDRA BHIVA DINGANKAR

जन्म की तारीख/ Date of Birth
29/07/1990

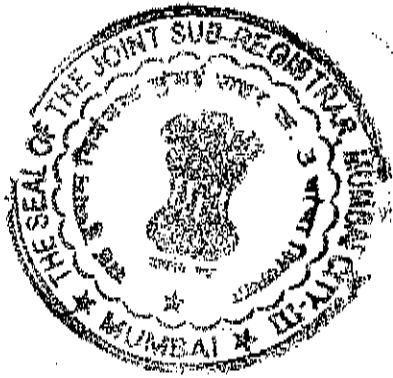
हस्ताक्षर/ Signature



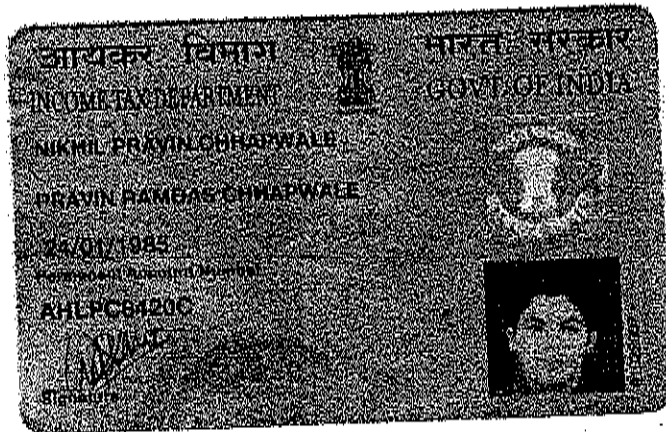
27032017



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94503	22	900
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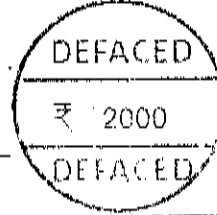
[Faint text]		
94893	25	900
2028		



Receipt of Document Handling Charges

PRN	0724180808856	Receipt Date	23/07/2024
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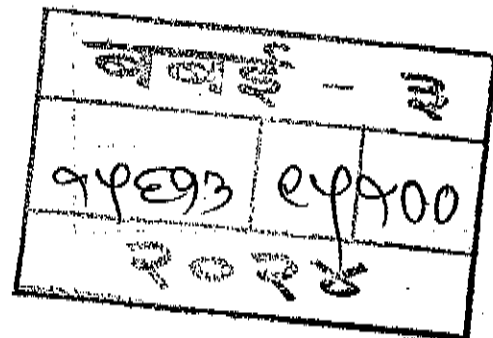
Received from Signet Excipients Pvt Ltd, Mobile number 8976916622, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 15613 dated 23/07/2024 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.



Payment Details

Bank Name	WIBMOPG	Payment Date	18/07/2024
Bank CIN	10004152024071808626	REF No.	23786967
Deface No	0724180808856D	Deface Date	23/07/2024

This is computer generated receipt, hence no signature is required





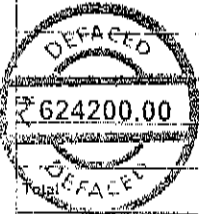
बका - ३		
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CHALLAN
MTR Form Number-6



