

Data of ESBTR for GRN MH013332212201819S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910080/Koparkhairane
 Pmt Txn id : 207101745 Stationary No : 16199439819653
 Pmt DtTime : 18/03/2019 15:30:13 Print DtTime : 18/03/2019 16:05:08
 ChallanidNo : 69103332019031851762 GRAS GRN : MH013332212201819S
 District : 1201 / THANE GRN Date : 18/03/2019 15:53:48
 Office Name : IGR123 / THN11_THANE:NO 11 JOINT SUB REGISTR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 8,18,10,000.00/- (Rs Eight Crore Eighteen Lakh Ten Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : 36
 Prop Mvblty : Immovable Consideration : 1.00/-
 Prop Descr : DAKCMIDC PLOT 1 OF 2BLDG CHQ AND BHQTTC INDL AREA , THANE BELAPUR RDKOPER KHAIRANENAVIMU
 : Maharashtra
 : 400710
 Duty Payer : PAN-AAACF5232A FINE TECH CORPORATION PRIVATE LIMITED
 Other Party : PAN-AAACT4527E RELIANCE REALTY LIMITED

Bank Scroll No : 100
 Bank Scroll Date : 19/03/2019
 RBI Credit Date : 19/03/2019
 Mobile Number : 919967876079



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0003185634201920	11/09/2019-14:16:26	IGR123	30000.00
2		0003185634201920	11/09/2019-14:16:26	IGR123	81810000.00
Total Defacement Amount					8,18,40,000.00



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TRUE COPY

THIS ANNEXURE IS THE TRUE COPY
OF THE ORIGINAL DOCUMENT

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16199439819653

Bank/Branch: IBKL - 6910080/Koparkhairane

Pmt Txn id : 207101745

Pmt DtTime : 18-MAR-2019@15:30:13

ChallanIdNo: 69103332019031851762

District : 1201-THANE

Stationery No: 16199439819653

Print DtTime : 18-MAR-2019 16:05:08

GRAS GRN : MH013332212201819S

Office Name : IGR123-THN11_THANE NO 1

GRN Date : 18-Mar-2019@15:53:48

StDuty Schm: 0030046401-75/STAMP DUTY

StDuty Amt : R 8,18,10,000/- (Rs Eight, One Eight, One Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees

RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 36- lease for term exceeding one year

Prop Mvblty: Immovable Consideration: R 1/-

Prop Descr : DAKC,MIDC PLOT 1 OF 2,BLDG CHQ AND BHQ,TTC INDL AREA,THANE BELAPUR RD,KOPER KHAIRANE,NAVIMUMBAI THANE,Maharashtra,400710

Duty Payer: PAN-AAACFS232A,FINE TECH CORPORATION PRIVATE LIMITED

Other Party: PAN-AAACT4527E,RELIANCE REALTY LIMITED

Bank official1 Name & Signature



A. A. Sahani



Bank official2 Name & Signature

P. V. Khadane

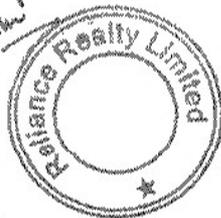
Space for customer/office

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TRUE COPY

THIS ATTACHURE IS THE TRUE COPY OF THE ORIGINAL DOCUMENT

CERTIFICATE

U/s 32 (1) (b) of the Maharashtra Stamp Act
 Office of the Collector of Stamps, Thane (City)
 Case No. Adj. 538/19... Received Adj. Fee Rs. 100/-
 vide Challan Receipt No. Date 14/08/2019
 Received from Shri MH005229292201920F
 FINE TECH CORPORATION PRIVATE LIMITED
 Residing at.....
 Stamp Duty of Rs. (100/-) ONE
 Hundred Rupees only.....
 vide Challan No. Dated 18/03/2019
 MH0133322122018195

Certificate under section 32 (1) (b) of
 the Maharashtra Stamp Act that the full duty of
 Rs. 100/- with which this instrument is
 chargeable has been paid vide article No. 27
 of schedule I of Maharashtra Stamp Act 1958.

This certificate is subject to the provisions of
 section 53 A of Maharashtra Stamp Act.

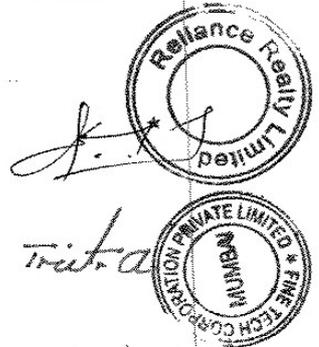
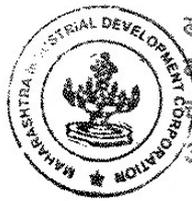
Place: Thane
 Date: 1 / 20
 (Manoj Wavikar)
 Collector of Stamps, Thane (City)

जा.क्र. 90880/9E
 दि. 9/9/2019E



स्वरचे प्रमाणपत्र

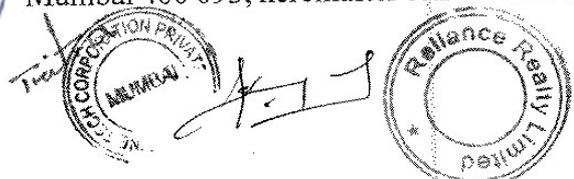
महाराष्ट्र नुद्रांक अधिनियम वस्तुची
 अन्वये निर्गमित केलेले आहे परंतु वस्त
 वस्त नोंदणी सही नोंदणी अधिकाऱ्या समोर
 दाखल झाल्यास नोंदणी अधिनियम १९०८
 च्या अधिनियमातील तरतुदी वुसार नोंदणी
 अधिकारी वस्त नोंदणीची कार्यवाही करतील,



TRIPARTITE AGREEMENT FOR SUB-LEASE

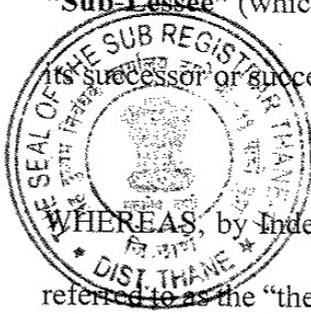
THIS SUB-LEASE is made at Mahape, Navi Mumbai on 16th day of Sept
 2019 BEWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT
 CORPORATION, a Corporation constituted under the Maharashtra Industrial
 Development Act, 1961 (MAH. III 1962) having its principal office at "Udyog
 Sarathi", MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (East),
 Mumbai 400 093, hereinafter called "the Lessor" (which expression shall unless the

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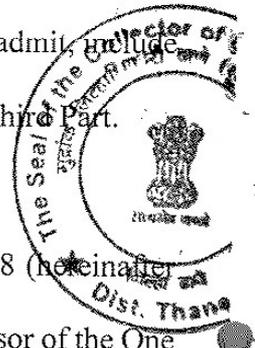


context does not so admit, include its successors and assigns) of the First part, **M/s RELIANCE REALTY LTD.**, a company incorporated under the Companies Act, 1956 and having its registered office at Dhirubhai Ambani Knowledge City, Thane-Belapur Road, Navi Mumbai 400 710, hereinafter referred as **"the Lessee"** (which expression shall unless the context does not so admit, include its successor or successors in business and permitted assigns) of the Second Part AND **M/s FINE TECH CORPORATION PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at 3rd Floor, Court House, Lokmanya Tilak Marg, Dhobi Talao, Mumbai 400 002, hereinafter referred to as the

"Sub-Lessee" (which expression shall unless the context does not so admit, include its successor or successors in business and permitted assigns) of the Third Part.



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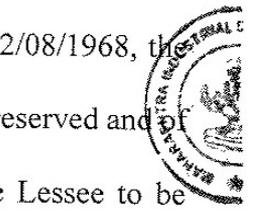
WHEREAS, by Indenture of Lease dated the 6th day of August, 1968 (hereinafter referred to as the "the said Indenture of Lease") made between the Lessor of the One

part and **M/s CHEMICAL FIBRE OF INDIA LTD.** of the Other part and lodged for registration in duplicate in the Office of the Sub-Registrar of Assurances at Bombay under Serial Number 3119 / 1968 & 3120 / 1968 on the 12/08/1968, the

Lessor in consideration of the premium paid and of the Rent thereby reserved and of the covenants, and conditions contained therein and on part of the Lessee to be observed and performed, thereby demise unto the Lessee all that piece of land known

as Plot No. Gen - 1 in the Trans Thane Creek Industrial Area, within the village limits of Khairane, Koparkhairane, Savali and Mahape and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane,

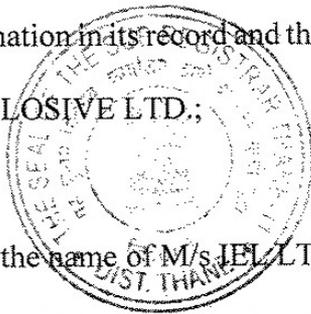
District and Registration District Thane containing by admeasurements 9,27,214 Sq.



Mtrs or thereabout, and more particularly described in the FIRST Schedule there under and also in the First Schedule hereunder written together with the buildings and erections then or at any other time thereafter standing and being thereon and together with all rights, easements and appurtenances, thereto belonging to hold the said land and premises therein expressed to the thereby demised (therein and hereafter referred to as "the demised premises") unto Lessee for a term of Hundred years computed from the 1st day of August 1963 at the yearly rent of ₹ 1/- and subject of the covenants and conditions therein contained in the said Indenture of Lease.

