

401/15905

पावती

Original/Duplicate

Tuesday, November 29, 2022

नोंदणी क्र. 39म

6:08 PM

Regn.:39M

पावती क्र.: 17192 दिनांक: 29/11/2022

गावाचे नाव: चकाला

दस्तावेजाचा अनुक्रमांक: बंदर 15-15905-2022

दस्तावेजाचा प्रकार: 36-अ-लिच्छू अॅंड लायसन्सेस

मादर करणाऱ्याचे नाव: मेसर्स प्रेस्टीज प्रॉपर्टीज तर्फे मेबर मुकेश मेहता -

नोंदणी फी

₹. 1000.00

दस्त्या हाताळणी फी

₹. 1340.00

पृष्ठांची संख्या: 67

एकूण:

₹. 2340.00

आपणाम मुळ दस्त्या अॅव्हेनल प्रिंट, मुंबई-२ अंदाजे

6:25 PM ह्या वेळेस मिळेल.

सह. दु. नि. ०१४२३-४

बाजार मूल्य: ₹. 18198000 /-

मोबदला ₹. 3343883/-

नरवेले मुद्रांक शुल्क: ₹. 525550/-

सह. दुय्यम निलंबक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: ₹. 1340/-

ईडी/अनादेश/पे ऑर्डर क्रमांक: 2911202212043 दिनांक: 29/11/2022

विक्रेते नाव व पत्ता:

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

ईडी/अनादेश/पे ऑर्डर क्रमांक: MH011353456202223P दिनांक: 29/11/2022

विक्रेते नाव व पत्ता:

Mubank Mehta

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 01 DEC. 2022

CHALLAN
MTR Form Number-6

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GRN	MH011352456202223P		BARCODE			Date	29/11/2022-12-19-25	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	BDR15_JT SUB REGISTRAR ANDHERI 4		Full Name		PRESTIGE PROPERTIES				
Location	MUMBAI		Flat/Block No.		201B, 2ND FLOOR, SILVER UTOPIA, CHAKALA				
Year	2022-2023 One Time		Premises/Building		Road/Street				
Account Head Details			Amount In Rs.			ROAD/STREET		ANDHERI EAST	
0030045501 Stamp Duty			525550.00			Area/Locality		MUMBAI	
0030063301 Registration Fee			1000.00			Town/City/District		MUMBAI	
						PIN		9	
						Remarks (If Any)		SecondPartyName=PHARMA TECHNOLOGIES LIMITED-	
			526550.00			Amount In		Five Lakh Twenty Six Thousand Five Hundred Fifty R	
Total			5,26,550.00			Words		upees Only	
Payment Details					FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA					Cheque-DD Details				
Cheque/DD No.		Bank CIN		Ref. No.		10000502022112901792		8999819818229	
Name of Bank		Bank Date		RBI Date		29/11/2022-12-19-56		Not Verified with RBI	
Name of Branch		Bank-Branch		Scroll No. / Date		Not Verified with Scroll			



Department ID: _____ Mobile No. 9870007123
 NOTE: This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered documents.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-401-15905	0005626995202223	29/11/2022-18-08-31	IGR189	1000.00
2	(IS)-401-15905	0005626995202223	29/11/2022-18-08-31	IGR189	525550.00
Total Defacement Amount					5,26,550.00

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

Receipt of Document Handling Charges

PRN	2911202212043	Receipt Date	29/11/2022
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Received from DHC, Mobile number 9619004686, an amount of Rs.1340/-, towards Document Handling Charges for the Document to be registered on Document No. 15905 dated 29/11/2022 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	29/11/2022
Bank CIN	10004152022112911126	REF No.	233351473265
Deface No	2911202212043D	Deface Date	29/11/2022

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





CHALLAN
MTR Form Number-6



GRN	MH011353456202223P	BARCODE			Date	29/11/2022-12:19:25	Form ID	3aA
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / T&N (If Any)				
				PAN No.(If Applicable)				
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name	PRESTIGE PROPERTIES			
Location	MUMBAI			Flat/Block No.	201B, 2ND FLOOR, SILVER UTOPIA, CHAKALA			
Year	2022-2023 One Time			Premises/Building				
Account Head Details	Amount In Rs.		Road/Street	ANDHERI EAST				
0030045501 Stamp Duty	525550.00		Area/Locality	MUMBAI				
0030063301 Registration Fee	1000.00		Town/City/District					
			PIN					
			Remarks (If Any)	SecondPartyName=PHARMARAJ PHARMACEUTICALS LIMITED-				
			Amount In	Five Lakh Twenty Six Thousand Five Hundred Fifty R				
Total	5,26,550.00		Words	upes Only				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD No.	Cheque/DD Details		Bank CIN	Ref. No.	10000502022112901782 8099819818229			
Name of Bank			Bank Date	RBI Date	29/11/2022-12:19:56 Not Verified with RBI			
Name of Branch			Bank-Branch	STATE BANK OF INDIA				
			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.
सदर चालन केवल दस्तावेज निकाशक कार्यालय में नोंदणी करवावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करवावयाच्या दस्तावेजासाठी सदर चालन लागू नाही.
Mobile No. : 9870007123

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THIS LEAVE AND LICENSE AGREEMENT (this Agreement) is made and entered into at Mumbai this 29th day of November, 2022 between

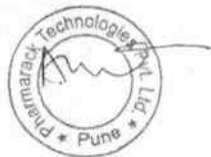
M/S PRESTIGE PROPERTIES, (PAN-AAAAP6800E) an Association of Persons ("A.O.P.") comprising of (1) Mr. Mukesh Mehta, (2) Mrs. Nancy Mehta Gothi & (3) Ms. Forum Mehta having their office at 'Silver Utopia', Ground Floor, opp P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai 400099 hereinafter referred to as the 'LICENSOR/LICENSORS' (which expression shall unless repugnant to the context or meaning thereof mean and include the only members for the time being constituting the said A.O.P. of M/s Prestige Properties, their survivors or survivor and the heirs, executors and administrators of such last survivor), of the ONE PART,

AND

PHARMARACK TECHNOLOGIES PRIVATE LIMITED (CIN NO. U72900PN2015PTC156535), a Private Limited Company incorporated under the Companies Act 2013 and now deemed to be registered under the Companies Act, 2013 and having its registered office at Pride Portal, 3rd Floor, Senapati Bapat Marg, behind JW Marriott, Bahirat Wadi, Gokhle Nagar, Pune - 411016, through its Authorized signatory Mr. Anand Khot Having PAN No. AJGPK7825G (hereinafter referred to as 'LICENSEE', which expression unless repugnant to the context mean and include its successors in business and permitted assigns) of the OTHER PART.

WHEREAS:

- a) M/s. Goldfilled Mercantile Company, a partnership firm was seized and possessed of and entitled to the plot of land bearing Survey No. 48 and City Survey Nos. 477, 477/1 and 477/2 of revenue village of Chakala, Andheri in all admeasuring 7565.00 sq.mtrs. as per the Property Register Cards situated at Chakala Road, Andheri (East), Mumbai in the Registration District and Sub-



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District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai more particularly described in the First Schedule hereunder written and hereafter referred to as the 'said Goldfilled Property'. The said Goldfilled Property had been granted by the Government to the said M/s. Goldfilled Mercantile Company as per Revenue and Forest Department Order dated 29th February, 1960.

- b) Mrs. Parvin Pyarali Dholakia was the owner of and seized and possessed of plot of land bearing Survey No. 47 H.No.2 (P) 3, City Survey Nos. 478 and 478/1 of revenue village of Chakala in all measuring 775.4 sq.mtrs. as per Property Register Cards situated at Chakala Road, Andheri (East), Mumbai in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai more particularly described in the Second Schedule hereunder written and hereafter referred to as the 'said Freehold Property'.



- c) By an Agreement dated 11th December, 1962 registered with the Sub-Registrar at Bombay under No. BOM/R 3602 of 1962 the said Mrs. Parvin Pyarali Dholakia had granted to the said M/s. Goldfilled Mercantile Co. the right of way over the said Freehold Property for beneficial use and enjoyment of the said Goldfilled Property bearing S.No.48 and City Survey No.477, 477/1 and 477/2 of revenue village of Chakala upon the terms and conditions therein mentioned.
- d) By a Memorandum of Understanding dated 4th March, 2003 made between the said Mrs. Parvin Pyarali Dholakia of the One Part and M/s. Goldfilled Mercantile Company of the Other Part, the said Mrs. Parvin Pyarali Dholakia agreed to grant to the said M/s. Goldfilled Mercantile Company the development rights of the said Freehold Property for the consideration and upon the terms and conditions therein mentioned.



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- e) The said Goldfilled Property and the said Freehold Property are hereinafter collectively referred to as the said Property and the same is admeasuring 8341.30 sq.mtrs. and more particularly described in the Third Schedule hereunder written.
- f) The Additional Collector and Competent Authority U.L.C. Brihanmumbai by his Letter of Intent bearing No.C/ULC/DIII/22/7494 dated 16th February, 2004 granted to the said M/s. Goldfilled Mercantile Company the permission for re-development of the said Goldfilled Property upon the terms and conditions therein mentioned.
- g) The Additional Collector and Competent Authority U.L.C. Brihanmumbai by his Letter of Intent bearing No.C/ULC/DIII22/751 dated 16th February, 2004 granted to the said Smt. Parvin Pyarali Dholakia the permission for re-development of the said Freehold Property upon the terms and conditions therein mentioned.
- h) The said firm of M/s. Goldfilled Mercantile Company, Shri Iqbal S. Nathani, Shri Mukesh M. Mehta and Shri Kamlesh V. Shah, by an Agreement dated 8th May 2006 (hereinafter referred to as the 'said Agreement of A.O.P.' constituted an Association of Persons (hereinafter referred to as the said Association of Persons) in the name and style of M/s PRESTIGE PROPERTIES amongst themselves for the purpose of carrying on the business of development and construction on the said Property more particularly described in the First Schedule and Second Schedule thereunder written being the same as is more particularly described in the First Schedule and the Second Schedule hereunder written for the consideration and upon the terms and conditions therein mentioned.
- i) The terms and conditions recorded in the said Agreement of AOP have been clarified and/or modified by the parties to the said



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Agreement of A.O.P vide a Supplementary Agreement dated 12th June, 2006 (hereinafter referred to as the "said First Supplementary Agreement") and another Supplementary Agreement dated 8th April, 2008 (hereinafter referred to as the "said Second Supplementary Agreement").

j) By a Deed of Confirmation dated 21st May, 2008 registered with the Sub-Registrar Andheri No.4 under No.36 of 2008 made between Mr. Mateen Pyarali Dholakia and 3 others, the legal heirs of the said Mrs. Parvin K, Dholakia (therein referred to as the Owners) of the First Part, Mrs. Meenaz Mohammed Kasam (therein referred to as the Executrix) of the Second Part, M/s. Goldfilled Mercantile Company (therein referred to as the Firm of G.M.C.) of the Third Part, Mr. Iqbal Sultan Nathani (therein referred to as the I.S.N.) of the Fourth part and M/s. Prestige Properties (therein referred to as the A.O.P.) of the Fifth Part, the parties to the said Deed of Confirmation confirmed the grant of development rights of the said Freehold Property and the validity of the said Memorandum of Understanding dated 4th March, 2003 in favour of the said M/s. Goldfilled Mercantile Company and consequently by virtue of the said Agreement of Association of Person dated 8th May, 2006 read with the two Supplementary Agreements dated 12th June, 2006 and 8th April, 2008 confirmed the grant of development rights of the said Property to M/s Prestige Properties.

k) By a Deed of Retirement dated 21st May, 2008 registered with the Sub-Registrar at Andheri No.4 under No.BDR-15 435 of 2008 the said M/s. Goldfilled Mercantile Company and the said Shri Iqbal S. Nathani retired from the said A.O.P. from 21st May, 2008 leaving the business of the said A.O.P. to be carried on by Mr. Mukesh M. Mehta and Mr. Kamlesh V. Shah i.e. the Continuing Members as they may desire upon the terms and condition therein mentioned.

l) The LICENSORS have constructed a building known as "Silver Utopia" hereinafter referred to the "said Building" on the said



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Property i.e. on the said Goldfilled Property and the said Freehold Property by inter alia observing all the conditions of development rights of the said Freehold Property granted by the Owner and all the statutory provisions and terms and conditions as laid down by the Municipal Corporation of Greater Mumbai. Hereinafter referred to the "said Building."

- m) By a Deed of Admission cum Retirement dated 02/09/2021, the AOP was re-constituted, whereby Mr. Kamlesh V. Shah has retired from the said AOP, as per mutually agreed, decided terms and conditions more specifically recorded in the said Deed of Admission cum Retirement dated 02/09/2021 and Mrs. Kalpana Mukesh Mehta, Mrs. Nancy Mehta Gothi & Ms. Forum Mehta became the 'New Incoming Members' of the said AOP.
- n) By a Deed of Retirement dated 28/02/2022, the AOP was again re-constituted, whereby Mrs. Kalpana Mukesh Mehta decided to retire from the AOP upon agreed terms and conditions more specifically recorded in the said Deed of Retirement dated 28/02/2022 leaving Mr. Mukesh Mehta, Mrs. Nancy Mehta Gothi and Ms. Forum Mehta as the continuing Members of AOP.
- o) Accordingly the LICENSORS are seized possessed and or otherwise fully entitled to fully furnished premises 201B at second floor total admeasuring 13,500.00 sq ft Carpet Area (inclusive of niche area), of the said Building as shown on the Floor Plan annexed hereto as Annexure "A", along with 13 Free Car Parking slots in the basement as stack parking of the said Building which shall be hereinafter referred to as the "said Premises" and more particularly described in the Fourth Schedule hereunder written.
- p) The LICENSORS hereby state the said Licensed Premises is mortgaged with Aditya Birla Finance Limited against the Loan availed by the LICENSORS. However, LICENSORS have

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confirmed that such mortgage arrangement is not or shall not be prejudicial to the any of the rights of the Licensee granted hereunder and LICENSORS shall obtain NOC from Aditya Birla Finance Limited.

- q) The LICENSORS are entitled to grant license to enter into and for use and occupation of the said Premises as herein contemplated, without requiring any consent or permission of any other person or party.
- r) The LICENSORS have paid all rates, taxes, assessments, monthly maintenance and other outgoings payable in respect of the said Premises and have also complied with all laws, rules and regulations (statutory or otherwise) applicable thereto;



- s) The Licensee shall have free and unobstructed access to the said Premises at all times during the subsistence of this License. The Licensee shall enjoy quiet and peaceful occupation and use of the said Premises without disturbance or interruption by the LICENSORS or his executors, administrators or assigns.
- t) The Licensee has represented that it is a company registered under the provisions of Companies Act, 2013 and is inter alia carrying on business of in the name and style of 'Pharmarack Technologies Pvt Ltd'.
- u) The Licensee i.e. 'Pharmarack Technologies Pvt Ltd' has done due diligence and have taken inspection of the title deeds/documents pertaining to the said property as recited herein above and all other relevant documents required to establish the nature of the title to the said property decided to approach the LICENSORS to use and occupy to use and occupy the said Premises for the purpose of conducting such business from the said Premises in the name and style of 'Pharmarack Technologies Pvt Ltd' and or its group Companies with prior intimation to the LICENSORS.