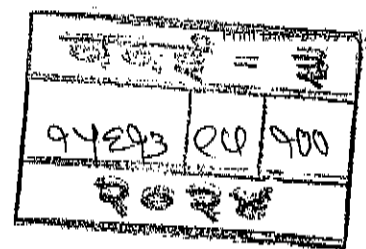
GRN	MH005403294202425M	BARCODE	[Barcode]		Date	18/07/2024-17:49:02	Form ID	304
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty			
Registration Fee					TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
Office Name					BOM2_U1 SUB REGISTRA MUMBAI CITY 2			
Location					MUMBAI			
Year					2024-2025 One Time			
Account Head Details					Amount In Rs.			
0030047501 Stamp Duty					623200.00			
0030063301 Registration Fee					1000.00			
Promises/Building					Flat/Block No.			
Road/Street					The Ruby Building, Office Premises 2/A, 3/A, 4/A, 5/A, 6/A, 7/A, 8/A, 9/A, 10/A, 11/A, 12/A, 13/A, 14/A, 15/A, 16/A, 17/A, 18/A, 19/A, 20/A, 21/A, 22/A, 23/A, 24/A, 25/A, 26/A, 27/A, 28/A, 29/A, 30/A, 31/A, 32/A, 33/A, 34/A, 35/A, 36/A, 37/A, 38/A, 39/A, 40/A, 41/A, 42/A, 43/A, 44/A, 45/A, 46/A, 47/A, 48/A, 49/A, 50/A, 51/A, 52/A, 53/A, 54/A, 55/A, 56/A, 57/A, 58/A, 59/A, 60/A, 61/A, 62/A, 63/A, 64/A, 65/A, 66/A, 67/A, 68/A, 69/A, 70/A, 71/A, 72/A, 73/A, 74/A, 75/A, 76/A, 77/A, 78/A, 79/A, 80/A, 81/A, 82/A, 83/A, 84/A, 85/A, 86/A, 87/A, 88/A, 89/A, 90/A, 91/A, 92/A, 93/A, 94/A, 95/A, 96/A, 97/A, 98/A, 99/A, 100/A			
Area/Locality					Dada West Mumbai			
Town/City/District								
PIN								
Remarks (If Any)					Remarks (If Any)			
Party Name					MINDSET ESTATES PRIVATE LIMITED			
Amount In					Six Lakh Twenty Four Thousand Two Hundred			
Words					Only			
Payment Details					IDBI BANK			
Cheque/DD Details					FOR USE IN RECEIVING BANK			
Cheque/DD No					Bank CIN			
Name of Bank					Ref. No			
Name of Branch					Bank Date			
					RBI Date			
					Bank Branch			
					Scroll No , Date			



Department ID: [Blank]
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 any other date given for registration shall be treated as default date and no objection certificate shall be issued on this date.

Challan Defacee Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User ID	Defacement Amount
1	(S)-450-15613	0003048107202425	23/07/2024-14:11:00	IGR184	624200.00
2	(S)-450-15613	0003048107202425	23/07/2024-14:11:00	IGR184	624200.00
Total Defacement Amount:					624200.00





३ - ३			
३ - ३	००६२२	२०२२	२०२२

450/15613

मंगळवार, 23 जूलै 2024 2:11 म.नं.

दस्त गौणवाग भाग-1

वर्ग

प्लॉट नं. 15613/2024

२२/१००

दस्त नं. 450/15613/2024

वादात मूल्य: रु. 2,52,27,810/-

मोबदला: रु. 46,32,225/-

भारतीय भूदाता शुल्क: रु. 6,23,200/-

दु. ति. मह. दु. ति. वधई3 यांचे कार्यालयात

पावनी 16848

पावनी दिनांक: 23/07/2024

अ. क्र. 15613 अर दि 23-07-2024

भादर्यक/पणानचे नाव: माईडमेड इस्टेट्स प्रायव्हेट लिमिटेड तर्फे अधिमोदने व मिश्रितरी सुधारक शेटनी

पानी 2 10 म.नं. वा. 2024 कला

नोंदणी फी

₹ 1000.00

दस्त हाताळणी फी

₹ 2000.00

पत्राची संख्या: 500

₹ 3000.00

अभिमत करणाराची मंडी

मह. दस्तम विनय भवई-3

दस्तावा क्रमांक: 36-2-2024 अ. 3-2-पणानमेत

स्टॅम्प शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit throughout the state

दिनांक: 23/07/2024 02:10:08 PM वा वेळ (संरक्षक)