AND WHEREAS, by the Scheme of Amalgamation which was sanctioned by the Hon'ble High Court of Judicature at Bombay vide order dated 08/02/1984 passed in Company Petition no. 680/1993 connected with the Company Application no. 1959/1983, M/s CHEMICAL FIBRE OF INDIA LTD., amalgamated with M/s INDIAN EXPLOSIVE LTD. Subsequently, the Lessor vide letter dated 10/05/1984 has taken note of the said amalgamation in its record and thus the said plot was stands in the name of M/s INDIAN EXPLOSIVE LTD.;

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City



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AND WHEREAS, subsequently, the name of M/s IEL LTD has been changed from M/S INDIAN EXPLOSIVE LTD to M/s IEL LTD., as is evident from the fresh incorporation certificate issued by the Assistant Registrar of Companies under the provisions of Section 23(1) of the Companies Act, 1956. The Lessor vide letter dated 06/09/1985 has taken note of the said change in the name of the company in its

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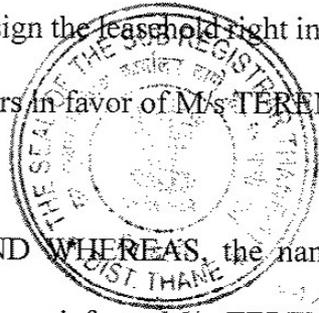
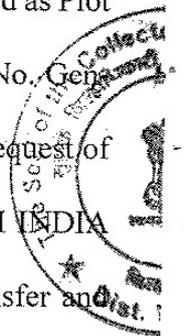
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AND WHEREAS, the name of M/s IEL LTD. has been changed from M/s IEL LTD to M/s ICI INDIA LTD. as is evident from the fresh incorporation certificate issued by the Assistant Registrar of Companies under the provisions of Section 23(1) of the Companies Act, 1956. The Lessor vide letter dated 01/08/1989 has taken note of the said change in the name of the company in its record;

AND WHEREAS, at the request of M/s ICI INDIA LTD., the Lessor vide letter dt 12/10/1993 granted its consent and permission to M/s ICI INDIA LTD. for sub-division of the said original plot and hereby the said original Plot No. Gen-1 in TTC Industrial Area has been sub-divided into Two plots, which are re-designated as Plot No. Gen-1/2 admeasuring about 539349 Sq. Mtrs or thereabout and Plot No. Gen-1/1 admeasuring about 192918 Sq. Mtrs or thereabout. The Lessor at the request of M/s ICI INDIA LTD allowed to retain the Plot No Gen-1/1 with M/s ICI INDIA LTD and vide transfer order dated 12/10/1993 granted its consent to transfer and assign the leasehold right in respect of Plot Gen-1/2 admeasuring about 539,349 Sq. Mtrs in favor of M/s TERENE FIBRES INDIA LTD.;



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AND WHEREAS, the name of M/s TERENE FIBRES INDIA LTD. has been changed from M/s TERENE FIBRES INDIA LTD. to M/s TERENE FIBRES INDIA PVT. LTD. as is evident from the fresh incorporation certificate issued by the Assistant Registrar of Companies under the provisions of Section 23(1) of the Companies Act, 1956. At the request of M/s TERENE FIBRES INDIA LTD. the Lessor vide letter dated 16/09/1997 has taken note of the said change in the name of the company from M/s TERENE FIBRES INDIA LTD to M/s TERENE FIBRES INDIA PVT. LTD. in its record;

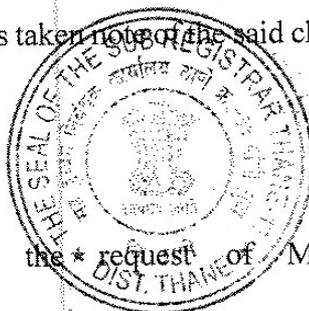
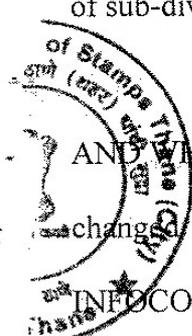


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AND WHEREAS, at the request of M/s TERENE FIBRES INDIA PVT. LTD., the Lessor vide its letter dt 11/04/2005 granted its consent and permission to M/s TERENE FIBRES INDIA PVT. LTD. for sub-division of the Plot No. Gen-1/2 in TTC Industrial Area said plot has been sub-divided in Two plots, which are re-designated as Plot. No. Gen-1/2 admeasuring about 5,36,092 Sq. Mtrs or thereabout and Plot No. X-8 admeasuring about 3257 Sq. Mtrs or thereabout. The Lessor at the request of M/s TERENE FIBRES INDIA PVT. LTD allowed to use the Plot No. Gen-1/2 for industrial use and Plot No. X-8 for commercial purpose as a petrol pump and vide letter dt 11/04/2005 granted its consent to Sub-division and change of use of sub-divided Plot No. X8;

AND WHEREAS, the name of M/s TERENE FIBRES INDIA PVT. LTD. has been changed from M/s TERENE FIBRES INDIA PVT. LTD. to M/s RELIANCE INFOCOMM INFRASTRUCTURE PVT. LTD. as is evident from the fresh incorporation certificate issued by the Assistant Registrar of Companies, Calcutta under the provisions of Section 23(1) of the Companies Act, 1956. The Lessor vide letter dated 07/03/2007 has taken note of the said change in the name of the company in its record;

AND WHEREAS, at the request of M/s RELIANCE INFOCOMM INFRASTRUCTURE PVT. LTD., the Lessor granted its permission to M/s RELIANCE INFOCOMM INFRASTRUCTURE PVT. LTD to change the use of the said Plot No. Gen-1/2 for IT/ ITES activities vide letter dt. 03/05/2007



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AND WHEREAS, in pursuance of the covenants and conditions contained in the said Indenture of Lease, M/s RELIANCE INFOCOMM INFRASTRUCTURE PVT. LTD has constructed the IT / ITES buildings as per the plans and specifications sanctioned by the Special Planning Authority of the Lessor upon the said plot, having total built up area of 2,93,264.56 Sq. Mtrs, and obtained Building Completion Certificate dt. 25/05/2018 from the Special Planning Authority of the Lessor to that effect (hereinafter called as "the said IT / ITES buildings")

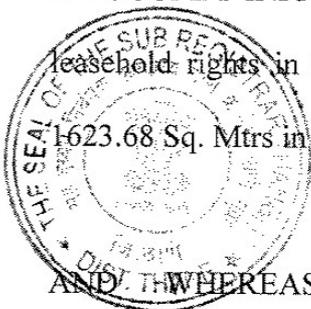
AND WHEREAS, at the request of M/s RELIANCE INFOCOMM INFRASTRUCTURE PVT. LTD., the Lessor vide its letter dated 15/06/2016 granted its permission for sub-division of Plot No. Gen.1/2 in TTC Industrial Area in Twoplots which are now re-designated as Plot No. Gen-1/2 admeasuring 534,468.32 Sq. Mtrs or thereabout and Plot No. X-8/1 admeasuring 1623.68 or thereabout. By the said order, the Lessor granted its consent to retain the Plot No. Gen-1/2 admeasuring 534,468.32 Sq. Mtrs or thereabout with M/s RELIANCE INFOCOMM INFRASTRUCTURE PVT. LTD and to transfer and assign the leasehold rights in respect of the sub-divided Plot No. Gen-X-8/1 admeasuring

1623.68 Sq. Mtrs in favor of M/s RELIANCE HEALTH SOLUTIONS PVT. LTD

AND WHEREAS, the name of M/s RELIANCE INFOCOMM INFRASTRUCTURE PVT. LTD has been changed from M/s RELIANCE INFOCOMM INFRASTRUCTURE PVT. LTD to M/s RELIANCE INFRASTRUCTURE LTD. as is evident from the fresh incorporation certificate

issued by the Assistant Registrar of Companies under the provisions of Section 23(1)

of the Companies Act, 1956. And at the request of M/s RELIANCE



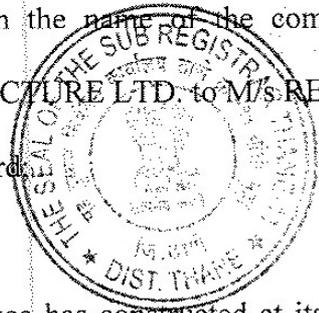
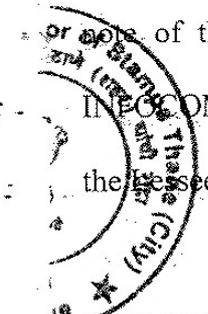
M/s RELIANCE	
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INFRASTRUCTURE LTD., the Lessor vide letter dated 29/01/2019 has taken note of the said change in the name of the company from M/s RELIANCE INFOCOMM INFRASTRUCTURE PVT. LTD to M/s RELIANCE INFOCOMM INFRASTRUCTURE LTD. in its record;

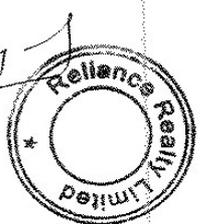
AND WHEREAS, the name of M/s RELIANCE INFOCOMM INFRASTRUCTURE LTD. has been changed from M/s RELIANCE INFOCOMM INFRASTRUCTURE LTD. to M/s RELIANCE REALTY LTD. as is evident from the fresh incorporation certificate issued by the Assistant Registrar of Companies under the provisions of Section 23(1) of the Companies Act, 1956 and at the request of M/s RELIANCE REALTY LTD. the Lessor vide letter dt 29/01/2019 has taken

note of the said change in the name of the company from M/s RELIANCE INFOCOMM INFRASTRUCTURE LTD. to M/s RELIANCE REALTY LTD., i.e. the Lessee herein in its record.