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v) Based on aforesaid representations, the LICENSORS has agreed to allow the Licensee, a license to occupy and use the said premises for a period of five (5) years after the completion of the refurbishing work.

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w) As agreed between both the parties, the Licensor shall complete refurbishing work as per the BOQ which has been provided by the Licensee which is annexed hereto as Annexure 'E' within 45 days or earlier, from the date of execution of the Leave and License agreement. The commencement date and license fee shall commence from 2 days after a written offer to hand over the occupation of the premises to the Licensee shall be given via Email by the LICENSORS to take possession of the premises, upon the terms and conditions as mutually agreed herein. The handover shall take place after complete refurbishing of the premises in all respects as approved by the Licensee's representative by the Architect of the Licensee.



x) Both the parties are desirous of reducing the said terms and conditions into writings.

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

GRANT OF LICENSE:

1. The LICENSORS do hereby grant to the LICENSEE the License to use and occupy for a period of 05 (five) years. The said Premises being fully furnished Unit no. 201B at Second Floor total admeasuring 13,500.00 sq ft Carpet Area (inclusive of niche area), as shown on the Floor Plan annexed hereto as Annexure 'A', & Furniture fit out annexed hereto as Annexure 'C' of the building named as "SILVER UTOPIA" constructed on a piece and parcel of land bearing Survey No. 48 and City Survey Nos. 477, 477/1 and 477/2 admeasuring 7,565.00 sq.mtrs. as per the Property Register Cards AND plot of

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land bearing Survey No. 47 H.No.2 (P) 3, City Survey Nos. 478 and 478/1 of revenue village of Chakala admeasuring 775.4 sq.mtrs. as per Property Register Cards, total admeasuring 8,341.30 sq. mtrs and both situated at Chakala Road, Andheri (East), Mumbai in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai more particularly described in the Fourth Schedule written hereunder and upon the LICENSEE observing the terms and conditions of this Leave and License Agreement.

COVENANT OF TITLE:

- The LICENSORS confirm that the LICENSORS have the full right and clear title and interest in the said Property and full and absolute authority to give the said Premises on Leave and License for Commercial purpose as per the provisions of this Agreement. The LICENSORS further confirm that the said building "SILVER UTOPIA" has been constructed in accordance with all rules, norms and regulation formulated by Mumbai Municipal Corporation and all the other relevant Law / Authorities.



BARE LICENSE:

- Nothing herein contained shall be construed as creating or conferring or transferring any right, interest, easement, lease, sub-lease, tenancy or sub-tenancy in favour of or upon or to the LICENSEE or its subsidiary company or any of its affiliates or any of their directors or officers in or over or upon the said Premises or any part thereof other than the permissive use hereby granted to the LICENSEE for office/commercial use or entitling the LICENSEE or their directors or officers to the possession of the said Premises or any part thereof and this would be so despite any amendment or modification or repeal of the rent laws aimed at creating any tenancy or similar right or any right higher than the license hereby created in favour of the LICENSEE. It is the express intention of the parties hereto that the LICENSORS shall be and shall always be the owner of the said Premises at all times, and that the LICENSORS shall, during office



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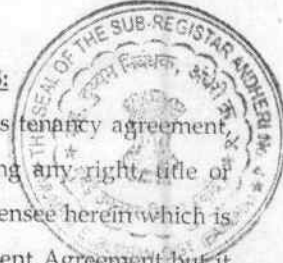


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hours of the LICENSEES, and in case of emergencies, repair work or otherwise for routine inspections, have access to the said Premises, subject to LICENSEE's security procedures and subject to a prior written notice of at least 48 hours. By way of abundant caution, it is expressly clarified that the LICENSEE and / or its directors or officers does not / do not have nor shall they or any of them at any time claim tenancy or sub-tenancy or any other right whatsoever in respect of the said Premises or any part thereof and no interest whatsoever is created or intended or deemed to be created in or to or upon the said Premises or any part thereof in favour of the LICENSEES or anyone else.

PERMISSION TO USE & OCCUPY PREMISES:

4. That this Agreement shall never be construed as tenancy agreement, lease agreement, sub-lease or otherwise creating any right, title or interest in the said Premises in favour of the Licensee herein which is not at all the intention of the parties to the present Agreement but it will only be a permission to the Licensee herein to use and occupy the said Premises for its office use.



LICENSE PERIOD & LICENSE FEE:

5. The LICENSORS have granted a license under the terms of this Agreement to the LICENSEE to occupy and use the said Premises by the LICENSORS on license basis for a period of five (05) years on payment of License Fees as follows:
- (i) Monthly License Fee of Rs. 30,33,000.00/- (Rupees Thirty Lakhs Thirty Three Thousands Only) plus applicable GST ("the License Fees"), for the first year.
 - (ii) There will be 5% increment in the License Fee post expiry of first year period, every year.
 - (iii) License Fee shall commence as per Clause (V) hereinabove



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(iv) The License Fees is to be paid in advance on or before 5th day of
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respective month. The LICENSORS shall raise the invoices
towards the License Fees and deliver the same to the
LICENSEE at the address of Licensed Premises and via email
(5) five days prior to the start of each month to which the Fees
pertains to enable the LICENSEE to pay the License Fees on or
before the 5th day of each respective month of the License
Period. The payments shall be subject to Taxes Deductible at
Source (TDS), and excluding GST as applicable. Time being
essence of this License Agreement, the Licensee shall ensure
timely payment of the License Fees during the entire tenure of
the License Agreement.

LOCK IN PERIOD & OPTION OF TERMINATION:



6. Both parties hereby agree that the first thirty-six (36) months effective from the Commencement date hereinafter defined shall be "Lock-in-Period" for the LICENSEE and the LICENSORS. Under no circumstances can either party terminate the Leave and License Agreement during Lock-in Period

TERMINATION DURING LOCK IN PERIOD BY LICENSEE

7. Termination can be invoked by the Licensee during the Lock-in period provided there is a breach or non-compliance or misrepresentation by the Licensor whether arising directly or indirectly due to no fault on the part of the Licensee. The obligation to pay license fees equal to the balance lock in period of the full lock in period shall not be binding on the Licensee in such an event. However, Licensee shall be liable to pay the licensee fee due till hand over of the premises.

TERMINATION DURING LOCK IN PERIOD BY LICENSOR

8. Termination can be invoked by the LICENSORS during the Lock-in period provided there is a breach or non-compliance or



misrepresentation by the Licensee, whether arising directly or indirectly, or inability of the Licensee to continue to use the said premises due to no fault on the part of the LICENSORS, the Licensee shall be required to pay a license fees equivalent to the balance period of the full lock in period.

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TERMINATION AFTER LOCK IN PERIOD BY LICENSEE

9. After expiry of the Lock-in-Period the LICENSEE shall have the option to terminate the Agreement without cause by providing (four) months advance written notice to the LICENSORS. In the event of termination due to non-compliance or misrepresentation by the LICENSORS, whether arising directly or indirectly, or inability of the LICENSEES, the LICENSEE shall give 30 (Thirty) days' notice to the LICENSORS and terminate the Agreement and clause 13 pertaining to the Security Deposit and clause 40 & 41 of the Refund of the Security Deposit shall get invoked.



TERMINATION AFTER LOCK IN PERIOD BY LICENSOR

10. If for any reason, the LICENSORS decides to terminate after the lock-in-period in case of non-compliance or misrepresentation by the Licensee, whether arising directly or indirectly due to no fault on the part of the Licensor, the LICENSORS shall give 30 (Thirty) days' notice to the Licensee to vacate and the Licensee shall be required to pay the license fees of 2 (two) months as penalty along with the license fee which will be adjusted towards the refund of security deposit.
11. However, the Licensor /Licensee has the right to further renew the Leave and License agreement by giving an advance notice of 4 months in writing before the expiry of the license period or as mutually agreed between the Parties in writing. If the Leave and License agreement gets terminated by efflux of time or due to breach on the part of the Licensor, the Licensee shall vacate and hand over the



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12 In the event of a default in the timely payment of the License Fees and/or breach of any terms and conditions of this Agreement which are not remedied by the LICENSEE within a period of 30 (thirty) days from the date of receipt of a written notice issued by the LICENSORS specifying the breach committed by the LICENSEE, the LICENSORS shall have the option to terminate this Agreement by giving four (04) months advance written notice to the LICENSEE of their intention to terminate the Agreement, after expiry of four (04) months' notice the Licensee shall be liable to pay or adjust against the security deposit. However, in the event LICENSEE is able to cure the breach within the four (04) months' notice period by making payments along with 15% interest pa, the Parties may mutually agree to continue the license.	



SECURITY DEPOSIT:

13. It is agreed that in addition to the monthly License Fee payable by the LICENSEE to the LICENSORS as above, the LICENSEE agrees to deposit with the LICENSORS 6 months License fees - a sum of Rs.1,81,98,000.00/- (Rupees One Crore Eighty-One Lakhs Ninety-Eight Thousands Only) (herein after referred to as 'the said security deposit'). The LICENSORS hereby confirm and acknowledges that out of the total Rs.1,81,98,000.00/- (Rupees One Crore Eighty-One Lakhs Ninety-Eight Thousand Only), they have received the amount of Rs. 11,00,000.00/- (Rupees Eleven Lakhs Only) of the security deposit before the execution of this Leave and License Agreement. Rs. 79,99,000.00/- (Rupees Seventy-Nine Lakhs Ninety-Nine Thousand Only) to be paid on signing of this Leave and License Agreement and remaining amount of Rs. 90,99,000.00/- (Rupees Ninety Lakhs Ninety-Nine Thousand Only) on occupation of the premises after completion of internal refurbishing work. The said security deposit shall bear no interest whatsoever and shall be refundable either on efflux of time or sooner determination of this Agreement after deducting all the dues.



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14. It is agreed between the parties that the above referred security deposits shall be refunded within 7 working days only after peaceful vac-
 cation and handing over the possession of the premises. The Licensee shall keep the keys of premises in an 'ESCROW ACCOUNT' as mutu-
 ally agreed upon by and between the parties. The keys from the Es-
 crow Account will be handed back to the Licensor on the refund of
 the security deposit. Such refund is subject to no damages done (nor-
 mal wear and tear is excepted). In case of any damage found or any
 outstanding duessuch amount shall be adjusted against the Security
 Deposit along with all other dues payable to the LICENSORS under
 the terms of the License Agreement.



CAR PARKING SLOTS:

15. The LICENSORS shall allot to the LICENSEE 13 (Thirteen) free car
 parking slots in the Basement as stack parking earmarked by the
 LICENSORS, free of cost for the beneficial use of the Premises as
 shown on the Floor Plan annexed hereto as Annexure "B".

FIT OUTS

16. After the joint inspection of the premises of the parties, it is hereby
 agreed that the LICENSORS shall at its cost carry out refurbishing
 work of the premises as per Annexure 'C' upto Rs. 50,00,000.00/-
 (Rupees Fifty Lakhs Only), and if it exceeds above Rs. 50,00,000.00/-
 (Rupees Fifty Lakhs Only), the same shall be paid by the Licensee.
 The LICENSORS with the joint consultation of the Licensee have
 appointed 'Aryans Realtors Pvt Ltd/Aryans Properties' for the
 refurbishing work of the premises as per Annexure 'C'. It is agreed by
 and between the parties that the Licensee shall appoint their
 representative Mr. Milen Thacker from Thacker & Associates. It is
 agreed by and between the parties that the said representative shall
 have full authority and will be the sole point of contact and shall
 routinely monitor, supervise and certify the work carried out by
 'Aryans Realtors Pvt Ltd/Aryans Properties' for the refurbishing



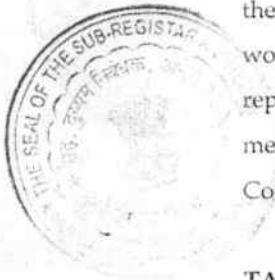
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17. After completion of the refurbishing work, a written offer to hand over the occupation of the premises to the Licensee shall be given via Email by the LICENSORS and the Licensee shall within 2 days take possession of the premises. The commencement date and license fee shall commence from hence i.e. the date of the Licensee taking possession of the premises. However, for any reason whatsoever, if the Licensee does not occupy the premises in spite of refurbishing work being completed to the satisfaction of the Licensee's representative, the Licensee is liable to pay the License Fees as mentioned above and the said date shall be considered as Agreement Commencement Date for all the purposes.



TAX DEDUCTION AT SOURCE:

18. The payment of the License Fee by the LICENSEE to the LICENSORS shall be subject to Tax Deduction at Source (TDS) by the LICENSEE under Income Tax Laws as may be in force from time to time, and the LICENSEE agrees to pay the taxes so deducted to tax authorities and issue the requisite Tax Deduction Certificate to the LICENSORS as may be required under the Income Tax Laws.

19. In case, the LICENSORS furnishes to the LICENSEE a lower or nil tax deduction Certificate from the Income Tax Department, certifying that the Tax is not required to be deducted or to be deducted at lower rate at Source in the present case, then the LICENSEE undertakes not to deduct any Tax at the Source or at such lower rate as prescribed in certificate from the License fee and pay the LICENSORS full amount as agreed in this Agreement, effective from the date of production of the said exemption or lower withholding certificate.



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20. In case status of LICENSORS is categorized as "Yes" for "Specified Person" as per section 206AB of the Income Tax Act LICENSEE would be deducting withholding taxes at higher ~~rate~~ prescribed under Section 206AB of the act.

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PAYMENT TERMS:

21. The License Fee shall be paid by online bank transfer through RTGS/NEFT (LICENSEE agrees to provide relevant documents / details required for payment through Online Bank Transfer system) or crossed Account Payee Cheque drawn on any Scheduled Bank of by pay order or demand draft payable at Mumbai or any other mode of payment as may be convenient and agreeable to both parties. Licensee shall be liable to pay the license fee within 7 working days from the receipt of the invoice being raised by the Licensor. However, Licensee shall pay on or before the 5th of every month. Delay of more than 7 (seven) days in the payment of the License Fee shall attract an interest @ 15% per annum from its due date, which the LICENSEE shall pay to the LICENSORS along with such payment of the License fee. It is agreed that in case the LICENSEE fails to pay the above said interest to the LICENSORS the same will be added along with the existing License fee on the cumulative basis. The interest will be compounded for every month and shall be added with the then existing License fee.

