



महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

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

16199439819653

Bank/Branch: IBKL - 6910080/Koparkhairans  
Inst Tkn Id : 207101745  
Print DtTime : 18-MAR-2019 15:05:00  
ChallanIDNo: 69103332019031851762  
District : 1201-THANE

Stationary No: 16199439819653  
Print DtTime : 18-MAR-2019 15:05:00  
GRAB CRN : KH013727122018198  
Office Name : IGB123-THANI THANE NO 1  
GRN Date : 18-Mar-2019@15:53:40

StDuty Schm: 0030046401-75/STAMP DUTY  
StDuty Amt : ₹ 8,18,10,000/- (Rs Eight, One Eight, One Zero, Zero Zero Zero only)

RegFee Schm: 0030063101-70/Registration Fee  
RegFee Amt : ₹ 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 16- lease for term exceeding one year  
Prop Nvblty: Immovable Consideration: ₹ 1/-  
Prop Descr : DRRC,MEDC PLOT 1 OF 2,BLDG CHC AND BNG, TTC INDU AREA,THANE BELAPUR  
RD, KOPER BHAIKANE,NAVIMINBAI THANE, Maharashtra, 400710  
Gny Payer: PAN-AAACPS2332A, FINE TECH CORPORATION PRIVATE LIMITED

Other Party: PAN-AAACT4137E BELTAJACK REALTY LIMITED

Bank official1 Name & Signature



*A. J. K. Sharma*



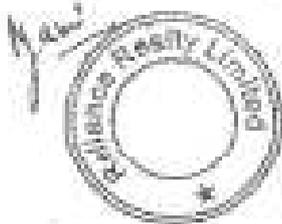
Bank official2 Name & Signature

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**CERTIFICATE**

Under 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 Challen Receipt No. .... Date 14/08/2019  
Received from Shri. MH00521925230 1920F  
**FINE TECH CORPORATION PRIVATE LIMITED**

Residing at.....  
Stamp Duty of Rs. ( 100/- ) ONE  
Hundred Rupees only.  
vide Challen No. .... Dated 18/03/2019  
MH015332112201895

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 provision of  
section 53 A of Maharashtra Stamp Act.

Place: Thane  
Date: / / 20

(Manoj Bhavikar)  
Collector of Stamps, Thane (City)

जा.क्र. 90880/9E

दि. 9/9/2019E



स्वरूपे प्रमाणपत्र

महाराष्ट्र नृदांक अधिनियम वस्तुवी  
अन्वये निर्दिष्ट कोटेशन अर्हे परंतु स्वतः  
वस्तु वीदणी वारी वीदणी अधिकाऱ्या समोर  
पत्राखल इच्छनास वीदणी अधिनियम 990C  
या अधिनियमाखल वस्तुवी वुदाऱ वीदणी  
अधिकारी वस्तु वीदणीची कार्यवाही करतील,



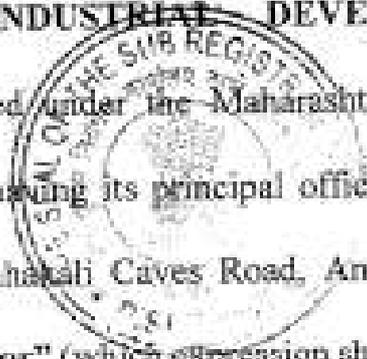
**TRIPARTITE AGREEMENT FOR SUB-LEASE**

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  
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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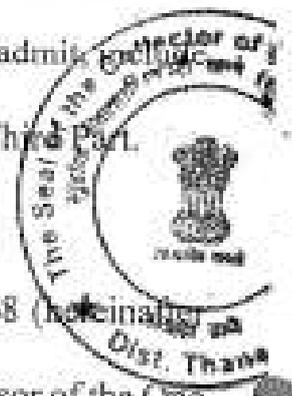


context does not so admit, include its successors and assigns) of the First part, M/s **RELIANCE REALTY LTD.**, a company incorporated under the Companies Act, 1956 and having its registered office at Dhirubhai Ambani Knowledge City, Thane-Belapur Road, Navi Mumbai 400 710, hereinafter referred as "**the 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 3<sup>rd</sup> 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 6<sup>th</sup> 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,