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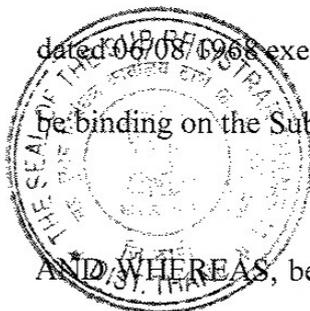
AND WHEREAS, the Lessee has constructed at its own expenses the IT / ITES buildings upon the land bearing all that piece or parcel of Land bearing Plot No. Gen-1/2 admeasuring about 5,34,468.32 Sq. Mtrs situated, lying and being at Trans Thane Creek Industrial Area, within the village limits of Khairane, Koparkhairane, Sanyali and Mahape and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration District Thane, hereinafter referred to as the "Sub-Demised Land" and more particularly described Firstly in the First Schedule hereunder written.



AND WHEREAS, the Sub-Lessee with intent to establish IT / ITES activity requested the Lessor through Lessee to grant sub-lease of the Two buildings out of the buildings constructed upon the said plot viz. BHQ & CHQ buildings for a period of Twenty Two(22) years;

AND WHEREAS, pursuant to the terms and conditions of the Lease, the Lessee and Sub-Lessee have requested to the Lessor to accord its permission to Sub-Demised Premises being Two buildings viz. BHQ & CHQ to the Sub-Lessee and to enter into this Sub-Lease and the Lessor has agreed for the same and granted its consent vide letter dt 05/08/2019 and thereby the terms and conditions of the Indenture of Lease

dated 06/08/2018 executed between Lessor and Lessee's predecessor in the title shall be binding on the Sub-Lessee;



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AND WHEREAS, before signing the Sub-Lease, the Lessee has paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation, Mumbai (hereinafter called "the Chief Executive Officer") the sum of ₹ 24,92,83,500/- (₹ Twenty Four Crores Ninety Two Lakhs Eighty Three Thousand & Five Hundred only) towards the Sub-Lease charges payable by Lessee.



AND WHEREAS, for the purpose of Stamp Duty, recurring charges such as Government revenue, the Lessor share of the cesses and the owners share of the Municipal rate of taxes, which the Lessee / Sub-Lessee have agreed to bear and pay under these present although by law recoverable from the Lessor



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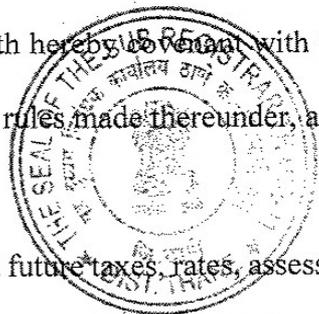
NOW THIS INDENTURE OF SUB-LEASE WITNESSTH AS FOLLOWS:-

1. GRANT OF SUB-LEASE

In pursuance to the Lease and in consideration of the land, the Lessor hereby grants its permission to the Lessee to Sub-Lease the Sub-Demised premises to the Sub-Lessee being Two buildings viz. BHQ & CHQ totally admeasuring 53,329.18 Sq. Mtrs (**built up**), (proportionate area of the said plot 97,191.28 Sq. Mtrs) which is shown in red color boundary line on the plan annexed hereto and marked as Annexure "A".

2. COVENANTS BY THE SUB-LESSEE:

The Sub-Lessee with intent to bind all persons into whosoever hands the Sub-Demised land may come doth hereby covenant with the Corporation subject to policies of the Lessor and rules made thereunder, as follows:



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i. To pay all the existing and future taxes, rates, assessments and outgoings of every description for the time being payable either by landlord or tenant of or by the occupier in respect of the Sub-Demised Land and anything for the time being thereon



ii. That the Sub-Lessee shall commence the activity and shall carry out authorized operations within the Sub-demised Premises in accordance with the policy of the Lessor in force from time to time within One Year from the date hereof.



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iii. The Sub-Lessee shall duly comply with the provisions of the relevant laws and the rules made thereunder as also with any condition which may, from time to time be imposed by the concerned Authority constituted under the said Acts, as regards the activities to be carried out by the Sub-Lessee or otherwise and shall indemnify and keep indemnified the Lessor and the Lessee against the consequences or any breach of the non-compliance of any such provision or conditions as aforesaid.

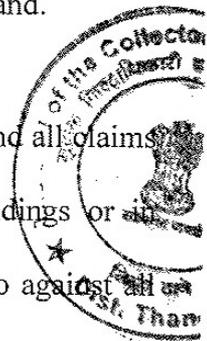
iv. Not any time during the period of this sub-lease to erect any building erection or whatsoever nature or any portion of the demised land.

v. To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or any other consequence of the execution of the aforesaid work and also against all payments whatsoever which during the progress of the work becomes

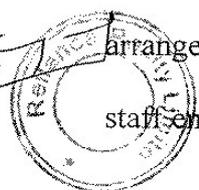
payable or be demanded by the Municipality or any local authority in respect of the said works / activity or of anything done under the authority herein contained



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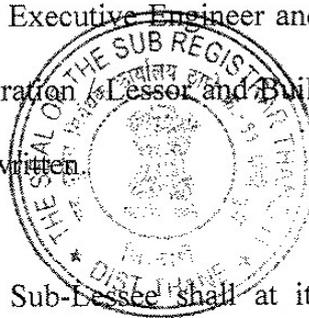


vi. To observe and confirm to all the rules, regulations and bye-laws of the Lessor being the Special Planning Authority / Municipality / Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine facilities, accommodation and other sanitary arrangements for the labourers, workmen and for its employed and other staff employed on the Sub-Demised Premises. The Sub-Lessee shall not



without the previous consent of the Executive Engineer of the Lessor, permit any labourers or workmen to reside upon the Sub-Demised Premises and in the event of such consent being given shall comply strictly with the terms thereof.

vii. That no alterations or additions shall at any time be made to the façade or elevation of any building or erection erected and standing on the Sub-Demised land or architectural feature thereof, except with the previous permission in writing of the Executive Engineer and in accordance with the D.C. Rules of the Corporation / Lessor and Building Regulations set out in the Second Schedule written.

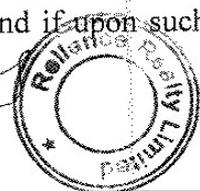


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viii. Throughout the term the Sub-Lessee shall at its expense well and substantially to repair, pave, cleanse and keep in good and substantial conditions (including all usual and necessary internal and external painting, color and white washing) to the satisfaction of the Executive Engineer of the Lessor, the said buildings and the property and the drains, compound walls and fenced thereunto belonging and all fixtures and additions thereto.

ix. To permit the Chief Executive Officer of the Corporation / Lessor or the Executive Engineer and the Officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable times of the day during the Sub-Lease, after a week's previous notice, to enter into and upon the Sub-Demised Premises and to inspect the state of repairs therefore and if upon such inspection it shall appear that any repair are



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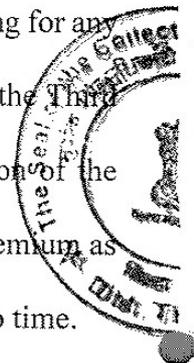
necessary, they or any of them may be notice to the Sub-Lessee call upon them to execute the repairs and upon their failure to do so within a reasonable time the Corporation / Lessor may execute them at the expenses in all respect of the Sub-Lessee.

x. Not to do or permit to be done anything on the Sub-Demised Premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of any other land in the vicinity.

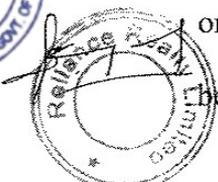
xi. To use the Sub-Demised Premises for the purpose of IT / ITES activity, and not to use the same for any other purpose whatsoever including for any of the obnoxious industries specified in the Annexure set out in the Third Schedule hereunder written, without the prior written permission of the Corporation / Lessor and subject to the payment of additional premium as per the prevailing policy of the Corporation / Lessor from time to time.



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xii. To keep the buildings already erected or which may hereafter be erected on the Sub-Demised Land excluding foundations and plinth insured in the joint names of the Lessor, Lessee and the Sub-Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinth) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy of such insurance and the current year's receipt for the premium and also as often as any of the buildings which are or shall be erected upon the Sub-Demised Land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which

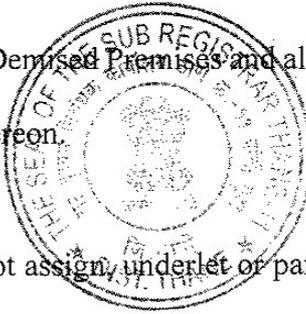
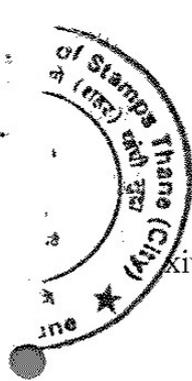


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shall be received by virtue of any such insurance in rebuilding or repairing the Land / building destroyed or damaged under the direction and to the satisfaction of the Executive Engineer of the Lessor AND whenever during the term said Term the said buildings or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Sub-lessee will reinstate and repair the same to the satisfaction of the Executive Engineer of the Lessor and will nevertheless continue to pay the Annual Lease Rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

xiii. At the expiration or sooner determination of the term quietly to deliver up to the Lessor the Sub-Demised Premises and all erections and buildings then standing or being thereon.