22. The LICENSORS hereby represents and warrants that they have mortgaged the Premises to Aditya Birla Finance Limited ("ABFL") vide a Mortgage Deed dated 30th March, 2022 and have obtained the necessary no objection certificate from the mortgagee for license of the Premises to the LICENSEE vide their letter dated 19th November, 2022 ("NOC"). Hereto annexed and marked as Annexure- 'D' NOC letter dated 19/11/2022. The Parties further understand that as per the Mortgage Deed the LICENSEEs are required to pay the LICENSE fee to an Escrow Account directly maintained by ABFL and the Licensor's. It is hereby clarified that the payment of license fee to the escrow account



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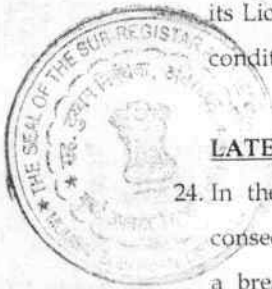
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or to the account of ABFL shall not be construed as violation of breach

of the terms and conditions of this License Agreement.

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23. The LICENSORS shall have the right to change the Lender and/or sell the premises at any time during the tenure of the License Agreement including License Fee free Period. A formal written intimation shall be sent to the LICENSEE on the address of the said Premises and/or via email and the LICENSEE shall be bound to recognize the new Lender and/or new Purchaser. However, the LICENSORS assure/represents and warrants/undertakes that this shall not affect the terms and conditions of the said Leave and License Agreement during its License Fee Term and the new owner will abide by the terms and conditions of this License Agreement.



LATE PAYMENT OF LICENSE FEE BY LICENSEE:

24. In the event the LICENSEE fails to pay License Fee for 2 (two) consecutive months from the due date, the same will be considered as a breach of the terms and conditions of this Agreement and the LICENSORS shall have the right to terminate this Agreement as mentioned in Clause 6 to 12 of this Leave and License Agreement. Without prejudice to the contents of this clause, the LICENSEE shall always be liable to pay the interest as agreed in this Agreement on the delayed payments.

GST

25. Each party will comply with all laws, rules and regulations applicable to the performance of its obligations under this Agreement including legislations concerning Goods and Services Tax ("GST"), and shall take registration under the provisions of GST law, remit applicable GST, upload necessary statements / returns, etc. in the time and manner prescribed and do all other necessary steps within the prescribed timeline so as to enable the other party to take input tax credit of the entire tax paid and shall also procure and maintain all other licenses and permits necessary for the performance of its obligations under this Agreement. The Indemnifying Party shall



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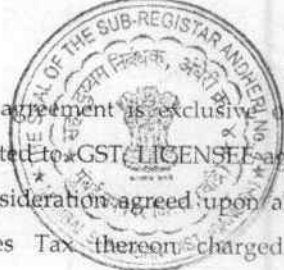
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protect the interests of other party and indemnify ~~it~~ against all claims, liabilities, costs, fines, penalties, expenses, fees, demands, claims, interests, losses including those arising due to the inability of the other party to claim the input tax credit of GST ~~and~~ for any tax, interest, penalty, that accrues or is demanded by any Tax Authority or proposed to be imposed either during investigation or any action, audit or by way of issuance of show cause notice, or demanded by way of issuance of order or decree by a Tax Authority, which other party may suffer or incur or face due to non-compliance of any law, rule and regulation applicable to the performance of the Indemnifying Party's obligations under this Agreement including legislations governing GST.

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26. The consideration as defined in the agreement is exclusive of all applicable taxes including but not limited to GST. LICENSEE agrees to pay LICENSORS whole of the consideration agreed upon along with applicable Goods and Services Tax thereon charged by LICENSORS on the invoice.
27. If any amount of credit, refund or any other benefit is denied or delayed or any penal charge is imposed on LICENSEE due to any non-compliance by the other party (not limited to the failure to upload or incorrect disclosure of details on the GSTN portal or delay/failure to deposit tax or due to non-furnishing or furnishing of incorrect/ incomplete documents), the other party shall be liable to reimburse the loss of tax, interest and penalty incurred by LICENSEE on the aforesaid account.
28. All consideration under this AGREEMENT shall be subjected to tax deduction at source (TDS), if applicable, GST Act at the rates applicable from time to time.
29. LICENSORS should acknowledge and agree that in the event any enquiry, scrutiny, audit, assessment or any other tax proceedings are initiated against LICENSEE in respect to this assignment, LICENSORS shall fully support and co-operate with LICENSEE by



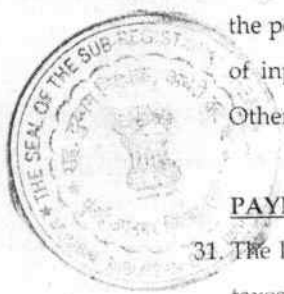
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furnishing the relevant information and documents, related to the service provided by LICENSORS under this agreement, in timely manner as may be required.

30. In the event of any change of law, regulation, including but not limited to introduction and implementation of GST in India or subsequent amendments to legislations governing GST, occurs during the tenure of this Agreement which results in any benefit / tax reduction / saving/ concession to one Party, such Party shall be bound to pass on such benefit / reduction / saving / concession arising due to such change in the law or regulation to the Other Party. Each party agrees and accepts its obligation, including but not limited to obligation in terms of Section 171 of the Central Goods and Services Tax Act, 2017, that any reduction in rate of tax applicable to the performance of its obligations under this Agreement or the benefit of input tax credit accruing to one Party shall be passed on to the Other Party by way of commensurate reduction in prices.



PAYMENT OF TAXES BY LICENSORS:

31. The LICENSORS shall pay all the current and future Property related taxes, Municipal taxes and common areas, Elevators, maintenance / outgoing including monthly outgoing payable to the Developer, management of the said Building, society or association formed by the members of the said Building, with respect to the said Premises.

OUTGOINGS:

32. The Licensee agrees and undertakes to pay / or reimburse to the LICENSORS (in the event if the LICENSORS has paid on account of willful default of the Licensee) and shall be responsible for the payment of water, telephones, fiber optic cable, cable connection maintenance of amenities like air conditioners, furniture, fittings, electricity Bills, which may be raised by Reliance Energy/TATA Power or any other company for the consumption in the electricity and/or any other necessities / consumables in the said Premises on the basis of consumption shown or estimated on the basis of the readings of the Electric Meters for recording such consumption of



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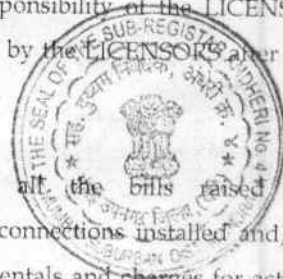
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Electricity in the said Premises which are pertaining to the tenure for which the said Premises were occupied by the LICENSEE. In case any of the above installed Electric Meters is not functioning and the consumption of Electricity is assessed by the concerned authorities and the same is tendered to the LICENSEE for the payment, the LICENSEE shall make the payment thereof to the satisfaction of the authorities and the LICENSORS shall not be responsible for the same in any manner whatsoever. It is clarified that any future periodical increase of the deposits by the Reliance Energy/TATA Power or any other company, during the term of this Agreement, on the basis of consumption of electricity shall be responsibility of the LICENSEE and the said deposits shall be refunded by the LICENSORS after the vacating of the premises.

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33. The LICENSEE shall further pay all the bills raised by Telecommunication companies for the connections installed and/or used in the said Premises, towards its rentals and charges for actual use in respect of such connection. The LICENSEE shall further pay the water bills as per actual or on pro rata basis.



CONNECTED ELECTRICAL LOAD:

34. The LICENSORS have provided 01(one) Electricity Meter of 150 KVA having load bearing capacity upto 150 KVA (Collective Load of 300 KVA) in respect of the said Premises and the LICENSEE undertakes to pay the above charges from the date of the execution of this Agreement. It is clarified that any future periodical increase of the deposits by the Reliance Energy/TATA Power or any other company, during the term of this Agreement, on the basis of consumption of electricity shall be responsibility of the LICENSEE. It is further agreed that the LICENSEE shall be entitled to claim the refund of the above said increased deposit paid by the LICENSEE through LICENSORS' at the time of vacating the said Licensed Premises. Any increase in the electrical load, LICENSORS will help to augment the load and provide necessary NOC as premises owner at LICENSEE's cost and ex-



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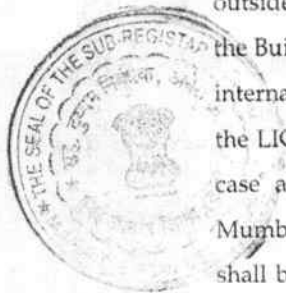


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pense. In the event the existing load offered by the LICENSORS to the LICENSEE is not adequate, then the LICENSORS shall facilitate the LICENSEEs with securing additional power load from the relevant Authorities and any charges, including but not limited to, electrical deposit for additional power load shall be borne and paid by the LICENSEE directly to the relevant Authorities. Any other incidental expenses/ installation/ maintenance such as electrical panels / wirings etc shall be borne and responsible/paid by the LICENSEEs only.

SIGNAGE:



35. The LICENSORS shall provide a common place for signage display outside the said Premises as well as along with the other occupants of the Building on the ground floor lobby at their cost. The signage in the internal lobby door on the respective floor lobby shall be at the cost of the LICENSEE, subject to the LICENSORS Architect Approval and in case any permission from the Municipal Corporation of Greater Mumbai is required for the above signage put by the LICENSEE, it shall be the responsibility of the LICENSEE to obtain the same at its cost. It is further clarified that the LICENSEE shall not be entitled to put Neon Signage. The LICENSEE undertakes to pay the charges / Taxes which may be charged by the MCGM or any other Authority for the display of such signage for which the LICENSORS shall not be responsible.

WASTE DISPOSAL SPACE:

36. The LICENSORS shall arrange for waste disposal space for LICENSEE to carry out waste disposal during the License Period.

PLANS & APPROVALS:

37. The LICENSORS confirm that the plans and specifications of the above-said Building 'SILVER UTOPIA' have been sanctioned by the Municipal Corporation of Greater Mumbai and/or approved by all other authorities. The said Building has been constructed as per the approved plans and according to Development Control Regulations



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1991. The LICENSORS shall share the approved plans and other related permissions / documents relating to the said Building Silver Utopia wherever required by the LICENSEE.

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LIQUIDATED DAMAGES:

38. On expiry of the period of this Agreement either by efflux of time or sooner determination thereof, the LICENSEE herein, its representatives, officers, employees, servants and agents shall remove themselves, as also their articles and things from the said Premises and hand over the vacant possession of the Premises along with the keys of the said Premises with the charge of the said Premises to the LICENSORS simultaneously upon the LICENSORS willing to hand over the amount of Security Deposit, less amounts mentioned herein, to the LICENSEE. In the event of the LICENSEE failing to vacate the said Premises as aforesaid, the LICENSEE herein unconditionally agrees to become liable to pay and shall pay to the LICENSORS herein liquidated damages of a sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) per day for the number of days that the Licensee shall have delayed in so for removing itself, its employees, servants, agents, articles, goods, belongings and things from the said Premises, without default or demur or dispute. The Licensee shall deliver back vacant and peaceful possession of the Licensed Premises to the LICENSORS in its original condition (Except any modifications done with prior approval from LICENSORS), subject to the normal wear and tear caused due to the improvements immediately upon the expiry of the terms of this license. This remedy shall be without prejudice to all other remedies available to the LICENSORS in Law.

39. The LICENSEE shall deliver back vacant and peaceful possession of the Licensed Premises to the LICENSORS in its original condition (Except any modifications done with prior approval from LICENSORS), subject to the normal wear and tear caused due to the improvements immediately upon the expiry of the terms of this license. This remedy shall be without prejudice to all other remedies available to the LICENSORS in Law.

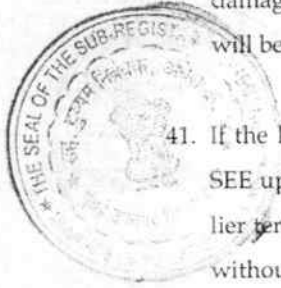


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REFUND OF SECURITY DEPOSIT:

40. The Parties agree that the Security Deposit paid by the LICENSEE shall be refunded within 7 (Seven) working days only after peaceful vacation and handing over possession of the premises and hand over the keys to an Escrow Account. Till the refund of security deposit, the Licensee shall keep the keys of premises in an 'ESCROW ACCOUNT' as mutually agreed by and between parties. Such refund is subject to no damages done (normal wear and tear is excepted). In case of any damage found, such amount shall be adjusted against the Security Deposit along with all other dues including any interest payable to the LICENSORS under the terms of the License Agreement. Only after the payment of the Security Deposit (after adjustments against any damage or dues payable if any), the keys from the Escrow Account will be handed over back to the Licensor.



41. If the LICENSORS fails to refund the Security Deposit to the LICENSEE upon the expiry of this Agreement by efflux of time or upon earlier termination hereof for any reason whatsoever then the LICENSEE without prejudice to its rights and remedies in law shall be entitled to get the Security Deposit in full together with interest at the rate of 15% per annum after the expiry of 7 (seven) working days from the vacant possession of the premises.

HANDOVER OF PREMISES:

42. The LICENSEE further agrees that, they shall vacate and hand over quiet and peaceful possession and shall pay all their pending dues either on the efflux of time or sooner determination of this Agreement in good condition back to the LICENSORS, whatsoever due and payable by the LICENSEE to the LICENSORS under this Agreement and the amount of any proved loss sustained by the LICENSORS for breakage, misuse, damage or otherwise to the said premises arising as a result of use of the said premises by the LICENSEE herein, (normal wear and tear excepted) and any amounts payable by LICENSEE under this license remained unpaid at the time of such expiry or



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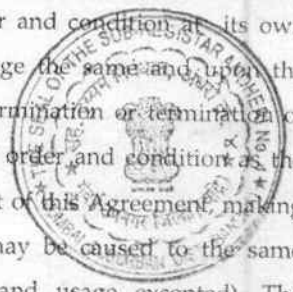
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sooner determination) shall be adjusted against the security deposit. It is hereby clarified that LICENSEE will get the premises in refurbished condition (normal wear and tear expected) along with combination of old and new furniture/ electricals/ lights etc post possession and written certification by the Licensee. LICENSEE hereby states that LICENSORS shall be responsible for only any major break down in air conditioning for initial period of 6 months starting from the commencement date of this Agreement.

guarantee	no	no
along with	no	no
combination of	no	no
old and new furniture/	no	no
electricals/ lights etc	no	no
post possession	no	no
and written certification	no	no
by the Licensee	no	no

MAINTENANCE OBLIGATIONS:

43. The LICENSEE shall use the said Premises and amenities provided therein by the LICENSORS with due care and caution and keep and maintain the same in good repair, order and condition at its own costs and expenses and shall not damage the same and upon the expiry or deemed expiry or sooner determination or termination of this Agreement, leave the same in good order and condition as the same were on the date of commencement of this Agreement, making good all or any damage or loss that may be caused to the same (normal wear and tear due to time and usage excepted). The LICENSEE shall also keep the interior of the said Premises and electrical, sanitary and plumbing fixtures in the said Premises in good repair, order and condition (normal wear and tear due to time and usage excepted) and be responsible for all breakages in the said Premises and be responsible for the maintenance of the interior thereof All internal repairs other than structural repairs, if required, will be carried out by the LICENSEE at their own costs and expenses. The LICENSEE shall have no claims against the LICENSORS for replacement or repairs (other than structural repairs) in the said Premises. All common area maintenance charges of the said Building shall be borne and paid by the LICENSORS.