दिनांक: 23/07/2024 02:11:17 PM वा वेळ (पी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी दाखल केलेला आहे. * न्यायनील संपूर्ण मजकूर, सिध्दांक व्यक्ती, साक्षीदार सोबत जोडलेल्या कायदा अन्वयेत नोंदणीसाठी * दस्ताची सत्यता, वैध कायदेशीर बाबीसाठी * नोंदणीदांक व कॅम्प्युटराइज्ड * संपूर्णपणे जबाबदार राहती:

लिहून देणारे :

लिहून घेणारे :



दस्ता गोपनाचा पाग-2

पत्राई3

१००/१००

23/07/2024 2:50:37 PM

दस्ता क्रमांक:15613/2024

दस्ता क्रमांक: पत्राई3 /15613/2024

दस्ताचा प्रकार :-36-अ-लिखू अॅड लायसन्सेस

अनु क्र.	पदाकाराचे नाव व पत्ता	पदाकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाम:भाईछेड्टे इन्स्टीट्यूट लिमिटेड तर्फे डॉ.बाबुराईज सिंगेटरी सुधाकर शेट्टी पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: भोईन विथिंग नं 2, 2 रा मणला, 12/14 डॉ. पारेख स्टीट, प्रायता समाज, मुंबई, ब्लॉक नं. :- -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन नंबर:AAFCM3428Q	लायसन्स व्य :- स्वाक्षरी:-		
2	नाम:सिप्रेट एन्सिपियन्ट्स प्रायव्हेट लिमिटेड तर्फे डॉ.बाबुराईज सिंगेटरी मनीहर शेट्टी पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-801, क्रेतेन्को फी/3B-39, श्री ब्लॉक, बांडा फ्लो कॉम्प्लेक्स, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन नंबर:ABBCS3804K	लायसन्सी व्य :- स्वाक्षरी:-		
3	नाम:रुबी मिश्र लिमिटेड तर्फे संचालक भरत शाह तर्फे कु.सु. रोहीतलक्ष कोठीयश पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रुबी हाउस, जे.के.रानंत मार्ग, दादर पश्चिम, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन नंबर:AAACT0220G	मान्यता देणार व्य :- स्वाक्षरी:-		

वरील दस्तऐवज करून देणार सत्यापनीत 36-अ-लिखू अॅड लायसन्सेस चा दस्ता ऐवज नकल विल्याचे कसुज करतात.
शिक्का क्र.3 ची वेळ:23 / 07 / 2024 02 : 45 : 26 PM

ओळख:-
खालील इशाम असे नितेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पदाकाराचे नाव व पत्ता	छायाचित्र	दस्ता प्रमाणित
1	नाम:अंशुभा शिंगणकर वय:35 पत्ता:28/ए, सुविद्या निवास, फोर्ट, मुंबई पिन कोड:400001		
2	नाम:निशील छापपाने - वय:39 पत्ता:जे के रानंत मार्ग, दादर मुंबई पिन कोड:400028		

शिक्का क्र.4 ची वेळ:23 / 07 / 2024 02:52 PM
शिक्का क्र.5 ची वेळ:23 / 07 / 2024 02:50 PM
सह: दुय्यम निबंधक,
मुंबई शहर-३,



प्रमाणित करणेत येते की दस्तामध्ये
एवूण १०० पाने आहेत पुस्तक
क्र. १, मध्ये वळई-३/१.१.१९९३./२०२४
मोदला. 23/06/2024
दिनांक.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	सह दुय्यम निबंधक	Used	Deface Number मुंबई शहर-३	Deface Date
1	SIGNET EXCIPIENTS PRIVATE LIMITED	eChallan	69103332024072012893	MH005403294202425M	623200.00	SD	0003048107202425	23/07/2024
2		DHC		0724180808856	2000	RF	0724180808856D	23/07/2024
3	SIGNET EXCIPIENTS PRIVATE LIMITED	eChallan		MH005403294202425M	1000	RF	0003048107202425	23/07/2024

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

15613 /2024

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