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xiv. The Sub-Lessee shall not assign, underlet or part with possession of the Sub-Demised Premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Office of the Corporation / Lessor



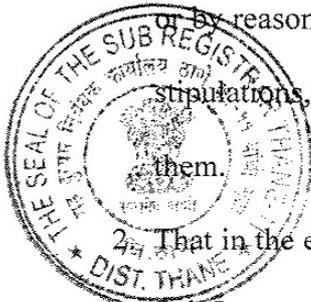
xv. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Sub-Lessee hereunder shall be in arrear the same may be recovered from the Sub-Lessee as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code: 1966 (XLI of 1966).



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3. The Lessee and the Sub-Lessee hereby jointly confirm covenants and undertakes that:

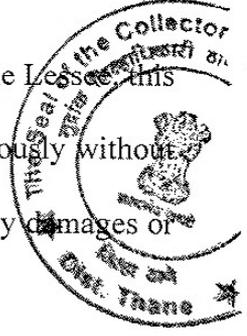
1. They shall adhere to and strictly follow all the terms and conditions of the said Indenture of Lease and shall at all times hereafter well and sufficiently indemnify and hold harmless and keep the Corporation / Lessor indemnified from and against any action, proceedings, all claims and demands made or preferred against the Corporation in respect of such Sub-Lease arising from



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or by reason of any acts of defaults, negligence or breach of any conditions, stipulations, rules and regulations required to be observed and performed by them.

That in the event of termination of the lease by the Lessor or the Lessee, this Sub-Lease contemplated shall also be co-terminated simultaneously without any further act or deed and the Lessor shall not be liable for any damages or losses that may be caused the Sub-Lessee or the Lessee.



IN WITNESS WHEREOF _____

the Regional Officer of the Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the Lessor above named, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and thereto the Lessee and the Sub-Lessee



have set their respective hands and affixed the common seal hereto the day and the year first above written.



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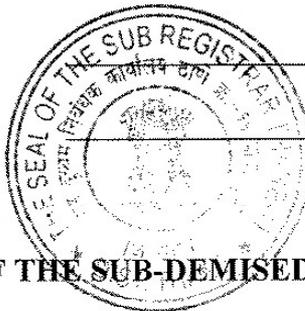
FIRST SCHEDULE

(DESCRIPTION OF THE LAND)

FIRSTLY:

All that piece and parcel of land known as Plot No. Gen-1/2 in the Trans Thane Creek Industrial Area, within the village limits of Khairane, Koparkhairane, Savali and Mahape and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration District Thane containing by admeasurements 534,468.32 Sq. Mtrs or thereabout and bounded by red boundary lines on the plan annexed hereto, that is to say:-

- On or towards the North by : _____
- On or towards the South by : _____
- On or towards the East by : _____
- On or towards the West by : _____



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(DESCRIPTION OF THE SUB-DEMISED PREMISES)

SECONDLY:

All that Two buildings viz. BHQ & CHQ totally admeasuring about 53,329.18 Sq. Mtrs (built up) (proportionate area of the said plot 97,191.28 Sq. Mtrs) standing on Plot No. Gen-1/2 in the Trans Thane Creek Industrial Area within the village limits of Khairane, Koparkhairane, Savali and Mahape and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration District Thane and bound by red boundary lines on the plan annexed hereto, that is to say:-

- On or towards the North by : _____
- On or towards the South by : _____
- On or towards the East by : _____



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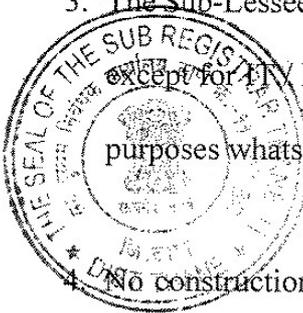
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On or towards the West by : _____

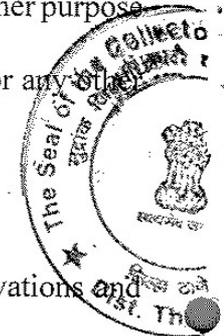
**SECOND SCHEDULE
(BUILDING REGULATIONS)**

- 1. The Development Control Rules applicable to the Corporation / Lessor's Industrial Area shall be applicable to this Industrial Area.
- 2. The periphery of the plot shall be utilized for the purpose of planting trees. At least one tree shall be planted per 200 sq. mtrs and one tree at a distance of 15 meters on the frontage of the road or part thereof but within the demised land.

3. The Sub-Lessee shall not use the Sub-Demised Premises for any other purpose ~~except for IT/ITES activity and works~~ and it shall not be used for any other purposes whatsoever.



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4. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Special Planning Authority, the Officer authorized by the Corporation / Lessor and no additions or alterations to the buildings, the plan of which have been so approved, shall at any time be made, except with similar previous approval of the said officer.



5. All survey boundary mars demarcating the boundaries of the plot shall be properly preserved and kept in good repair by Sub-Lessee. Where more than one Sub-Lessee are concerned with the same boundary mark, the Officer authorized by the Corporation / Lessor shall allocate these obligations suitably.



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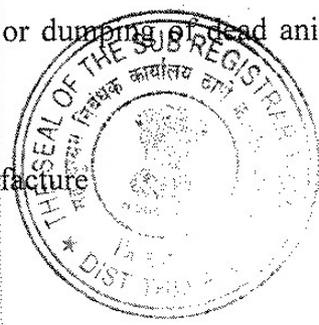
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- Three sets of the specifications, plans, elevations, and sections as approved by the Special Planning Authority / Executive Engineer shall be submitted to the Special Planning Authority / Executive Engineer of the Lessor for record and to enable him to grant No Objection Certificate

THIRD SCHEDULE

(LIST OF OBNOXIOUS INDUSTRIES)

- Fertilizers manufacture from organic materials, provided however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odours or fumes in the compounding or manufacture thereof.
- Sulphurous, sulphuric, picric, nitric, hydrochloric and other acid manufacture or their use or storage, except accessory to permitted industry.
Ammonia manufacture
- Incineration, reduction or dumping of dead animal, garbage or refuse on a commercial basis
- Tar distillation or manufacture
- Cement manufacture
- Chlorine manufacture
- Bleaching powder manufacture
- Gelatin or glue manufacture or process involving recovery from fish or animal offal.
- Manufacture or storage of explosives or fireworks.
- Fat rendering
- Fat, tallows, grease or lard refining or manufacture



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- 13. Manufacture of explosives or inflammable products of pyroxylin
- 14. Pyroxylin manufacture
- 15. Dye-stuff and pigment manufacture
- 16. Turpentine, paint, varnish or size manufacture or refining
- 17. Tallow, Grease or Land manufacture
- 18. Stock yard or slaughter of animals or fowls
- 19. Tanning, curing or storage of raw hides and skins

20. Wood pulping or scouring

21. Yeast plant

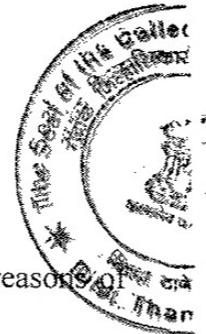
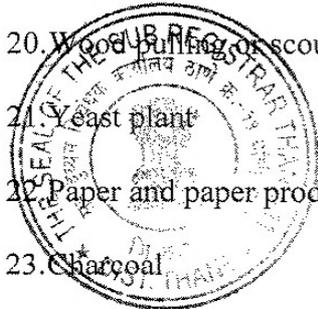
22. Paper and paper products

23. Charcoal

24. Manufacture of viscose rayon

25. In general, those uses which may be obnoxious or offensive by reason of emission of odour, liquid effluvia, dust, smoke, gas, noise, vibration & fire hazards.

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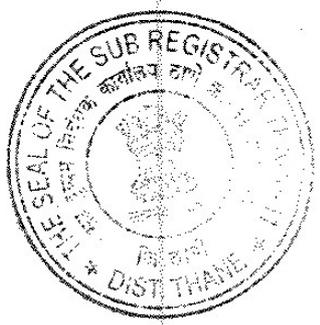


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[Signature]
 REGIONAL OFFICER,
 M.I.D.C REGIONAL OFFICE
 MAHAPE

SIGNED, SEALED AND DELIVERED)

by: Shri Satish Bagal.)