44. The LICENSORS undertake that the said Building and its surroundings within the plot area of the said Building shall be maintained by the LICENSORS at its own costs as per standards agreed between the parties.



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USAGE OF PREMISES BY LICENSEE:

45. The LICENSORS covenants that the LICENSEE shall peacefully and quietly hold and enjoy the said Licensed Premises during the subsistence of this Agreement only for business purpose without any unlawful interruptions or disturbance from the LICENSORS herein or any person claiming from under or through the LICENSORS. The LICENSEE shall be entitled to employ and maintain staff, employees, official, guards, watchmen and other routine staff in the said Premises at all hours. Stay of Security guards / watchmen on the said Premises will not however be construed to mean using it for residential purposes. The LICENSEE shall have unlimited access to the Licensed Premises and Car Parking Space and common areas 24 hours, 7 days per week including public/bank holidays subject the compliance of the security procedures of the building/LICENSORS.

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46. The LICENSEE shall be responsible and bear the expenses for the services of the 'MHATADIS' if and when availed for their business.

STORAGE OF DANGEROUS GOODS:

47. That the LICENSEE shall not do or cause to be done anything which may invalidate the insurance of the said Premises. The LICENSEE herein shall use the said Premises, in a manner that it does not in any manner whatsoever, inconvenience, damage, interfere with or disturb or cause nuisance to the LICENSORS herein or to other occupants in the said Building or in any adjoining buildings or property/ies. The LICENSEE shall not bring in or store in the said Premises any heavy or combustible or inflammable materials or otherwise dangerous things that may hamper the safety of the said building or adjoining building/s or property/ies that may increase the premium of insurance of the said Building or that may render void the insurance. Nothing in the clause will apply to the Generator Fuel that will be stored by the LICENSEE with requisite permissions from Authorities.

LOSS / DAMAGE TO LICENSEE GOODS:

Handwritten signatures and stamps:
Signature: NMN
Signature: FMN
Circular stamp: Pharmatech Technologies Pvt. Ltd.
Circular stamp: PRESTIGE PROPERTIES MUMBAI

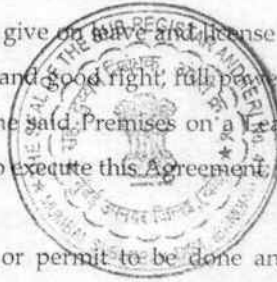
48. That the LICENSORS shall not in any event be responsible or liable for any loss or damage to any goods and/or belongings of the LICENSEE lying in and around the said Premises whatsoever be the cause of such loss or damage. Until and unless such damage has been caused by the LICENSORS or its employees /agents / representatives whether directly or indirectly.

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LICENSORS REPRESENTATIONS, WARRANTIES AND COVENANTS

49. The LICENSORS hereby represent, warrant and covenant to the LICENSEE that:

- (i) The LICENSORS are entitled to give on leave and license basis the said Premises and has clear and good right, full power and absolute authority to provide the said Premises on a Leave & License basis and has absolute to execute this Agreement.
- (ii) The LICENSORS shall not do or permit to be done any act whereby the rights of the LICENSEE to use and occupy the said Premises on a leave and license basis pursuant to the terms of this Agreement are adversely or prejudicially affected, impaired or extinguished in any manner whatsoever.
- (iii) The LICENSORS have not received any notice from any statutory body which affects or may affect this license herein and there is no prohibitory order or orders of attachment on the said Premises from any other statutory authority for taxes, rates, levies or cesses, lawfully payable;
- (iv) On the LICENSEE regularly paying the License Fees, Maintenance Charges, applicable Statutory Dues and other amounts payable hereunder and performing, observing and fulfilling all the terms and conditions of this Agreement, the LICENSEE shall be entitled to the use and occupy the said

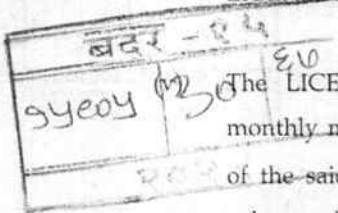


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Premises without any disturbance or hindrance from the LICENSORS;



The LICENSORS have paid all rates, taxes, assessments, monthly maintenance and other outgoings payable in respect of the said Premises and have also complied with all laws, rules and regulations (statutory or otherwise) applicable thereto;

(vi) The LICENSORS shall observe and perform all the terms, conditions, agreements, covenants and provisions on which the LICENSORS hold and enjoy the said Premises;

(vii) The LICENSEE shall have full right to use and occupy the said Premises during the term of the license or earlier termination of this Agreement, as the case may be and shall be entitled to peaceful use and occupation of the said Premises without any disturbance or interference from the LICENSORS or any person or persons claiming under or through them. Further, the LICENSEE shall be fully entitled to uninterrupted use of all the facilities appurtenant to and associated with the said Premises.



FORCE MAJEURE

50. If at any time during the term of this License, the said Licensed Premises or any part of the premises is damaged/destroyed due to flood, fire, earthquake, collapse or any other acts of God or for any reasons beyond the reasonable control of human beings (force majeure) and the said Licensed Premises, or any part thereof cannot be used and/or occupied by the Licensee and the Licensor informing to the Licensee that the said Licensed Premises either cannot be repaired or mended to be made fit for use or it would take long time, then the Licensee shall be entitled to terminate the agreement forthwith and shall claim the refundable security deposit in full (subject to permissible deductions).



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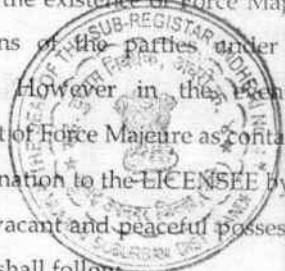


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INDEMNITY

51. The LICENSORS hereby indemnifies and shall keep indemnified and harmless the LICENSEE from any actual claim, loss, injury, harm, damage, against all actions, suits and proceedings and all claims, demands, fines, penalties, costs, charges and expenses or any other liabilities of whatsoever nature made or brought against or incurred or suffered by or levied or imposed upon the LICENSEE in respect of any breach of any representation or warranty given by the LICENSORS under this Agreement, in particular in respect of its right power and authority to grant the license under this Agreement or breach of any provisions of this agreement by LICENSORS.

52. The Parties further agree that during the existence of Force Majeure conditions, the rights and obligations of the parties under this Agreement shall stand suspended. However in the event of termination by the LICENSEE for event of Force Majeure as contained hereinabove, all consequences of termination to the LICENSEE by the LICENSORS against handing over of vacant and peaceful possession of the said Premises by the LICENSEE shall follow.



STRUCTURAL ADDITIONS:

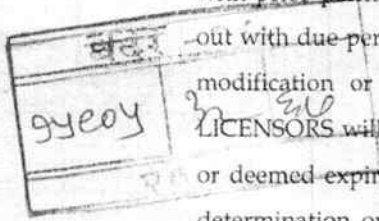
53. The LICENSEE herein shall not without the previous consent in writing of the LICENSORS, make any major structural additions or alterations to the said Premises or any part thereof. However, the LICENSEE herein shall have the right to make temporary alterations, attach fixtures in or upon the said Premises without any prior intimation / permission from the LICENSORS. Any alterations, additions, etc. carried out by the LICENSEE shall not be detrimental to the said Premises of the LICENSORS and/or inconsistent with the rights of the other occupants of the said Building. Such fixtures, additions so placed in or upon or attached to the said Premises shall be and remains the property of the LICENSEE and may be removed at its own cost there from by the LICENSEE at the time of vacating the said Premises without causing any damage to it. The LICENSEE shall restore the said Premises in good order and condition, save



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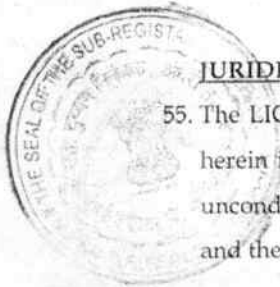


reasonable and ordinary wear and tear and structural changes made with prior permission of LICENSORS. If the LICENSEE has carried out with due permission of the LICENSORS any changes, alterations, modification or additions, which are of a structural nature, the LICENSORS will have the option to retain the same upon the expiry or deemed expiry of the leave and license hereby granted or sooner determination or termination thereof or of this Agreement without being liable to make any payment in respect thereof to the LICENSEE.



ACCESS TO PREMISES:

54. The LICENSEE shall have unlimited access to the said Premises 24 hours, 7 days per week, subject to the rules and regulations framed by the management of the said Building.



JURIDICAL POSSESSION OF PREMISES:

55. The LICENSEE herein shall not impede in any way the LICENSORS herein in the exercise of the LICENSORS sole rights of absolute and unconditional juridical possession and control of the said Premises and the facilities thereto.

WINDING UP OF LICENSEE

56. NOTWITHSTANDING the above it is hereby expressly agreed and declared that, this Agreement shall stand automatically revoked, upon the LICENSEE being wound up under the provisions of the Companies Act or any Petition/Application is made against the LICENSEE and admitted by the National Company Law Tribunal under the provision of the Insolvency and Bankruptcy Code, 2016 or any judicial body or upon the order/s of the court which remains unchallenged by the LICENSEE.

ACTS & REGULATIONS:

57. The LICENSEE do hereby agree that as soon as any official bill is introduced in the Union or State Legislature or if any ordinance is promulgated or statutory amendments are passed prohibiting or restricting in any manner whatsoever any Agreement or arrangement



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of the nature provided for in this Agreement, or ~~conferring any rights~~ upon the LICENSEE herein beyond what is specially conferred hereby provided under this Agreement, the LICENSEE shall not claim any rights due to the said ordinance or bill and abide by the provision of this Agreement.

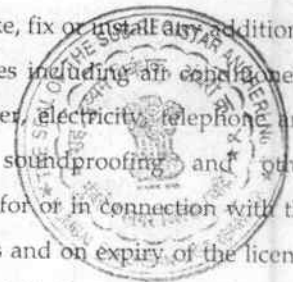
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POWER BACK UP:

58. The LICENSORS shall provide 100% generator backup power to the Common areas at their own cost however the LICENSEE will be responsible for the power backup/ IT Infrastructures/ UPS within the said Premises.

FIXTURE & FITTINGS BY LICENSEE:

59. The LICENSEE shall be at liberty to make, fix or install any additional fixtures and fittings in the said Premises including air conditioners, shelves, screens, racks, sun-blinds, water, electricity, telephone and sanitary installation, lights, fans, soundproofing and other conveniences reasonably required by it for or in connection with the use and occupation of the said Premises and on expiry of the license period or on revocation or termination of the license under the terms of this Agreement, shall remove the same and make good any damage which may be caused to the said Premises by such removal, normal wear and tear excepted.



COMPLIANCE OF LAWS BY LICENSORS:

60. The LICENSORS hereby undertake that it shall comply with all the rules and regulations and laws as may be applicable for the said Premises.

LOSS / DAMAGE TO PREMISES BY LICENSEE:

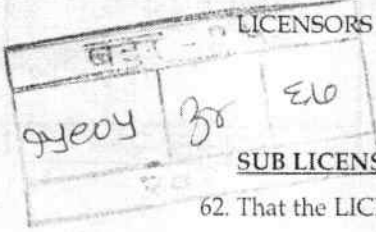
61. The LICENSEE shall make good to the LICENSORS any loss or damage caused directly to the said Premises or to the LICENSORS, by any act of omission or commission on part of the LICENSEE, its representatives, servants or agents or visitors of the said Premises or



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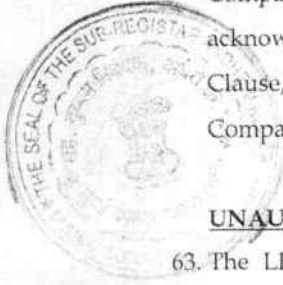


any part thereof, during the License Period and shall keep the LICENSORS indemnified in respect thereof.



SUB LICENSE / SUB LETTING BY LICENSEE:

62. That the LICENSEE shall have no right to create any sub license, sub-lease or assign or transfer in any manner the License to any one in respect of the said Premises or any part thereof as the license under this Agreement is purely personal to the LICENSEE for the purpose of conducting its business from the said Premises in the name and style of "PHARMARACK TECHNOLOGIES PRIVATE LIMITED". The validity of this license shall be extended to LICENSEE's group Companies with prior intimation to the LICENSORS and written acknowledgment from the LICENSORS. For the purpose of this Clause, Group Companies shall mean and all its subsidiaries, Group Companies and affiliates.



UNAUTHORISED ACTS BY LICENSEE:

63. The LICENSEE shall not do, omit or cause to be done anything whereby the LICENSORS right to own and hold the said Premises is avoided, forfeited, disturbed, prejudiced or extinguished and any such act on the part of the LICENSEE will be considered unauthorized and void and therefore not binding upon the LICENSORS and the LICENSORS shall always remain indemnified by the LICENSEE against the consequences thereof.

SALE OR TRANSFER OF RIGHTS BY LICENSORS:

64. If the LICENSORS sell, transfer, mortgage or otherwise deals with the said Premises, the same would be subject to the terms of this Leave and License Agreement and the same would not prejudice in any way or affect the rights or the usage rights of the LICENSEE under this Agreement, and the amount of the said security deposit lying with the LICENSORS shall be transferred to the Transferee / Purchaser of the said Premises along with all rights and obligations of the LICENSORS



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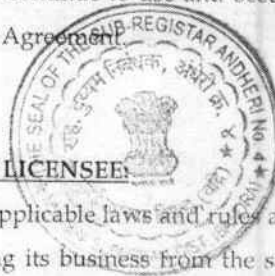
under this Agreement and the LICENSORS shall produce the confirmation from the prospective purchaser to the LICENSEE

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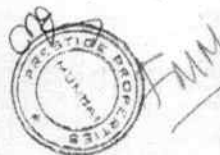
65. In the event of transfer of ownership of the said Premises, the LICENSORS shall arrange/provide written confirmation/receipt of the transferee / purchaser as acknowledgment of having transferred the said Security Deposit, without any delay or demur. The LICENSORS shall execute or cause the purchasers to execute at their own cost and expenses all such documents including Deed of Adherence as may be necessary to confirm the continuation of rights as granted under this Agreement in favour of the LICENSEE. The LICENSORS hereby represents and warrants that any transfer of ownership by any means shall not affect the terms and conditions of this Agreement and the LICENSEE shall continue to use and occupy the said Premises as mandated under the Agreement.

COMPLIANCE OF LAWS & RULES BY LICENSEE:

66. The permission required under various applicable laws and rules and regulations for the purpose of conducting its business from the said Premises shall be obtained by the LICENSEE and the LICENSEE shall adhere to the provisions of the applicable laws and the rules and regulations and the terms and conditions upon which it would obtain various permissions. However, under no circumstances, any of such permissions would create an interest in respect of the said Premises in favour of the LICENSEE. It is also clarified that obtaining such permissions from various authorities by the LICENSEE shall in no way create any liability or responsibility on the part of the LICENSORS or the said Premises or any part thereof. The liabilities and obligations including the taxes and dues under various applicable laws in respect of the business operations of the LICENSEE or otherwise created by the LICENSEE or otherwise arising against the LICENSEE shall in no way create any liability on the part of the LICENSORS or any charge or encumbrance upon the said Premises or any part thereof. The LICENSEE shall always keep indemnified the



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LICENSORS against any claim, demand, dues or other liability arising upon the LICENSORS or upon the said Premises or any part thereof due to its actions and inactions or omissions or commissions.

SHOW / INSPECT PREMISES BY LICENSORS:

67. During the last 4 (four) months before the expiry of this Agreement, the LICENSORS or their representative/s shall be entitled to take prospective LICENSEES into the said Licensed Premises for showing / inspecting the said Licensed Premises by giving at least 24 hours' prior notice to the LICENSEE.

NOTICE:

68. The address for serving of notices to the parties shall be as follows:



a) For the LICENSORS, at 'Silver Utopia', Ground Floor, opp P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai 400099 or email mail@thesilvergroup.co.in or such address as may be intimated by the LICENSORS to the LICENSEE in writing.

b) For the LICENSEE, at PHARMARACK TECHNOLOGIES PRIVATE LIMITED, 'Silver Utopia', 201-B, 2nd floor, opp P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai 400099 or email or such address as may be intimated by the LICENSEE to the LICENSORS in writing .

AMENDMENTS:

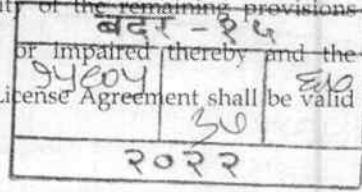
69. This Leave and License Agreement shall not be amended, altered or modified except by an instrument in writing and signed by duly authorized representatives of both the parties and registered with the Sub Registrar of Assurances.

ENFORCEABILITY OF PROVISION:

70. If at any time any of the provisions of this Leave and License Agreement become illegal, invalid or unenforceable under the law,



the legality, validity or enforceability of the remaining provisions shall not in any way be affected or impaired thereby and the remainder terms of this Leave and License Agreement shall be valid and binding.



COPIES:

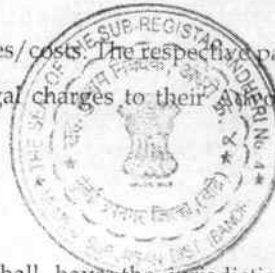
71. This agreement shall be executed in duplicate. The original registered agreement will remain with the LICENSORS and the other set of agreement duly signed by both the parties shall remain with the LICENSEE.

STAMP DUTY / REGISTRATION:

72. The adjudication, stamp duty and registration charges in respect of this agreement shall be borne and paid equally by both the parties.

LEGAL FEES

73. Each party shall bear their own legal fees/costs. The respective parties shall bear and pay their respective legal charges to their Attorneys and Solicitors as may be applicable



JURISDICTION:

74. The Law Courts at Mumbai alone shall have the jurisdiction to entertain any disputes arising out of this agreement.

HEAD NOTES:

75. The head-notes are merely to facilitate the easy perusal of this Agreement and do not/ should not be construed to define, explain or interpret the clauses.



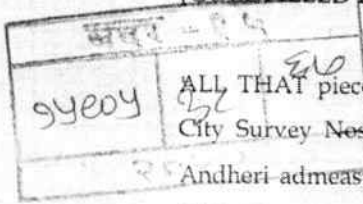
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THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(GOLDFILLED PROPERTY)



ALL THAT piece or parcel of land or ground bearing S.No. No.48 and City Survey Nos. 477, 477/1 and 477/2 of revenue village of Chakala, Andheri admeasuring 9075 sq.yds. equivalent to 7587.78 sq.mtrs. as per 7/12 Extract and documents and admeasuring 7565.sq.mtrs. as per Property Registered Cards with the old factory sheds which were standing thereon situated at Chakala Road, Andheri (East) in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai and bounded as follows:-

On or towards East : by Survey No.117

On or towards West: Partly by Survey No.47A Partly by Survey No.47, Hissa No.2 (Pt.)

On or towards North : Partly by Survey No.9A Partly by Survey No.49B, Partly by Survey No.87

On or towards South : Partly by Survey No.45A Partly by Survey No.85 & Partly by Survey No.115



THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

(FREEHOLD PROPERTY)

ALL THAT piece or parcel of land or ground bearing Survey Nos.47 H.Nos.2 (P) and 3, City Survey Nos.478 and 478/1 of Chakala in all admeasuring 775.4 sq.mtrs. with the shed and structure which were standing thereon situated at Chakala Road, Andheri (East) in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai and bounded as follows:-



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On or towards East : by Survey No.48,

On or towards West: by Road

On or towards North : by Hissa No.2 (Pt) of Survey No.4/

On or towards South : by Hissa No.4 and Partly by Survey

No.46/1 and NA No.45-3.

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THE THIRD SCHEDULE HEREINABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece and parcel of land bearing Survey No. 48 and City Survey Nos. 477, 477/1 and 477/2 admeasuring 7565.sq.mtrs. as per the Property Register Cards AND plot of land bearing Survey No. 47 H.No.2 (P) 3, City Survey Nos. 478 and 478/1 of revenue village of Chakala admeasuring 775.4 sq.mtrs. as per Property Register Cards, total admeasuring 8341.3 sq.mtrs and both situated at Chakala Road, Andheri (East), Mumbai in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai and bounded as described in the Schedule.



THE FOURTH SCHEDULE HEREINABOVE REFERRED TO
(THE SAID PREMISES)

All that premises 201B on 2nd floor admeasuring total admeasuring 13,500.00 sq ft Carpet Area (inclusive of niche area), in Bare Shell condition in the building known as "SILVER UTOPIA" as shown on the Floor Plan annexed hereto as Annexure "A") constructed on ALL THAT piece or parcel of land or ground bearing C.T.S. Nos.477, 477/1, 477/2, 478 and 478/1 of revenue village of Chakala in all admeasuring 8341.3 sq.mtrs. situated at Chakala Road, Andheri (East) Mumbai in the Registration District and Sub-District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai including 13 (Thirteen) Free Car Parking slots in the Basement as stack parking as shown in the Floor Plan annexed hereto

as Annexure "B"



IN WITNESS WHEREOF the parties hereto have set their hands on the day and year hereinabove first mentioned.

Signed, and Delivered)

By the withinnamed the LICENSORS)

M/s PRESTIGE PROPERTIES)

by its Members)

Shri. Mukesh M. Mehta)

Mukesh Mehta



बदर - २०१०		
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Mrs. Nancy Mehta Gothi)



NM Mehta



Ms. Forum M.Mehta)

in the presence of)

1. HAMID SHAIKH)

H. H.



2. SANJAY RANIDA)

S. R.

Signed, and Delivered)
by the withinnamed the LICENSEE)
PHARMARACK TECHNOLOGIES PVT LTD

by its Director/duly authorized signatory

Mr. Anand Khot

in the presence of



) A. P. Khot

HAMIÖ SHAIKH

Mr.

SANJAY RONIDA

Mr.

बदर - १५		
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RECEIPT

Received a sum of Rs.11,00,000/- (Rupees Eleven Lakhs Only), towards the security deposit in accordance with the terms of the above agreement.

We say received:

For PRESTIGE PROPERTIES



Mahesh Melthi

**AUTHORISED SIGNATORY
(LICENSORS)**

RECEIPT

बदर - १५		
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Received a sum of 79,99,000.00/- (Rupees Seventy-Nine Lakhs Ninety-Nine Thousand Only), towards the security deposit in accordance with the terms of the above agreement.

We say received:

For PRESTIGE PROPERTIES

Mukesh Mehta



AUTHORISED SIGNATORY

(LICENSORS)



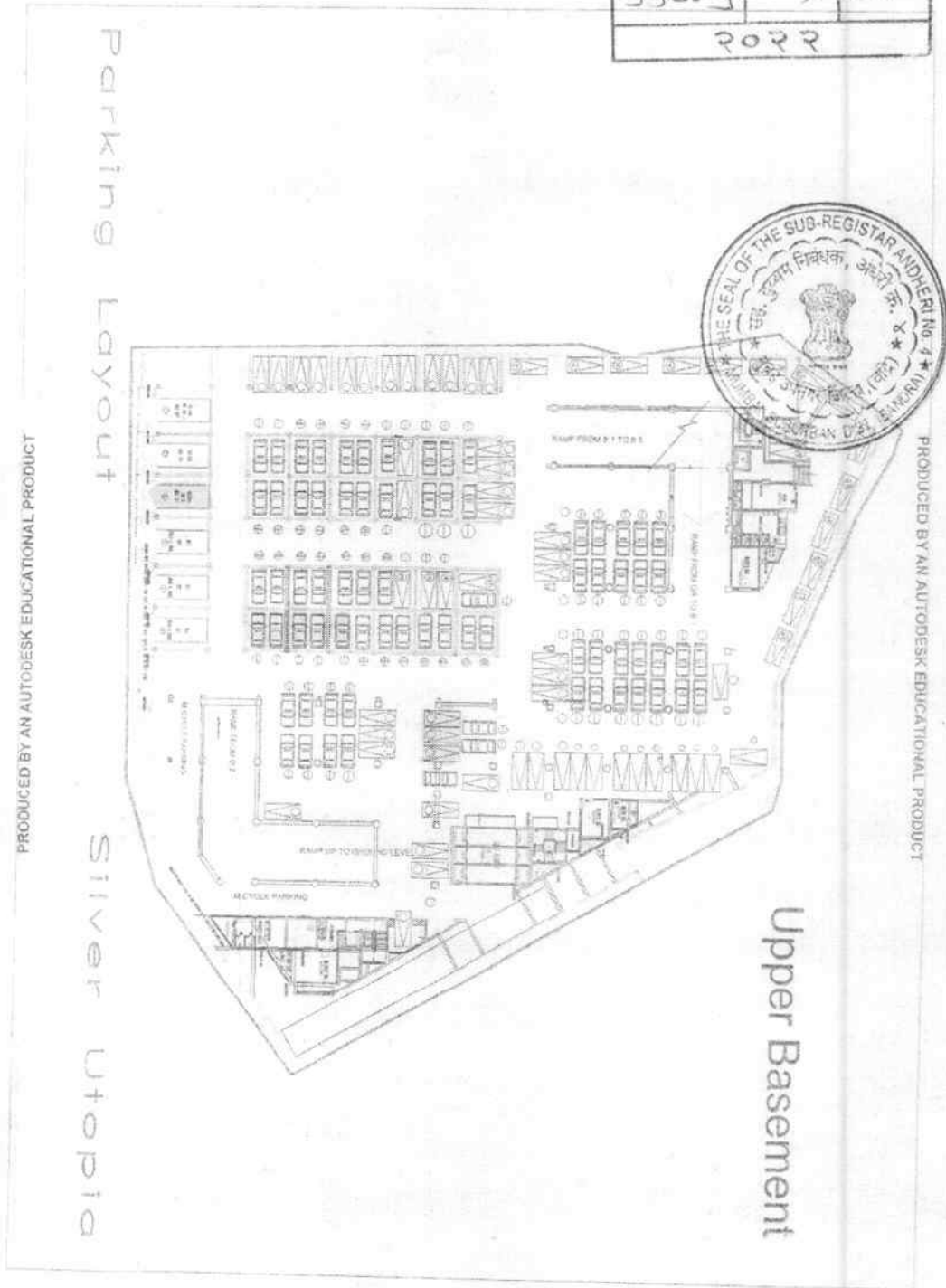
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ANNEXURE-A

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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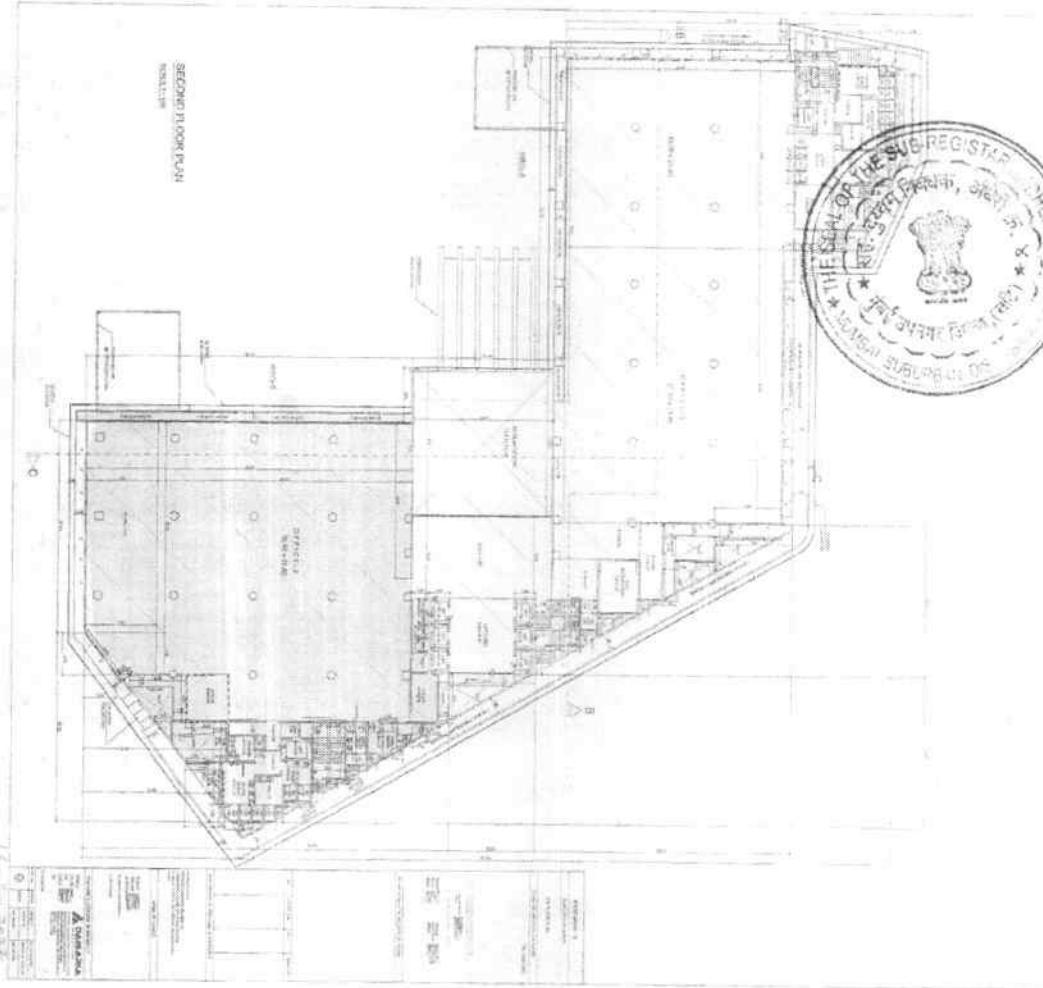
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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