★ Regional Officer of the within named Lessor)
 Maharashtra Industrial Development Corporation)

In the presence of)

1. Shri R.K. Guthale, A.M
2. K.N. Mandlik, Clerk, *[Signature]*

The common seal of the above name Lessee)
 M/s RELIANCE REALTY LTD

was, pursuant to the Resolution of its Board of)
 Directors passed on ___ day of ___ 2019)

affixed hereto in the presence of)

Shri Shashidhar Kupsad)

Director of the Company who in token of having)
 affixed seal of the Company set his hand hereto in)
 the presence of)

1. Jagdish Bhole *[Signature]*



For Reliance Realty *[Signature]*
 Authorized Signatory



2. Vineet vinit vinit

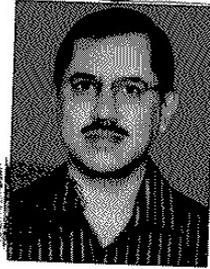
The common seal of the above name Sub-Lessee)

M/s FINE TECH CORPORATION PVT LTD
was, pursuant to the Resolution of its Board of)
Directors passed on ___ day of _____ 2019)
affixed hereto in the presence of)

Shri Tapas Mita

Director of the Company who in token of having)
affixed seal of the Company set his hand hereto in
the presence of:

1. Sandip Shukla
2. Gopinath Sharma 



For Fine Tech Corporation Private Limited

Tapas Mita

Authorised Signatories



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मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचे समोर
महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ खालील प्रकरणातील आदेश.
अर्जदार :- मे. फाईन टेक कार्पोरेशन प्रा.लि.

जा.क्र.अभिनिर्णय प्र.क्र. ५३८/१९/२०१९
सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी,
ठाणे (शहर) यांचे कार्यालय, खोली क्र.४०६,४ था माळा,
जिल्हाधिकारी कार्यालय इमारत. आवार, ठाणे (प).
दि. २८/१२/२०१९.

प्रस्तावना -

१. संलेखाचा प्रकार :- ट्रायपार्टी अॅग्रीमेंट फॉर सबलिज
२. संलेख लिहून देणार :- महाराष्ट्र औद्योगिक विकास महामंडळ (Lessor)
३. संलेख लिहून घेणार :- मे. रिलायन्स रियल्टी लिमिटेड (Lessee)
४. सब लेसी :- मे. फाईन टेक कार्पोरेशन प्रा.लि.
५. मिळकतीचे वर्णन :- टिटिसी आदैयोगिक वसाहत मधील भूखंड क्र. Gen - १/२, इमारत क्र. BHQ व
CHQ, क्षेत्र ५३,३२९.१८ चौ.मी. बिल्टअप, मौजे- महापे, सावली, कोपखैरणे,
ता. जि - ठाणे

२/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम ३१ पोटनियम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचेकडे दिनांक १६/०८/२०१९ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत निष्पादन न केलेले ट्रायपार्टी अॅग्रीमेंट फॉर सबलिज चे प्रारूप व प्रतिज्ञापत्र इत्यादी कागदपत्रे सादर केली असून संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. तसेच अर्जदार यांनी अभिनिर्णय ऑनलाईन अर्ज दि. १४/०८/२०१९ रोजी केला असून, अभिनिर्णय फी रु.१००/- चलन क्र. MH००५२२९२९२२०१९२०E दि. १६/०८/२०१९ रोजी शासनाच्या लाभात जमा केली आहे.

३/- अर्जदार यांनी प्रस्तुत ट्रायपार्टी अॅग्रीमेंट फॉर सबलिज चे हस्तांतरण संलेखावर किती मुद्रांक शुल्क आकारता येईल. या प्रयोजनार्थ अर्जासोबत उक्त अधिनियमातील कलम ३१ (२) नुसार खालील कागदपत्रे सादर केली आहेत.

१. महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम ३१(२) नुसार प्रतिज्ञापत्र.
२. ट्रायपार्टी अॅग्रीमेंट फॉर सबलिज चे प्रारूप

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२३	०८

४/- विषयांकित दस्तातील मिळकत टिटिसी आदैयोगिक वसाहत मधील भूखंड क्र. Gen - १/२, इमारत क्र. BHQ व CHQ, क्षेत्र ५३,३२९.१८ चौ.मी. बिल्टअप, मौजे- महापे, सावली, कोपखैरणे, ता. जि - ठाणे येथील आहे.

५/- विषयांकित दस्त हा ट्रायपार्टी अॅग्रीमेंट फॉर सबलिजचा असून, भाडेपट्ट्याचे हक्क लेसॉर महाराष्ट्र औद्योगिक महामंडळ यांचे मान्यतेने मे. रिलायन्स रियल्टी लिमिटेड लेसी हे सब लेसी मे. फाईन टेक कार्पोरेशन प्रा.लि यांचे नावे करित आहेत.



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६/- विषयांकित दस्तातील मिळकतीचे सहायक नगररचनाकार यांनी रक्कम रु. ३२०,४०,१७,५००/- इतके बाजारमुल्य निश्चित केले असून, दस्तामध्ये मोबदला रक्कम रु. २४,९२,८३,५००/- इतका नमुद केलेला आहे. त्यामुळे बाजारमुल्य रक्कम रु. ३२०,४०,१७,५००/- तसेच भाडेपट्टा २२ वर्षे मुदतीची असलेने यावर अनु - ३६ (iii) प्रमाणे ५०% मुल्य रक्कम रु. १६०,२०,०८,७५०/- यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनुच्छेद - ३६ सह २५ (बी) नुसार ५% प्रमाणे रक्कम रु. ८,०१,००,४३८/- इतके मुद्रांक शुल्क तसेच दस्ताच्या व्दिप्रती करीता अनु- २७ नुसार रु.१००/- इतके मुद्रांक शुल्क असे एकूण रक्कम रु. ८,०१,००,५३८/- एवढे मुद्रांक शुल्क वसूल करणे आवश्यक आहे.

खालील अटी व शर्ती यांच्या अधिन राहून सदर प्रकरणांत अंतिम आदेश पारीत करण्यात येत आहेत.

१. महाराष्ट्र मुद्रांक अधिनियम कलम ३२ B व कलम ५३ (१A) च्या अधीन राहून सदरहू आदेश पारीत करणेत येत आहेत.
२. महाराष्ट्र मुद्रांक अधिनियम कलम २८ मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क /मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पूर्णपणे व खरेपणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञा पत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम-६२अन्वये शास्तीची कार्यवाही करणे आधिन राहून आदेश देत आहे.
३. कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास मुंबई मुद्रांक अधिनियम कलम ४६ व महाराष्ट्र जमिन महसूल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे आधिन राहून आदेश देणेत येत आहे.
४. दस्तातील नमुद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरेखोटेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही. याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.
५. सदर दस्तातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालु असेल तर त्याची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.

अंतिम आदेश

वर नमुद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे शहर प्रश्नाधिन ट्रायपार्टी अॅग्रीमेंट फॉर सबलिजचे संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- ३६ (iii), २५ (बी) व २७ नुसार एकूण र.रु. ८,०१,००,५३८/- (अक्षरी रक्कम रु. आठ कोटी एक लाख पाचशे अडतीस मात्र) इतके मुद्रांक शुल्क इतके आकारणेचे आदेश देण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा अंतरीम आदेश प्राप्त झाल्यापासून ६० दिवसांच्या आंत दस्तावर मुद्रांक शुल्काचा भरणा GRAS या प्रणालीद्वारे ऑन-लाईन <https://gras.mahakosh.gov.in/echallan> या वेबसाईटवरून करता येईल. उपरोक्त मुद्रांक शुल्क र.रु. ८,०१,००,५३८/- लेखाशिर्ष (HEAD) ००३००५१७०१ देय आहे. देय आहे. सदर रक्कम ऑन-लाईन भरल्यानंतर संबंधित पक्षकाराने चलनाची प्रत या कार्यालयात सादर करावी.



द.न.न. ११	
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(मनोज वावीकर)
मुद्रांक जिल्हाधिकारी,
ठाणे (शहर)

2818

- प्रत:- १. से. फाईन टेक कार्पोरेशन प्रा.लि., मौजे- महापे, सावली, कोपरखैरणे, ता. जि - ठाणे.
२.सह दुय्यम निबंधक ठाणे क्र. ०१ ते १२.



Adj 31 order N/Adesh File

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(a Government of Maharashtra Undertaking)



MIDC

Regional Officer, MIDC, Mahape, MIDC
Building, Third Floor, Near Lokmat
Press, Thane Belapur Road, T.T.C. Indl.
Area, Post-Kopar Khairane, Navi Mumbai-
400 709.

Phone No. 27782893/4

E-mail: "romahape@midcindia.org"

No. MIDC/RO/Mahape/TTC/1/2/ 3687

Date 17 6 SEP 2019

To,
✓ M/s. Reliance Realty Ltd.
(Formerly known as M/s. Reliance Infocomm Infrastructure Ltd.)
Dhirubai Ambani Knowledge City,
Thane Belapur Road, Navi Mumbai.

Sub:- Plot No. 1/2
from TTC Industrial Area,
Execution of sub Lease.

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Sir/Madam/Gentlemen,

The sub Lease in respect of the above said plot has been executed on 16.09.2019. The sub Lease has to be presented to the Sub-Registrar of Assurances, Mumbai/Thane for the purpose of registration within a specific time limit prescribed by the law viz. within 4 months from the date of execution of the documents. We would request you to lodge both copies of the sub Lease for registration making.

- 1) The original returnable to you and
- 2) The duplicate to the Office of the Regional Office, MIDC, Mahape MIDC Building, Third Floor, Near Lokmat Press, Thane Belapur Road, TTC Indl. Area. Kopar Khairane Navi Mumbai-710
- 3) Three zerox copies of original documents of Lease on ledger paper duly executed by yourself and MIDC, be submitted to the Sub-Registrar alongwith original document. Zerox copies should be prepared by inserting butter papers amongst all the pages of the document.

The Govt. in the Revenue & Forest Dept. by its Notification No. RGN.1093/1470/Cr.No.360/M-1, dated 18 November 1996 has exempted the undersigned from appearing before the sub-Reg. of Assurance for the purpose of registration of the lease and such incidental documents. A copy of the Notification is attached herewith for handing over to the Sub-register of Assurances at the time of presenting documents for registration.

We would like to request you to intimate us the serial Nos. and the date on which the documents have been lodged for registration with the Sub-Registrar of Assurances. Two zerox copies of the receipt of the payment of the registration charges obtained by you from the Sub-Registrar of Assurances may be forwarded to us for record as proof of lodging the Lease and its duplicate for registration.

We inform you that the Income Tax Authorities have already granted us exemption upto 31st December 2005 from producing the Income Tax Certificate as required under Section 230A(1) of the Income Tax Act, 1961 a copy of which is enclosed. You may bring these facts to the notice of the Sub-Registrar at the time of presenting the documents for registration.

Before lodging the sub Lease for registration as above, you may keep certified true copies of the original documents for your record till you get the original documents duly registered. You may need the same for submitting to the financial institution when you decided to raise financial assistance for your unit.

Yours faithfully,

Regional Officer,
MIDC, Mahape



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*** UNDERTAKING ***

I /we,

To,
M/s. Reliance Realty Ltd.
(Formerly known as M/s. Reliance Infocomm Infrastructre Ltd.)
Dhirubai Ambani Knowledge City,
Thane Belapur Road, Navi Mumabai.

Do hereby undertake to lodge for registration the Lease and its duplicate executed on 16 th day of 09 /2019. in respect of Plot No. **Plot No. 1/2**, from **TTC Industrial Area**, as required, by law within the stipulated period i.e. within four months from the date of execution making:

- (a) The Original returnable to us; and
- (b) The duplicate to the Office of the Regional Office, MIDC, Mahape MIDC Building, Third Floor, Near Lokmat Press, Thane Belapur Road, TTC Indl. Area. Kopar Khairne Navi Mumbai-710.

and give intimation to the MIDC im mediately thereafter.

If, as a result of our failure in lodging the sub lease and its duplicate for registration within the time limit prescribed by law or giving intimation thereof to MIDC in good time, any penalty is imposed, the entire penalty which will be imposed by the Sub-Registrar of Assurances, for lodging the documents for registration or for the admission thereof will be paid by me/us. I also undertake that if the documents are not accepted for registration after the expiry of the period prescribed by the law, we shall be fully responsible for its consequences.



Place : Mahape,

Dated: _____

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For Reliance Realty

For

Authorized Signator



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Certified true copy of the resolution passed at the meeting of the Board of Directors held on February 25, 2019.

To consider delegation of Authority for Business Operations.

"RESOLVED THAT in partial modification of the resolution passed at the meeting of the Board of Directors of the Company held on February 08, 2017, any one of the Directors of the Company and Shri Arvind Purohit, Company Secretary (Authorised Signatory) be and is hereby severally authorised for the following purposes:

1. To make, approve, declare, affirm, sign, execute, vary and amend applications, bids, tenders, forms, declarations, statement, affidavit, undertakings, deeds, agreements including but not limited to Letter of Intent (LOI), Expression of Interest (EOI), Intra-Company Agreements, licences and such other papers, writings, documents etc as may be required on behalf of the Company in connection with:
 - a) Construction, Establishment, Administration and Maintenance of various infrastructural facilities and other services which may be created and for provided by the Company,
 - b) Obtaining any additional or fresh Licence(s) including renewals of the existing licences from the various Government Authorities including Central and State Government or any other competent authority for providing any or all of the services mentioned in (a) above or any other services as may be sought to be commenced by the Company,
 - c) The amendment(s) of the terms and conditions of Licence(s) issued by and/or Agreements entered into with the Government Authorities including any Central, State or Local Authorities.
 - d) Payment of any amount, including licence fees, charges, costs, levies, taxes etc relating to the operations of the Company under the Licence(s), approvals or other permissions held by the Company.
- 2(a) To submit bid(s) on behalf of the Company in response to any tender(s) and/or other documents floated by any entity towards facilitating provision of the business services of the Company and to make the required application(s) submit bid(s) to provide any of the business services of the Company and to enter into necessary agreements to provide any such service(s) of the Company in pursuance of the bids submitted for and on behalf of the Company.
 - (b) To make, vary or amend any bid(s), application(s) or other documents for providing any of the business services of the Company and to agree to all or any terms and conditions or changes thereto, as may be stipulated by the entity inviting business proposals, represent and deal with all concerned authorities of any such entity, on behalf of the Company, as may be required and sign, execute all applications, bids, tender documents, forms, declarations, agreement, statements, affidavits and such other documents in connection with the above.

Registered Office: H Block, 1st Floor, Dhirubhai Ambani Knowledge City, Navi Mumbai - 400 710
CIN: U45300MH1993PLC173775



RELIANCE

Reliance Realty Limited
 (Formerly known as Reliance Infocomm Infrastructure Limited)
 Dhirubhai Ambani Knowledge City
 Navi Mumbai - 400 710 Fax:

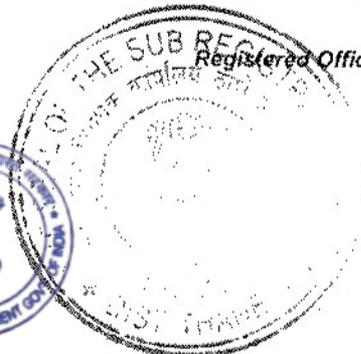
Tel: +91 22 3038 6286
 +91 22 3037 6622

3. To appear before Central / State Government(s) / Public Sector Undertaking(s) / Corporations / Undertakings / any Authority or Tribunal, any Official or Authorities Revenue, Municipal, Judicial, Local Bodies, Customs & Excise Authorities, any Public Officer or otherwise and to represent the Company in relation to matters of Income Tax, Sales Tax, Excise, Customs, Service Tax or any other matters whether at the State or Central Level and all matters and proceedings before them of any nature whatsoever and to do all such acts, deeds, matters, and things as may be necessary or proper and approve, modify, finalise, sign, affix the Common Seal, if necessary, and execute all the applications, bids, tenders, forms, deeds, contracts, licences, agreements, undertakings, documents, papers etc. as may be required for any or all of the purposes of these presents.
4. To commence, prosecute, file, defend any action, Suit, Writ Petition, Complaint, Appeal, Revision and Review Petitions, Application and/or all other legal proceedings whatsoever by, for and against any statutory authority, person or persons, firm or firms, body corporate in regard to any action, suit or other proceeding either to be commenced or already commenced by/against the Company and also if the said Attorney shall think fit submit to judgment, discontinue or become non-suited in actions, suits or proceedings as aforesaid.
5. To declare and affirm all plaints, written statements, applications, petitions, affidavits and other documents as may be necessary from time to time and to appear before the Supreme Court, before any Judge, and/or Tribunal, and any other Government Authorities and Public Bodies empowered by law to hear any suit or proceedings or any other enquiry or proceedings as may be required for any or all of the purposes of these presents
6. To appoint/substitute/discontinue lawyers, counsels, solicitors, on behalf of the Company and to file Vakalatnama, Letter of Authority etc.
7. To make applications and to carry out necessary correspondence on behalf of the Company with the Licencing and Customs authorities and to appear before them as and when necessary relating to the Company's import and export activities.
8. To sign and execute Double Duty Bonds, PD Bonds, and such other Bonds for storing the materials in the bonded warehouses and for provisional assessment of consignments received by the Company.
9. To sign and issue transfer letters and letters of authority or such other documents as may be required to be issued on behalf of the Company for transfer and utilization of import licence granted to the Company under the provisions of the Import Control Policy of the Government of India.
10. To negotiate, enter into, make, sign, seal, execute and deliver on behalf of the Company leave and licence agreements, hire purchase agreements, service agreements with the employees of the Company etc. as may be required from time to time.
11. To take on lease or hire immovable properties such as building / flat to be used for the Company's office / guest house / residence of employees on such terms and conditions

Registered Office: H Block, 1st Floor, Dhirubhai Ambani Knowledge City, Navi Mumbai - 400 710

CIN: U45300MH1993PLC173775

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RELIANCE

Reliance Realty Limited
 (Formerly known as Reliance Infocomm Infrastructure Limited)
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 Navi Mumbai - 400 710 Fax:

Tel: +91 22 3038 6286
 +91 22 3037 6622

beneficial to the Company and to execute agreements, leases and other deeds, documents and writings for the purpose.