ANNEXURE-B

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ANNEXURE-C

बदर - २५
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 FOR APPROVAL / COMMENTS
 २०२२

OFFICE INTERIOR LAYOUT FOR PHARMARACK TECHNOLOGIES PVT. LTD. AT MUMBAI

NO.	DEPARTMENT NAME	AREA STATEMENT	REQUIREMENTS	PROPOSED OR NOT	AREA
1	SALES	NO. OF DESK	20	YES	140
2	ADMINISTRATION TYPE A (LARGE)	NO. OF DESK	40	YES	280
3	ADMINISTRATION TYPE B (MEDIUM)	NO. OF DESK	20	YES	140
4	ADMINISTRATION TYPE C (SMALL)	NO. OF DESK	10	YES	70
5	HR	NO. OF DESK	5	YES	35
6	FINANCE	NO. OF DESK	5	YES	35
7	IT	NO. OF DESK	5	YES	35
8	CONFERENCE ROOM	NO. OF DESK	1	YES	7
9	MEETING ROOM	NO. OF DESK	1	YES	7
10	RECEPTION	NO. OF DESK	1	YES	7
11	RESTROOM	NO. OF DESK	1	YES	7
12	CANTINE	NO. OF DESK	1	YES	7

NO.	DEPARTMENT NAME	AREA STATEMENT	REQUIREMENTS	PROPOSED OR NOT	AREA
1	DESIGN	NO. OF DESK	10	YES	70
2	PRODUCT DEVELOPMENT	NO. OF DESK	20	YES	140
3	RESEARCH & DEVELOPMENT	NO. OF DESK	10	YES	70
4	MARKETING	NO. OF DESK	5	YES	35
5	OPERATIONS	NO. OF DESK	5	YES	35
6	LEGAL	NO. OF DESK	1	YES	7
7	TRAINING	NO. OF DESK	1	YES	7
8	GENERAL SERVICES	NO. OF DESK	1	YES	7

NO.	DEPARTMENT NAME	AREA STATEMENT	REQUIREMENTS	PROPOSED OR NOT	AREA
1	DESIGN	NO. OF DESK	10	YES	70
2	PRODUCT DEVELOPMENT	NO. OF DESK	20	YES	140
3	RESEARCH & DEVELOPMENT	NO. OF DESK	10	YES	70
4	MARKETING	NO. OF DESK	5	YES	35
5	OPERATIONS	NO. OF DESK	5	YES	35
6	LEGAL	NO. OF DESK	1	YES	7
7	TRAINING	NO. OF DESK	1	YES	7
8	GENERAL SERVICES	NO. OF DESK	1	YES	7



pharmarack
 PHARMARACK TECHNOLOGIES PVT. LTD.
 MUMBAI OFFICE


**ADITYA BIRLA
CAPITAL**

PROTECTING INVESTING FINANCING ADVISING

To,

Date: 19-11-2022

Pharmarack Technologies Pvt. Ltd.
Pride Portal, 3rd Floor, Senapati Bapat Marg,
Behind JW Marriot, Bahirat Wadi,
Gokhle Nagar, Pune - 411016

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Subject: Mortgage created in our favour as a security for loan facility availed by Prestige Properties (hereinafter the "Client")

Dear Sir,

This is to inform you that the Client has obtained loan facility from Aditya Birla Finance Limited ("ABFL") by executing Loan Agreement dated 26-03-2022 and the Sanction Letter dated 24-03-2022.

With reference to the above, certain Facility(ies) is/are granted by Aditya Birla Finance Limited ("ABFL") against inter alia, the security of lease rentals/Receivable/fees/compensation (hereinafter referred to as "Receivables") due from you as the Lessee/Tenant/Licensee ["Lessee(s)"] of the said premises situated at All the premises on 2nd Floor at Unit No 201-B 2nd floor admeasuring Chargeable area of 20,122 Sq. Ft (Chargeable Area of 22,700 Sq. Ft. including niche area) in the building Silver Utopia constructed on all the piece and parcel of land or ground bearing CTS No. 477, 477/1, 477/2, 478 and 478/1 of revenue village Chakala Road, Andheri East, Mumbai in the Mumbai City whose lease rental receivables/ sold and unsold unit receivables are being charged to ABFL, owned by M/s. Prestige Properties. ("Premises") The Premises is being mortgaged to ABFL as and by way of further Security to which you accord consent and confirm that you shall not raise any demur or protest in the event if ABFL chooses to enforce its rights as a Mortgagee subject to your rights being protected under such an enforcement.

In view of the above, you as Lessee(s) are hereby requested that on due dates, all the said receivables shall be payable directly into Designated Escrow Account to opened in my/our name **PRESTIGE PROPERTIES ESCROW ACCOUNT** being Current/Savings Account No. **7011277612** maintained with **Kotak Mahindra Bank** escrowed for the benefit of ABFL (*Give the details of the said Account), till such time a 'No Objection' is given in writing by ABFL foregoing their claim on such future Receivables.

We would like to hereby intimate you that your rights and interest in the said premises shall be subservient to all ABFL's rights pursuant to the loan facility granted by ABFL and the various documents executed between ABFL and Client.

In view of the above you therefore requested to take a note of this.



Aditya Birla Finance Ltd.
12th Floor, R-Tech Park, Nirton Complex, Off Western Express Highway,
Goregaon (E), Mumbai - 400 063

www.adityabirlafinance.com



Registered Office:
Indian Rayon Compound, Veraval,
Gujarat - 362 266

CIN: U65990GJ1991PLC064603

For Aditya Birla Finance Limited
Authorised Signatory *At Madhulika*
BG 315486

CC:

Kind Attention: (Client)

Client details

Name – Prestige Properties

Address – Ground Floor, Silver Utopia, Cardinal Gracious Road, Opp. P&G Plaza, Chakala Andheri East, Mumbai 400099

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Aditya Birla Finance Ltr.
(A part of Aditya Birla Capital Ltd.)
Nirlon Complex, R-Tech Park, 13th Floor, Off Western Express Highway,
Goregaon (East), Mumbai - 400063
+91 22 4356 7100 | (F) +91 22 4356 72 66 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://adityabirlacapital.com>
Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362 256
CIN: U65990GJ1991PLC064603



PROTECTING INVESTING FINANCING ADVISING

ANNEXURE E

ARYAN PROPERTIES

305 A, 3rd Floor, Saurabh Building, Andheri Kuria
Road, Andheri east Mumbai-400093

REVISED ESTIMATED BOQ FOR SILVER UTOPIA					C&I BOQ
					28th November 2022
SI No	Description	Unit	Qty	Rate	Amount
A	Civil Work				
1	Removing Existing flooring carpet	Sqft	9000	5	45000
2	Dismantling existing Modular Furniture	Lot	1	25000	25000
3	Breaking Existing Flooring for racway	Sqft	1500	20	30000
4	Removing existing café tables	Nos	1500	10	15000
5	Providing and Laying PCC for covering Racway	Sqft	1500	36000	54000
6	Removing existing Storages from near column and window side	Lot	1	35000	35000
7	P/F CARPET flooring IN TILES FORM	Sqft	9000	90	810000
8	Providing and Fixing New wooden palmet	Rft	107	300	32100
9	Providing and Fixing New Roller blinds at Glazing side	Sqft	1,070	126	133750
10	Debris	Nos	3	7500	22500
	Sub Total				1224850
B	Plumbing Work				
1	Cleaning and Repairing of Toilet fittings	Nos	1	20000	20000
	Sub Total				20000
C	POP Work				
1	Modification of Gypsum ceiling	Lot	1	12000	12000
2	Modification of Grid Ceiling	Lot	1	12000	12000
	Sub Total				24000
D	Carpentry Work				
1	Providing and Fixing Telephon Booth Doors	Nos	4	16000	64000
2	Providing and Fixing Gypsum Board Partitions	Sqft	100	22500	22500
3	Providing and Fixing Glass Partitions	Sqft	50	20000	100000
	Sub Total				186500
E	Painting and wall paper Work				
1	Ceiling plastic paint	Sqft	4500	23	103500
2	Wall Plastic paint	Sqft	12250	23	281750
	Sub Total				385250
F	Electrical Work				
1	Modification of electrical power points for Old and new work stations including wire, switch sockets etc.	Nos	145	2000	290000
	Sub Total				290000
G	Network and data work				
1	Modification of Data points for work stations where ever is possible as per existing Caballing available including new IO Face Plate etc. etc.	Lot	1	20000	20000
	Sub Total				20000
H	FAS Work				
1	Servicing of existing FAS	Lot	1	12500	12500
	Sub Total				12500
I	HVAC LOW Side WORK				
1	Servicing of existing HVAC system and Modification as required.	Lot	1	50000	50000
	Sub Total				50000
J	Modular Furniture				
1	Back to back Open Desking Workstation Table : 1200X600X750ht : 25mm THK Top & 50x50mm THK POWDER COATED M.S LEGS understructure WITH 10MM THK GLASS SCREEN ABOVE THE TABLE TOP & Pedestal unit.	Nos	49	13500	661500
2	Back to back Open Desking Workstation Table : 1500X750X750ht : 50x50mm THK POWDER COATED M.S LEGS understructure WITH 10MM THK GLASS SCREEN ABOVE THE TABLE TOP.	Nos	15	7950	119250
3	Back to back Open Desking Workstation Table : 1500X600X750ht : 50x50mm THK POWDER COATED M.S LEGS understructure WITH 10MM THK GLASS SCREEN ABOVE THE TABLE TOP.	Nos	38	8500	323000
4	Cabin Table : 975X450X750ht Side credenza 900x400x750ht.	Nos	7	6850	47950
5	CEO Cabin Table : 2100X900X750ht 25mm THK Top & 18mm THK understructure with Side credenza: 1500x400x750ht.	Nos	1	27000	27000
6	ROUND Table : 1050 DIA	Nos	1	12500	12500
	Conference Table: 3000X1200X750HT 25mm THK Top & 18mm THK understructure WITH POPUP BOX.		1	27500	27500
	Sub Total				1218700
K	Chairs & Sofa				
1	Conference & Receptionist Chair	Nos	165	5000	825000
2	High Back CEO Cabin Chairs	Nos	1	8500	8500
3	Midium Back Chairs for CEO Cabin Visitors	Nos	3	8500	19500
4	Cabin Chairs	Nos	7	6500	45500
5	CAFÉ CHAIRS	Nos	25	1750	43750
6	Café Bar Stools	Nos	12	1500	18000
	Sub Total				960250
L	Deep Cleaning work				

Sl No	Description	Unit	Qty	Rate	Amount
1	Proper deep Cleaning of Office including Chairs,Toilets etc.	Lot	1	20000	20000
	Sub Total				20000
	Total - Civil & Interiors				20000
	Add SGST 9%				4322050
	Add CGST 9%				388984.5
	Grand Total Amount				388984.5
	Round Off				5100019
	After Round Off Amount				-19
					5100000
PAYMENT TERMS & CONDITIONS					
1	50% Advance along with work order				
2	25% on completion of 70% of work				
3	20% on completion of 95% of work				
4	5% on final Handing over site to Clients				
5	BMC and Local mathadi will be Manage by Clients				
6	Project Completion will be 45 Days from Date of Receipt of Confirm Work Order.				
	For ARYANS PROPERTIES				
	PRADEEP SAWANT				
	Authorised Signature				

बदर - १५		
१५००५	५१	३६
२०२२		





pharmarack

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PHARMARACK TECHNOLOGIES PRIVATE LIMITED IN THE BOARD MEETING DATED 23-11-2022 AT 10:00 A.M.

“RESOLVED THAT authority be and is hereby given to Mr. Rakeshchandra Jagdishprasad Sinha (DIN:07340998) and /or Mr. Alok Bhagwat Joshi, Director (DIN:07144434) to execute all the documents, forms, returns, and such other applications as required to be filed under the provisions of the Companies Act,2013 or the Income tax act or any other Statutory act read with the rules thereunder, including its statutory modifications thereof, either manually or by way of affixing the digital signature for and on behalf of the Company.”



ALOK BHAGWAT JOSHI
(DIN NO. 07144434)
DIRECTOR
DATE -28-11-2022

बदर - १५		
१५००५	५२	६१०
२०२२		



Pharmarack Technologies Pvt. Ltd.
201/203, 3rd floor, Pride Portal, Senapati Bapat
Road, Gokhale Nagar, Pune, Maharashtra, 411016

020 25633250
care@pharmarack.com
pharmarack.com

CIN: U72900PN2015PTC156535

बदर - १५		
१५६०५	५३	६७
२०२२		



आयकर विभाग
INCOME TAX DEPARTMENT
PRESTIGE PROPERTIES

भारत सरकार
GOVT. OF INDIA

08/06/2006
 Permanent Account Number
AAAAP6800E

25012007

आयकर विभाग
INCOME TAX DEPARTMENT
FORUM MUKESH MEHTA
MUKESH MAKANDAS MEHTA

07/04/1991

Permanent Account Number

AKXPM9620M

Mukesh

Signature

भारत सरकार
GOV. OF INDIA

बदर - १५		
१५००५	५४	६०
२०२२		



Mukesh



अकर - १९		
१५००५	५५	६७
२०२२		

भारत सरकार
GOVERNMENT OF INDIA

सोनी मुकेश मेधा
Forth Mukesh Medha
जन्म वर्ष / Year of Birth : 1991
लिंग / Female




3001 4115 1305

आधार - सामान्य माणसाचा अधिकार



Forth

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: DIO मुकेश मेधा, १३-१३ वी
महाकाळ सिनेमा चौक, एम गी रोड, ठाणे
जो मल बिल्डिंग, बायकोर रोड, ठाणे
दूर, पिनकोड: ४०००७७

Address: DIO Mukesh Medha,
1301 13 TH FLOOR SILVER
COURT, M G ROAD NEAR
TITAN SHOW ROOM, Ghakopar
East, Thane, Mumbai
Maharashtra, 400077

1947 1987 1987 1947
1987 1987 1947 1987

आयकर विभाग

INCOME TAX DEPARTMENT

MUKESH MAKANDAS MEHTA

MAKANDAS DAYALJI MEHTA

20/07/1958

Permanent Account Number

AABPM7046F

Mukesh Mehta

Signature

भारत सरकार

GOVT. OF INDIA



25022012



बदर - १५		
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२०२२		

Mukesh Mehta

भारत सरकार
GOVERNMENT OF INDIA



मुकेश मकणदास मेहता
Mukesh Mahandas Mehta
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male



2283 9352 3395


बदर - १९ जांचार		
गुणवत्	यु	धु
२०२२		

सामान्य माणसाचा अधिकार


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता W/O मुकेश मेहता, १३०१ १३ वा
मजल सिव्हर कोर्ट, एम जी रोड इगलन ओ
हम जयक, घाटकोपर पूर्व, राजावाडी,
मुंबई, महाराष्ट्र, 400077


Address: W/O Mukesh Mehta,
1301-13 TH FLOOR SILVER
COURT, M G ROAD NEAR
TITAN SHOW ROOM, Ghatkopar
East, Rajawadi, Mumbai,
Maharashtra, 400077




1947
1800 188 1847



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www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

Mukesh Mehta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOV. OF INDIA



2311221

स्वामी लेखा संख्या कार्ड
 Permanent Account Number Card
AKWPM3304P



धारक नाम
NANCY MEHTA GOTNI

पिता/माता/पति/पति/पति का नाम
MUKESH MAKANDAS MEHTA

जन्म की तारीख /
 Date of Birth
25/05/1986

हस्ताक्षर /
 Signature
Nancy Mehta

Nancy Mehta

बदर - १५		
१५००५	५९	६०
२०२२		



नंबर - १५		
१५२०५	५२	६७
२००३		



भारत सरकार
GOVERNMENT OF INDIA



नंसी मेहता गोठी
Nancy Mehta Gothi
जन्म तिथि / DOB: 25/05/1988
महिला / FEMALE
Mobile No.: 9821950508



5537 2057 7772

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W/O डॉ. अशोक गोठी, 401-अनुज अपार्टमेंट, 96 ए.के.ए.
मार्ग, ओव्हेरा टांक, ऑप, तुम्बुला पोस्टोफिस,
मुंबई - 400026



Address:
W/O अशोक गोठी, 401-अनुज अपार्टमेंट, 96 ए.के.
मार्ग, ओव्हेरा टांक, ऑप, तुम्बुला पोस्टोफिस,
मुंबई, मुंबई, महाराष्ट्र - 400026



NMMeha-

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AJGPK7825G



नाम / Name
 ANAND PURUSHOTTAM KHOT

पिता का नाम / Father's Name
 PURUSHOTTAM AMBADAS KHOT

जन्म की तारीख / Date of Birth
 12/02/1973



हस्ताक्षर / Signature
A.P.K.


14092018

बदर - १५

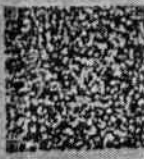
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२०२२

भारत सरकार
GOVERNMENT OF INDIA



अनंद पुल्शोत्तम खोत
 Anand Purushottam Khot
जन्म तारीख/DOB: 12/02/1973
पुल्ल/ MALE
Mobile No: 9923075544



3152 1444 7957
 VID : 9150 6332 0940 7362

माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA



पता:
 फ्लॉट नं-201, टॉवर -20, ब्लू रीडिंग, फेज 1, हिंजवडी,
 पुणे
 महाराष्ट्र - 411057

Address :
 Flat no - 201, Tower - 20, blue ndys, phase 1,
 Hinjave - Pune,
 Maharashtra - 411057



3152 1444 7957
 VID : 9150 6332 0940 7362

1800 300 1967 help@uidai.gov.in www.uidai.gov.in Call back the 1800 Registration 300 307

A.P.K.

YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0001 2611

Name : PRESTIGE PROPERTIES

Address : 201, CTS NO.477, WING B, OPP. PROCTOR & GAMBLE, CHAKALA ROAD, Andheri (E), Mumbai, 400069

Dis. Seq.: SC/10/0/0/0153

Mobile No.: 9*****04

Email Id : ma*****re@s**.bp.com

PAN No : AA*****1E

YOU CAN REACH OUT TO US AT:

TOLL FREE NO.: 18002095161

WHATSAPP: 7045116237

IN CASE OF FIRE/ ACCIDENT: 022 2577 4399

EMAIL: customer.re@tatapower.com

WEBSITE: cp.tatapower.com



बहर TATA
TATA POWER
Lighting up Lives!

The Tata Power Company Ltd., Commercial Department,
Sanapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill	Bill Month: JUL 2022	Bill Period : 01.07.2022 to 31.07.2022	Bill Date: 03.08.2022
Bill No. : 98252576852	Metered Units : 130	Discount Date : 10.08.2022	Tariff Category : LT II(C) :
Meter No. : SC002361	Billed Units : 130	Due Date : 24.08.2022	LT-COMMERCIAL ABOVE 50 KW
Meter Status : OK	Supply Zone : Metro SC01	Supply Date : 13.05.2013	MRU : DSC01L99
	Dispatch Zone : Metro SC01		Consumer : Direct
	Nxr.Mtr.Rdg.Dt.: 31.08.2022(Tent.)		Type Of Supply : 3 PHASE LT

Current Bill Amount ₹ 10,465.00	+	Net Other Charges ₹ 139.00	+	Past Dues ₹ 17,713.00	=	Total Amount Before Due Date* ₹ 28,317.00*
Amount By Discount Date ₹ 28,234.00		Amount After Due Date ₹ 28,448.00		Security Deposit Available ₹ 226,500.00		Security Deposit Due ₹ 0.00

*Due date is applicable for current bill only. Past dues are payable immediately.

For Advertisement enquiries please contact "Galan Imaging Print Solutions" email: galan@imagingprint.com

STREAMING ON

SONY

liv

ENGLAND VS INDIA
THE FINAL TEST 1/3 12th/13th JULY
1ST JULY ONWARDS

AVRODH 2
THE BLOOD WITHIN
24TH JUNE ONWARDS

SCAN TO DOWNLOAD

Your nearest offline payment centres :Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 15:00 HRS, SUNDAY: 9:00 TO 13:00 HRS)
Shop No 07, 7A Shri Hari Co-op Society , RTO Road, Lokhandwala Complex, Landmark-Nxt to Ambedkar Hall, Andheri (W) Mumbai 400 058

MESSAGE TO CONSUMER

Kindly note as per Hon'ble MERC approval dated 1st July 2022, Fuel Adjustment Charge (FAC) being levied in the month of July 2022 Bill & Onwards. Kindly refer the bill details section on 2nd page of the bill. For any query kindly connect with us at our Toll Free Number 1800 209 5161.

Nilesh Karm
Chief-Distribution
(Mumbai Operations)



FOLLOW US ON:



THE TATA POWER COMPANY LIMITED

Consumer Name: PRESTIGE PROPERTIES	Consumer No: 9000 0001 2611
Bill No : 98252576852	Bill Date : 03.08.2022
Cheque No.	Discount Date : 10.08.2022
Cheque Date	Due Date : 24.08.2022
Bill Amount : ₹ 28,317.00	Amt by Disc Dt. : ₹ 28,234.00
Amt After Due Dt. : ₹ 28,448.00	



Payment should be made by crossed cheque/DD in favour of "Tata Power CA NO. 9000 0001 2611". For multiple payments, write CA no & break-up of amount on back side of cheque. Please dont issue postdated or outstanc-cheques. Pls attach payment slip(s).



SC002361	Total kWh	TOD A (kWh) 22 to 6 hrs	TOD B (kWh) 6 to 9 & 12 to 18	TOD C (kWh) 9 to 12 hrs	TOD D (kWh) 18 to 22 hrs	kVA-A	kVA-B	kVA-C	kVA-D	RkVAh (Lag)	RkVAh (Lead)	
Closing Rcdg:	27,202.0000	4,818.9200	13,860.2900	5,102.2600	3,420.5200	0.0000	0.5220	0.0500	0.6220	10,806.5300	2,162.8400	
Opening Rcdg:	27,192.4500	4,818.9200	13,858.4400	5,102.2000	3,419.8300	0.0000	0.0000	0.0000	0.6000	10,804.8200	2,162.7800	
Differenc:	2.5900	0.0000	1.8500	0.0600	0.6900	0.0000	0.5220	0.0500	0.6220	1.7100	0.0600	
M.F.:	50.0000											
Adjustment Units:	130	0	2	3	34	0	26	2	31	88	3	
Total Metered Units (kWh):		130				Total Billed Units (kWh):		130		Total RkVAh: 89		Total kVA: 31
Sanctioned Load (kW):		150.00		Contract Demand (kVA):		51.00		RMD (kVA):		31.00		BMD (kVA): 20.40
										Power Factor 0.825 (Lag)		Load Factor: 0.000

Consumer No: 9000 0001 2611 FAC: 130*1.0500

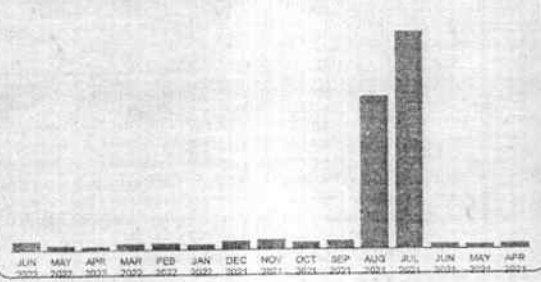
Last Bill Amt.	₹ 17,713.00
Last payment Received	₹ 0.00
Payment received on	
Payment received mode	

For making bill payment through cheque, please ensure to submit cheque, two working days in advance, so that payment will be realized on, discount/ due date. Cash Payment can be accepted limited to 5,000/-

Month	Total Metered Units	Total Billed Units	Meter Demand (kVA)	Power Factor
JUN 2022	4	4	4	0.983
MAY 2022	4	4	4	0.978
APR 2022	4	4	4	0.984
MAR 2022	19	19	4	0.979
FEB 2022	20	20	4	0.970
JAN 2022	16	16	4	0.970
DEC 2021	26	26	4	0.974
NOV 2021	26	26	4	0.979
OCT 2021	22	22	4	0.975
SEP 2021	26	26	3	0.974
AUG 2021	449	449	46	0.774
JUL 2021	637	637	44	0.874
JUN 2021	15	15	1	0.857
MAY 2021	14	14	0	0.919
APR 2021	16	16	1	0.872

Sr. No.	Your Bill Details	₹
1	Energy Charges	689.00
2	ToD-A Rebate 22 to 6 hrs @ Rs. 0.75 /Unit	0.00
3	ToD-C 9 to 12 hrs @ Rs. 0.50 /Unit	1.50
4	ToD-D 18 to 22 hrs @ Rs. 1.00 /Unit	35.00
5	Demand Charges	7.24
6	Demand Penalty Charges	0.00
7	Fuel Adjustment Charges @ Rs. 1.050	136.50
8	Regulatory Asset charges	0.00
9	Wheeling Charges TPC-D @ Rs. 1.79 /Unit	232.70
10	Green Power Tariff	0.00
11	Electricity Duty @ 21 %	1,750.71
12	Tax on Sale of Electricity @ Rs. 0.3404 /kWh	44.25
13	Power Factor Surcharge / Incentive @ 4 %	333.47
14	Adjustments	(cr) 0.13
15	Total (1 to 14)	10,465.00
16	Delayed Payment Charges	111.00
17	Interest on Arrears	28.00
18	Outstanding Amount (Pay immediately)	17,713.00
19	Other Charges	0.00
20	Additional charges for Consumer Funded Job	0.00
21	Moratorium Amount	0.00
22	Advance Payment Available	0.00
23	Load Factor Incentive for last month	0.00
24	Discount for digital payment	0.00
25	Tax collection at source	0.00
26	Bill Amount (15 to 25)	28,317.00
27	Discount (if paid on / before 10.08.2022)	(cr) 83.00
28	Net Bill Amount	28,234.00
29	Security Deposit (SD) Due	0.00
E. & O.E.		

CONSUMPTION PATTERN: UNITS - KWH



Extracts of Electricity Tariff Schedule w.e.f. 01.04.2022

Category: LT II(C) : LT-COMMERCIAL ABOVE 50 KW						
Energy Charges (₹/Unit)	RA (₹/Unit)	Wheeling Charges (₹/Unit)	Fixed/Demand Charges (₹)	CSS Charges (₹/Unit)	ED %	TOSE (₹/Unit)
5.30	0.00	1.79	0.00/355.00	0.00	21.00	0.3404

1) In all your correspondence, please mention Consumer No. & Bill No. 2) All bills, even if discounted, have to be paid fully. Adjustments if any, will be made in the subsequent bills. 3) Bill amount has been rounded off to the nearest Rupee. 4) If bills are not paid / paid after the due date, a one-time Delay Payment Charge (DPC) will be levied @ 1.25% of the total amount of the bill. 5) The interest will be payable from 2nd month after due date, on the amount of the bill plus the one-time DPC. Interest on arrears is chargeable upto 3 months - 12% p.a., beyond 3 months - 15% p.a. 6) Cash discount of 1% will be allowed on the monthly bill (excluding duty & taxes) if payment is received by the discount date indicated in the bill which is 7 days. 7) Kindly note that theft of electricity in any manner whatsoever will attract penal action under the Electricity Act, 2003. 8) Using your electricity connection for purposes other than that provided for is a tariff violation & may lead to disconnection/ penal action. 9) Cash payment is limited to Rs. 5,000/- per month. 10) In case of any complaints, please reach out to us at our Toll Free No., WhatsApp or Email. 11) In case complaint is not resolved, you may also approach us through web based Internal Consumer Redressal System (ICRS) available at Customer portal - <https://cp.satapower.com> 12) Further, in case of unresolved complaints, you may approach Consumer Grievance Redressal Forum (CGRF) online under grievances section at Customer portal. Every grievance must be submitted in writing to the forum in the format set out in Schedule A as per MERC (Consumer Grievance Redressal Forum & Electricity Ombudsman) Regulation, 2020 downloadable from the customer portal. 13) Location of the Ombudsman, Maharashtra Electricity Regulatory Commission, 608-608, Keshava Building, Bandra-Kurla Complex, Mumbai-400051. 14) Cash Payment not accepted on Bank Holidays. Regd. Coe: The Tata Power Co. Ltd., 24 Homi Bhabha Street, Mumbai 400001, GN: L28920MH1919PLC000567, PAN no: AAAC0054A / GST No: 27AAACT0054A1Z1, HSN Code: 27160000