12. To take on lease or hire any four wheeler of good condition on such terms and conditions beneficial to the Company and to execute agreements, leases and other deeds, documents and writings for the purpose.
13. To make, sign and execute necessary applications, writings and other papers, pay fees and give receipts, undertakings etc. required for water connections, electricity connections, telephone / telex / fax connections, installation of air-conditioners and other electrical / electronics / mechanical appliances and / or necessary plumbing, electrical, masonry, painting, interior decorations etc. and all such works on and in connection with the immovable properties belonging to or leased / hired by the Company.
14. To make, declare, affirm, sign, and/or execute, Letters of offer, Memorandum of Understanding, licence agreements, lease deeds and/or Deeds of Conveyance for taking on licence/lease or purchase of immovable properties in any state/union territory in the country for and on behalf of the Company and to sign, execute, affirm, declare such other papers, documents, writings, acts, matters and things whatsoever usual, necessary or expedient for/or in furtherance of all or any of the purposes mentioned in these presents as may be required for the effectual completion of the acquisition, purchase and / or transfer of the immovable properties in the name of the Company for the purpose of BTS sites, SAX sites as well as for establishing points of interconnect – outdoor cabinet sites.
15. To appear before the Registrar and Sub-Registrar of Assurances in any District or Sub-District appointed to register the documents under the law applicable thereby for the time being in force for the registration of documents and to present for the registration the deed of conveyances, agreements and other documents executed by the Company and also to admit execution thereof and to do or to be done all such acts, deeds, matters and things as may be necessary or proper for the effectual completion and registration of the said documents and all other deeds and documents so executed in the Office of Land Registrar, District Collector and other Revenue Authorities as well as the Registrar of Companies or otherwise howsoever.
16. To sign and execute for and on behalf of the Company all papers, letters, correspondence, applications, forms, declarations, undertakings and Bonds, pay fees and give receipts in connection with the business requirements of the Company.
17. To accept notices or services of writ of summons or other legal process that may be served upon the Company and to declare and affirm all plaints, written statements, applications, petitions and affidavits and other necessary documents on behalf of the Company and to appoint, substitute and discontinue advocates, solicitors and counsels and pay their fees.

RESOLVED FURTHER THAT the aforesaid Authorised Signatory(ies) be and are hereby authorised in the manner stated hereinabove to further delegate authorities mentioned hereinabove and for that purpose to appoint any person(s) residing in India or Abroad as authorised representative(s) / signatorie(s) on behalf of the Company and to give / revoke authority from time

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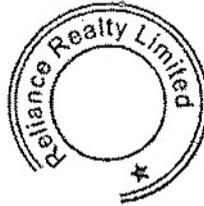
Reliance Realty Limited
 (Formerly known as Reliance Infocomm Infrastructure Limited)
 Dhirubhai Ambani Knowledge City
 Navi Mumbai - 400 710 Fax:

Tel: +91 22 3038 6286
 +91 22 3037 6622

to time to such authorized representative(s) of the Company for all or any of the purposes, as referred to in clauses (1) to (17) above."

RESOLVED FURTHER THAT the Common Seal of the Company be affixed to the Power of Attorney in the presence of aforesaid "Authorised Signatories" [including the person(s) under the delegated authority under the resolution] who shall sign the same in token thereof."

Certified to be True
 For Reliance Realty Limited



Arvind
 Arvind Purohit
 Company Secretary

Date: 25.02.2019
 Place: Mumbai



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 CIN: U45300MH1993PLC173775



www.maharashtra.gov.in

Ref. No. RIIL/19-20/69

Delegation of Authority

Pursuant to the resolution passed by the Board of Directors of the Company at its meeting held on 25th February, 2019, I, Prakash Shenoy, Director hereby authorise and nominate the below mentioned person to do severally all or any of the following acts, deeds, matters and things in the name and on behalf of the Company :

Name	Age	Father's Name	Res. Address
Shri Manish Jain	45	Shri Nem Kumar Jain	B - 401, Patel Heights, Sector 7, Ghansoli, Navi Mumbai -400701
Shri Pradip B Singh	35	Shri Balbinder Singh	Flat No: 602, Prabhu Ashish Apartment, Sector 26, Vashi, Navi Mumbai
Shri Shashidhar Kupsad	51	Shri Chandrashekhar Kupsad	C-6-20/1:1, Sector 18, New Panvel (East), Navi Mumbai - 410206.

- To sign, execute Letters of offer, Term Sheet, Memorandum of Understanding, leave and license Agreement, sub lease agreement for properties situated at Dhirubhai Ambani Knowledge Park and MBP at Navi Mumbai and on behalf of the Company.
- To appear before the Registrar and Sub-Registrar of Assurances in any District or Sub-District appointed to register the Leave and License Agreement as lessor under the law applicable thereto for the time being in force for the registration of documents and to present for the registration of Leave and License Agreement executed by the Company as owner and also to admit execution thereof and to do or to be done all such acts, deeds, matters and things as may be necessary or proper for the effectual completion and registration of the said documents and all other deeds and documents so executed in the Office of Land Registrar, District Collector and other Revenue / Government Authorities.
- To sign letters, compliance reports and correspondence with Maharashtra Industrial Development Corporation (MIDC) and other Government Authorities as may be required for executing documents at the point no. 1 & 2 above and in connection with business requirements on behalf of the Company

This Delegation of Authority shall be valid only when holder of this Authority is in the present employment and would cease to have effect once the service of holder of Authority is terminated for any reason whatsoever or up to 31st March, 2020 or until it is revoked, whichever is earlier and all the acts, deeds and things done by the said Constituted Authority holder during the aforesaid period shall be valid and binding on the Company.



For Reliance Realty Limited

Prakash Shenoy
Prakash Shenoy
Director



Date: 18-04-2019
Place: Mumbai

Registered Office: H Block, 1st Floor, Dhirubhai Ambani Knowledge City, Navi Mumbai - 400 710
CIN: U45300MH1993PLC173775

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FINE TECH CORPORATION PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF FINE TECH CORPORATION PRIVATE LIMITED HELD ON MARCH 18, 2019

"RESOLVED THAT approval of the Board be and is hereby accorded to take on lease the following buildings in "Dhirubhai Ambani Knowledge City", constructed on the MIDC owned leasehold lands from Reliance Realty Limited (RRL) and for entering into a "Deed of sub-leasing" with RRL, as per the draft placed before the Board and duly initialed by the Chairman for the purpose of identification:

- (i) Building known as "Corporate Headquarters" and hereinafter referred to as "CHQ", comprising of ground and four upper storeys, collectively admeasuring 1,74,403 square feet or thereabouts (carpet area) and of a Basement therein; and
- (ii) Building known as "Business Headquarters" and hereinafter referred to as "BHQ", comprising of ground and nine upper storeys collectively admeasuring 3,09,605 square feet or thereabouts (carpet area) and of a Basement therein;

The aforesaid CHQ and BHQ are hereinafter collectively referred to as the "said Buildings".

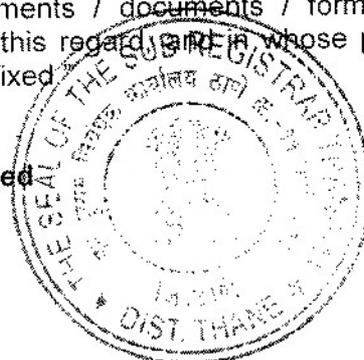
RESOLVED FURTHER THAT Shri Tapas Mitra and Shri Raj Kumar Bhan, Directors of the Company be and are hereby severally authorized to:

- (i) finalise and settle the terms and conditions of the said deed of sub-leasing;
- (ii) make application to MIDC/Statutory Authorities/Special Planning Authority and all other Authorities concerned for obtaining necessary permissions for taking the said Buildings on lease basis and payment of charges, if any, to MIDC;
- (iii) execute the deed of sub-leasing on behalf of the Company and submit the same for registration before the relevant registration authorities;
- (iv) finalise, settle and execute all other documents/forms/deeds/ writings/undertakings, as may be required in connection with the taking the said Buildings on lease basis;
- (v) do such acts, deeds, matters and things and take all such steps as may be necessary to give effect to this resolution; and
- (vi) nominate/appoint, from time to time executive(s) of the Company and /or any other person(s) as authorised signatory(ies) of the Company for signing the deed of sub-leasing, other applications / agreements / documents / forms / deeds / writing / undertakings, as may be required in this regard, and in whose presence the common seal of the Company, if required be affixed

CERTIFIED TO BE TRUE
For Fine Tech Corporation Private Limited

Tapas Mitra
Director
DIN: 05353855

Date: 18.03.2019



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Registered Office: 3rd Floor, Court House, Lokmanya Tilak Marg, Dhobi Talao, Mumbai -400 002
Phone: +91-22-3555 3800. CIN: U51100MH2000PTC129528

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या फाईल
 Permanent Account Number Card

AAACT4527E

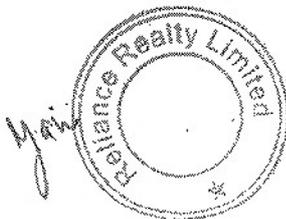
भारत सरकार

नाम / Name
RELIANCE REALTY LIMITED

विगमन / गठन की तारीख
 Date of Incorporation / Formation
14/07/1993



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHASHIDHAR CHANDRASHEKHAR
KUPSAD
CHANDRASEKHAR KUPSAD

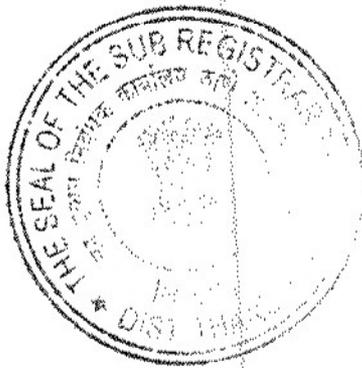
02/05/1967

Permanent Account Number
ACIPK0278N




06102003

Handwritten signature

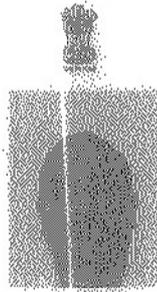


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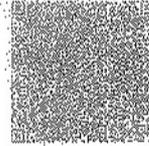