IMPORTANT NOTICE

1) In all your correspondence, please mention Consumer No. & Bill No. 2) All bills, even if discounted, have to be paid fully. Adjustments if any, will be made in the subsequent bills. 3) Bill amount has been rounded off to the nearest Rupee. 4) If bills are not paid / paid after the due date, a one-time Delay Payment Charge (DPC) will be levied @ 1.25% of the total amount of the bill. 5) The interest will be payable from 2nd month after due date, on the amount of the bill plus the one-time DPC. Interest on arrears is chargeable upto 3 months - 12% p.a., beyond 3 months - 15% p.a. 6) Cash discount of 1% will be allowed on the monthly bill (excluding duty & taxes) if payment is received by the discount date indicated in the bill which is 7 days. 7) Kindly note that theft of electricity in any manner whatsoever will attract penal action under the Electricity Act, 2003. 8) Using your electricity connection for purposes other than that provided for is a tariff violation & may lead to disconnection/ penal action. 9) Cash payment is limited to Rs. 5,000/- per month. 10) In case of any complaints, please reach out to us at our Toll Free No., WhatsApp or Email. 11) In case complaint is not resolved, you may also approach us through web based Internal Consumer Redressal System (ICRS) available at Customer portal - <https://cp.satapower.com> 12) Further, in case of unresolved complaints, you may approach Consumer Grievance Redressal Forum (CGRF) online under grievances section at Customer portal. Every grievance must be submitted in writing to the forum in the format set out in Schedule A as per MERC (Consumer Grievance Redressal Forum & Electricity Ombudsman) Regulation, 2020 downloadable from the customer portal. 13) Location of the Ombudsman, Maharashtra Electricity Regulatory Commission, 608-608, Keshava Building, Bandra-Kurla Complex, Mumbai-400051. 14) Cash Payment not accepted on Bank Holidays. Regd. Coe: The Tata Power Co. Ltd., 24 Homi Bhabha Street, Mumbai 400001, GN: L28920MH1919PLC000567, PAN no: AAAC0054A / GST No: 27AAACT0054A1Z1, HSN Code: 27160000

बदर - २५		
१५००५	५२६६७	
२०२२		


भारत सरकार
GOVERNMENT OF INDIA


सर्ग्य शिखर जोशी
Sargy Shekharj Horne

जन्म वर्ष / Year of Birth: 1969
 लिंग / Male

4848 0679 2704



अधिकार - सामान्य माणसाचा अधिकार




भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: (५०) शिखर जोशी, अहमदनगर
 -५०१५०१, २१०१-४३-सी, शिखर जोशी स्कूल
 अहमदनगर जिल्हा, महाराष्ट्र, मुंबई, पुणे,
 पिनकोड: ४०००७६

Address: (५०) Shekharj Horne,
 behind Gopje Sharma School,
 2101-43/Sec-43, Ahmednagar Dist. Maharashtra,
 Mumbai, Maharashtra, 400076



भारत सरकार
GOVERNMENT OF INDIA

बडर - १५		
१५	१५	१५
२०२२		



हमीद शेख
Hamid Shaikh
जन्म वर्ष / Year of Birth : 1980
पुरुष / Male



5924 1533 4829



भारतीय विशिष्ट-ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता बी-५०५, अमराट बिल्डिंग, जयवंत
सावंत रोड, दाहिसर वेस्ट, मुंबई,
महाराष्ट्र, ४०००६८

Address: B-505 AMRAT BLDG,
JAYWANT SAWANT ROAD,
DAHISAR WEST, Dahisar,
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बदर - १५		
१५१०५	६५	६०
२०२२		

घोषणापत्र / शपथपत्र

मी / आम्ही खाली करणार मा नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म. रा. पुणे यांचे ३०.११.२०१३ राजीचे परीपत्रवाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजमधील सादर केलेल्या दस्तऐवजमधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तामधील लिहून देणार / कुलमुखत्यारधारक हे खरे असून त्याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मालक / वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती याची मालकी (Title) तसेच मिळकतीचे मालकाचे नाव दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार ह्यात आहे. व फक्त कुलमुखत्यार अर्थातच अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादर ही मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँक बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीद्वारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतनाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयांची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ चे वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजमधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी याची जबाबदारी नाही यची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व न्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजमधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी / आम्ही व दस्तऐवजमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जस भविष्यात कायद्यानुसार भविष्यात कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १९६० मधील नामुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

लिहून घेणार

Filed
Mumbai
M.M.M.

401/15905
मंगळवार, 29 नोव्हेंबर 2022 6:17 म.नं.

दस्त गोपबारा भाग-1

बदर 15
दस्त क्रमांक: 15905/2022

दस्त क्रमांक: बदर 15 /15905/2022

बाजार मूल्य: ₹. 1,81,98,000/-

मोबदला: ₹. 33,43,883/-

भरलेले मुद्रांक शुल्क: ₹. 5,25,550/-

दु. नि. सह. दु. नि. बदर 15 यांचे बायोवपाल

पावर्ना: 17192

पावती दिनांक: 29/11/2022

अ. क्र. 15905 वर दि. 29-11-2022

सादरकरणाचे नाव: मेसर्स प्रेस्टीज प्रॉपर्टीज तर्फे मेबर मुकेश मेहता -

रोजी 6:05 म.नं. वा. हजर केला.

नोंदणी फी

₹. 1000.00

दस्त हाताळणी फी

₹. 1340.00

पुटांची संख्या: 67

एकूण: 2340.00

दस्त हजर करणाऱ्याची सही.

सह. दु. नि. अर्थी

सह. दु. नि. अर्थी-4

दस्ताचा प्रकार: 36-अ-विच्छ अ 'द लायन्सम

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

शिक्रा क्र. 1 29 / 11 / 2022 06 : 05 : 06 PM ची ब्रेक: (सादरीकरण)

शिक्रा क्र. 2 29 / 11 / 2022 06 : 05 : 49 PM ची ब्रेक: (फी)

बदर - १५		
१५२०५	६६	६७
२०२२		



प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. * दस्तातील संपूर्ण भरकूर, निष्पादक व्यक्ती, साक्षीदार व सोयल नोंदलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर घापीतदी दला निष्पादक व कपुर्तीकारक हे संपूर्णपणे जबाबदार राहतील.

Mukesh Mehta
लिहून देणारे :

A.P. Nishank
लिहून घेणारे :

FMMehta
NMMehta

दस्तावेज क्रमांक-2

बंदर 15
दस्तावेज क्रमांक: 15905/2022

29/11/2022 6 10:03 PM

दस्तावेज क्रमांक: बंदर 15/15905/2022
दस्तावेजा प्रकार: 36-अ-विवेक अंश वापसमस्येन

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	ना.ब.मेसर्स प्रिस्टीज प्रॉपर्टीज लॉफ़् मॅन्डर मुकुंभ मेहता - पत्ता: प्लॉट नं. - , माळा नं: तळ मजला , इमारतीचे नाव: मिल्कर पुढोपिचा, खर्ताक नं: पी अॅण्ड जी प्लाझा समोर, चकाला, अंधेरी पूर्व, रोड नं: कार्डिनल रेजिअरस रोड , महाराष्ट्र, MUMBAI. पिन संख्या: AAAAP6800E	वापसना वय - 64		
2	ना.ब.मेसर्स प्रिस्टीज प्रॉपर्टीज लॉफ़् मॅन्डर फ़ोरम मेहता - पत्ता: प्लॉट नं. - , माळा नं: तळ मजला , इमारतीचे नाव: मिल्कर पुढोपिचा, खर्ताक नं: पी अॅण्ड जी प्लाझा समोर, चकाला, अंधेरी पूर्व, रोड नं: कार्डिनल रेजिअरस रोड , महाराष्ट्र, मुंबई. पिन संख्या: AAAAP6800E	वापसना वय - 31		
3	ना.ब.भारमॉरॅक रेजिअरस प्रॉपर्टीज प्रा वि लॉफ़् अंधेरीअंधेरी निग्रेटरी आनंद खोले पत्ता: प्लॉट नं. - , माळा नं: 3 रा मजला , इमारतीचे नाव: प्राइड पॉर्टेन खर्ताक नं. नं. दल्लु सेरींग घाणे, वडिअर वारी , रोड नं: गोखले नगर, महाराष्ट्र, पुणे. पिन संख्या:	वापसना वय - 49		

Mukul Mehta
Forum
A.P. Khole

वरील दस्तऐवज करत देणारा वधाकर्त्रीन 36-अ-विवेक अंश वापसमस्येन या दस्तऐवज करत दिल्याचे कळव करताना.

आठवः
खालील इंग्रज अंश निव्वरीत करताना की ते दस्तऐवज करत देणा-यांना ख्यातीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकारांचे नाव व पत्ता	छायाचित्र	अंगठ्याचा दस्त
1	ना.ब.इर्मोर अंधेरी - वय: 42 पत्ता: वी 505, अमृत विन्डिअर, नवयुवक सावन रोड, वडिअर पश्चिम पिन संख्या: 400068		
2	ना.ब.मंजप रोहीडा - वय: 54 पत्ता: 2101 वी, लेक स्टेमेंट वेकहोअर कॉम्प्लेअर, गोपाल शांती भांडे, अंधेरी पूर्व, भाग: पडई पिन संख्या: 400076		

Irmor
Manjap
(ARYANS)

खालील पक्षकारांनी कवुची टाकल्या नाही.

अनु क्र.	पक्षकारांचे नाव व पत्ता
1	मेसर्स प्रिस्टीज प्रॉपर्टीज लॉफ़् मॅन्डर नेन्सी मेहता गोठी :- प्लॉट नं: - , माळा नं: तळ मजला , इमारतीचे नाव: सिअर पुढोपिचा, खर्ताक नं: पी अॅण्ड जी प्लाझा समोर, चकाला, अंधेरी पूर्व , रोड नं: कार्डिनल रेजिअरस रोड , महाराष्ट्र, मुंबई. AAAAAP6800E

मह. दु. नि. अंधेरी पूर्व



बंदर - १५
१५१०५ ८६ ६७
२०२२

Payment Details.

sr.	Purchaser	Type	Verification no	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRESTIGE PROPERTIES	eChallan	10000502022112501792	MH011353456202223P	525550.00	SD	0005626995202223	29/11/2022
2		DHC		2944202212043	1340	RF	2911202212043D	29/11/2022
3	PRESTIGE PROPERTIES	eChallan		MH011353456202223P	1000	RF	0005626995202223	29/11/2022

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

30/11/2022 3 21:04 PM

दस्तावेज क्रमांक: बदर 15/15905/2022
दस्तावेजाचा प्रकार: 36-अ-विच्छेद अर्ज सादरपत्र

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाम: मेमनं प्रमोटीज प्रायव्ही लि. मंडळ: नेन्नी महला पोस्टी - प्लॉट नं. -, माळा नं: कट मजला , इमारतीचे नाव: सिल्वर प्रोपर्टी, ब्लॉक नं: पी अर्चर्ड जी एनएनएमएस, चकाला, अंधेरी पूर्व, रोड नं: कार्टिवेल इन्डियन रोड, महाराष्ट्र मुम्बई. पिन नंबर: AAAAP6800E	साझेदारी बच -36		

NMMELT

वरील दस्तावेजावर करण देणार न्यायालयीन 36-अ-विच्छेद अर्ज सादरपत्राचा दस्तावेजावर करण देण्याचे कठोर विनंती करताना,
शिक्षा क्र.3 ची वेळ: 30 / 11 / 2022 03 : 17 : 45 PM

बदर - १५

०५००५ ६७ ६७

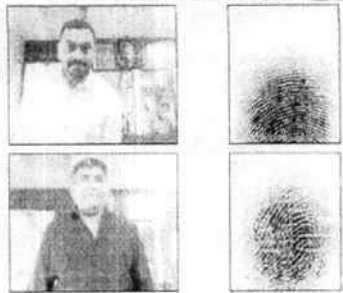
छायाचित्र २०२२ अंगठ्याचा दस्त

प्रास्ताविक:-
खासगीपणे इमम अने निवेदीत करताना की हे दस्तावेजावर करण देणा-गाना ख्यातीशः ओळखतात, व त्याची ओळख पटवितात

अनु.क्र. पक्षकाराचे नाव व पत्ता

- नाम: इमीद अंधे -
बच: 42
पत्ता: सी 505, अमन विल्डिंग, उदकत नाकद रोड, दहिसर पश्चिम
पिन कोड: 400068
- नाम: लजब रोहोडा -
बच: 54
पत्ता: 2101 पी.के. स्टेमल संकलनाय कामलेश्वर गोपाळ शर्मा आरि मागे,
मार्ग, एचई
पिन कोड: 400076

(Handwritten signatures and stamps)



खासगीपणे पक्षकाराची कठुवी उपलब्ध आहे

अनु.क्र.	पक्षकाराचे नाव व पत्ता
1	मेमनं प्रमोटीज प्रायव्ही लि. मंडळ: नेन्नी महला :- प्लॉट नं. -, माळा नं: कट मजला , इमारतीचे नाव: सिल्वर प्रोपर्टी, ब्लॉक नं: पी अर्चर्ड जी एनएनएमएस, चकाला, अंधेरी पूर्व, महाराष्ट्र, MUMBAI. AAAAP6800E
2	मेमनं प्रमोटीज प्रायव्ही लि. मंडळ: नेन्नी महला :- प्लॉट नं. -, माळा नं: कट मजला , इमारतीचे नाव: सिल्वर प्रोपर्टी, ब्लॉक नं: पी अर्चर्ड जी एनएनएमएस, चकाला, अंधेरी पूर्व, महाराष्ट्र, मुम्बई. AAAAP6800E
3	दामोदर देवेंद्रजीराव धा नि वई अंधेरीगडद निराधरी आनंद वीर :- प्लॉट नं. -, माळा नं: 3 ग मजला , इमारतीचे नाव: पाइल पोर्टल , ब्लॉक नं: डे टव्ळ मॉरीड मागे,

दस्तावेजावर करण देणेबाबतचे वेतनेबाबतचे
दस्तावेजाचे एकूण.....६.७.....पाने आहेत.
बदर-१५/ ०५००५ २०२२
पुस्तक क्र. १, क्रमांक. ०५००५..बदर
नोंदता: ३०/११/२०२२
दिनांक:

शिक्षा क्र.4 ची वेळ: 30 / 11 / 2022 03 : 18 : 18 PM

मह.द.नि.अर्ज

Payment Details.

sr.	Purchaser	Type	Verification no./Vendor	Amount	Used At	Doc. No.	Doc. Number	Delate Date
1	PRESTIGE PROPERTIES	eChallan	1000050202211297	1340	RF	0005626995202223	29/11/2022	
2		DHC	2911202212043	1340	RF	2911202212043D	29/11/2022	
3	PRESTIGE PROPERTIES	eChallan	MH011353456202223	1000	RF	0005626995202223	29/11/2022	



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



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BETWEEN

PRESTIGE PROPERTIES

THROUGH ITS OWNERS/MEMBERS

Shri. MUKESH M. MEHTA

MRS. NANCY MEHTA GOTHI

MS. FORUM MEHTA

AND

PHARMARACK TECHNOLOGIES PVT LTD

THROUGH ITS DIRECTOR/AUTHORISED SIGNATORY

DATED THIS DAY OF, 2022

85109
30/11/2022