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शशिधर चंद्रशेखर कुपसाद
Sheshidhar Chandrashekhar Kupsad
जन्म तारीख / DOB : 02/05/1967
पुरुष / Male



7153 8194 7422

माझे आधार, माझी ओळख

(Handwritten signature)



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UIDAI Authentication Authority of India

पत्ता : C/O शशिधर सी कुपसाद,
सी-6-20/1/1, सेक्टर-18, भाटीया
शाळीजवळ, न्यू पनवेल, न्यू पनवेल,
रायगड, महाराष्ट्र, 410206

Address: C/O Shashidhar C Kupsad,
C-6-20/1/1, SECTOR-18, NR BHANTIA
SCHOOL, NEW PANVEL, NEW PANVEL,
Raigarh, Maharashtra, 410206

7153 8194 7422



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

FINE TECH CORPORATION PRIVATE LIMITED

09/11/2000
 Permanent Account Number
AAACF5232A




इस कार्ड के खोने / होने पर प्रत्यय सूचित करें / सूचित करें।
 आयकर सेन सेवा इकाई, एन.एस.डी. यूनिट
 प्रहरी गार्ड, टाइम्स टॉवर, कुर्ला मिल्स कंपाउंड,
 एस.बी. मार्ग, लोअर पॉस्ट, मुंबई - 400 013.

*If this card is lost / someone's lost card is found
 please inform / return to:*
 Income Tax PAN Services Unit, NSDI,
 1st Floor, Times Tower,
 Kurala Mills Compound,
 S. B. Marg, Lower Post, Mumbai - 400 013.

Tel: 91-22-2499-4630, Fax: 91-22-2495-0664,
 e-mail: timinfo@nsdi.co.in



व.न.न. ११	
१२०१७	२०१९
३७	४६



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGXPM6115F



नाम / NAME
TAPAS MITRA

पिता का नाम / FATHER'S NAME
SATYA RANJAN MITRA

जन्म तिथि / DATE OF BIRTH
29-08-1965

हस्ताक्षर / SIGNATURE
Tapas

आयकर अधिकारी, प.सं. 111
 COMMISSIONER OF INCOME TAX, W.B. - III

mitra



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भारत सरकार
GOVERNMENT OF INDIA



तापस मित्रा
Tapas Mitra
जन्म तारीख/ DOB: 29/08/1965
पुरुष / MALE



3629 9831 1000

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Date: 27/07/2016

पता:	Address
S/O: सत्या रंजन मित्रा, घर नं 402 सत्यम हाईट्स प्लॉट नं 66, सेक्टर 20 कोपरखैरणे, नवी मुंबई, ठाणे, महाराष्ट्र - 400709	S/O: Satya Ranjan Mitra, Flat No 402 Satyam Heights Plot No 66, Sector 20 Koperkhairane, Navi Mumbai, Thane, Maharashtra - 400709



1847
1800 300 1947

help@uidai.gov.in

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

Tripta

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आयकर विभाग
 INCOME TAX DEPARTMENT
 SANDIP Y SHUKLA
 YOGESH VASANTRAI SHUKLA
 30/08/1966
 Permanent Account Number
 ADLPS5719A

भारत सरकार
 GOVT. OF INDIA




Shukla

Shukla



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भारत सरकार
Government of India



विनीत दत्तत्रेय उपरीत
Vineet Dattetray Uprit
जन्म तारीख/ DOB: 19/08/1975
पुरुष / MALE



3047 7603 2363

माझे आधार, माझी ओळख



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भारतीय विशिष्ट ओळख प्राधिकरण
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पत्ता:
ओरचीद-602, जल्वयू विहार फेज-आई
सेक्टर-20, सेक्टर-20 खरघर नवी मुंबई,
खरघर, रायगड,
महाराष्ट्र - 410210

Address:
C/O., Orchid-602, Jalvayu Vihar
Phase-i Sector-20, Sector-20
Kharghar Navi Mumbai,
Kharghar, Raigarh,
Maharashtra - 410210

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394/12017

मंगळवार, 17 सप्टेंबर 2019 11:40 म.पू.

दस्त गोशवारा भाग-1

टनन11 ४५/४३
दस्त क्रमांक: 12017/2019

दस्त क्रमांक: टनन11 /12017/2019

बाजार मुल्य: रु.
3,20,40,17,500/-

सोबदला: रु. 24,92,83,500/-

भरलेले मुद्रांक शुल्क: रु.8,01,00,538/-

दु. नि. सह. दु. नि. टनन11 यांचे कार्यालयात

पावती:13297

पावती दिनांक: 17/09/2019

अ. क्र. 12017 वर दि.17-09-2019

मादरकरणाराचे नाव: मे. फार्मन टेक कॉर्पोरेशन प्रा.लि. तर्फे
अधिकृत सहीकर्ता श्री. तपस मित्रा - -

रोजी 11:35 म.पू. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 920.00

डाटा एन्ट्री रु. 20.00

पृथांची संख्या: 46

Mitra

दस्त हजर करणाऱ्याची सही:

एकूण: 30940.00

Joint Sub Registrar Thane 11
सह दुय्यम निबंधक (वर्ग-२)Joint Sub Registrar Thane 11
सह दुय्यम निबंधक (वर्ग-२)ठाणे क्र. ११ नेरुळ
दस्ताचा प्रकार: लीजडीड

ठाणे क्र.११ नेरुळ

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या क्षेत्रात किंवा नेरुळ (थान) मध्ये नमूद न करण्यात आलेल्या अशा
कोणत्याही क्षेत्रात.

शिक्का क्र. 1 17 / 09 / 2019 11 : 35 : 50 AM ची वेळ: (संज्ञाकरण)

शिक्का क्र. 2 17 / 09 / 2019 11 : 37 : 06 AM ची वेळ: (संज्ञाकरण)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी क्रमांक १२०१७ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. दस्तातील संपुर्ण असुधार, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील राखता देण्याबाबतची साक्षीसाली दस्त निष्पादक व कर्तुलीधारक हे संपुर्णपणे जबाबदार राहतील.

लिहून देणार

शिक्का देणार

१)
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Mitra



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दस्त गोषवारा भाग-2

टनन 11/08/19

दस्त क्रमांक: 12017/2019

17/09/2019 11:46:51 AM

दस्त क्रमांक : टनन 11/12017/2019

दस्ताचा प्रकार :- लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे रिलायन्स रियालिटी लिमिटेड तरे अधिकृत सहीकर्ता म्हणून श्री शशिधर कुपसाद -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: धिरुभाई अंबानी नोलेज सिटी, ठाणे - बेलापूर रोड, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AAACT4527E	भाडेकरू वय :- 52 स्वाक्षरी:-		
2	नाव: मे. फाईन टेक कॉर्पोरेशन प्रा. लि. तर्फे अधिकृत सहीकर्ता श्री. तपस मित्रा -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: तिसरा मजला, कोर्ट हाऊस, लोकमान्य टिळक मार्ग, ढोबी तलाव, मुंबई 400002, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर: AAACF5232A	भाडेकरू वय :- 54 स्वाक्षरी:-		
3	नाव: महाराष्ट्र औद्योगिक विकास महामंडळ -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उद्योग सारथी एमआयडीसी मरोळ इंडस्ट्रीयल दरिया, महाकाली केव्हस रोड, अंधेरी पूर्व मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:	मालक वय :- 20 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ: 17 / 09 / 2019 11 : 42 : 25 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: विनीत उपरीत -- वय: 45 पत्ता: जलवायु विहार, खण्डोबा नदी, ठाणे - 401021 पिन कोड: 410210		
2	नाव: संदीप शुक्ला वय: 53 पत्ता: सी 19/बी, हडवसर पुणे पिन कोड: 411028		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	महाराष्ट्र औद्योगिक विकास महामंडळ -- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: उद्योग सारथी एमआयडीसी मरोळ इंडस्ट्रीयल दरिया, महाकाली केव्हस रोड, अंधेरी पूर्व मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई.

प्रमाणित करण्यात येते की, सदर दस्तास
क्षण घाने..... आहेत.
पुस्तक क्र. १ मधील
क्रमांक: १२०१७..... वर नोंदला.

शिक्का क्र.4 ची वेळ: 17 / 09 / 2019 11 : 43 : 14 AM

शिक्का क्र.5 ची वेळ: 17 / 09 / 2019 11 : 43 : 55 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub-Registrar (वर्ग 4R)

ठाणे क्र. ११ नेरुळ.

सदर दस्तऐवज (वर्ग-२) ठाणे क्र. ११

दिनांक: १७ मार्च २०१९ सन २०१९/२०१९

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