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 1<sup>st</sup> 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. 19/1983, 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.;

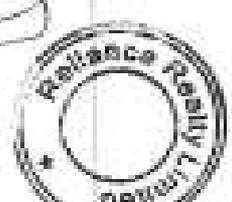


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AND WHEREAS, subsequently, the name of M/s IEL LTD has been changed from M/s INDIAN EXPLOSIVE LTD to M/s IEL LTD., as is evident from the fresh incorporation certificate issued by the Assistant Registrar of Companies under the provisions of Section 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



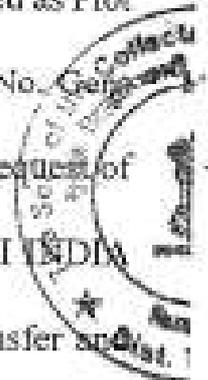
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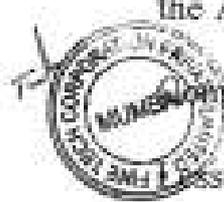
AND WHEREAS, the name of M/s IEL LTD. has been changed from M/s IEL LTD to M/s ICI INDIA LTD. as is evident from the fresh incorporation certificate issued by the Assistant Registrar of Companies under the provisions of Section 23(1) of the Companies Act, 1956. The Lessor vide letter dated 01/08/1989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



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;



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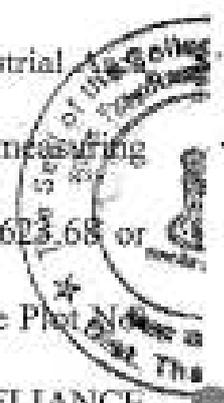
AND WHEREAS, at the request of M/s RELIANCE INFOCOMM INFRASTRUCTURE PVT. LTD., the Lessor granted its permission to M/s RELIANCE INFOCOMM INFRASTRUCTURE PVT. LTD to change the use of the said Plot No. Gen-1/2 for IT/ ITES activities vide letter dt. 03/05/2007



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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 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



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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)



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 change herein in its records.



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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 Crane 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.



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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 06/08/1998 executed between Lessor and Lessee's predecessor in the office of  
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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## 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 ~~do hereby~~ 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 consequence of the execution of the aforesaid work and also against all payments whatsoever which during the progress of the work becomes



responsible 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

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



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



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

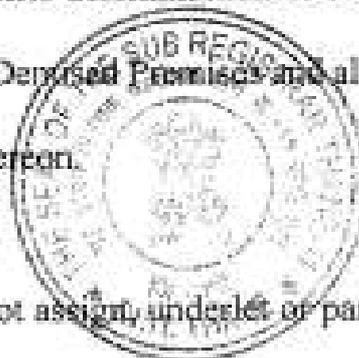


approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy of such insurance and the current year's receipt for the premium and also as often as any of the buildings which are

or shall be erected upon the Sub-Demised Land or any part thereof shall

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).



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

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

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2. That in the event of termination of the lease by the Lessor or the Lessee, the 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



FIRSTLY:

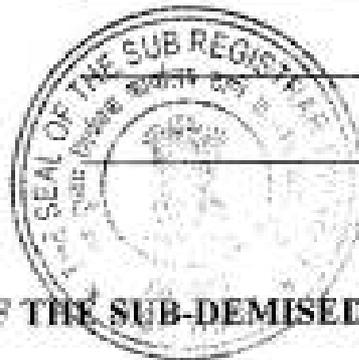
All that piece and parcel of land known as Plot No. Gen-1/2 in the Trans Thane Creek Industrial Area, within the village limits of Khairane, Koparkhairane, Savali and Mahape and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration 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 : \_\_\_\_\_



On or towards the West by : \_\_\_\_\_

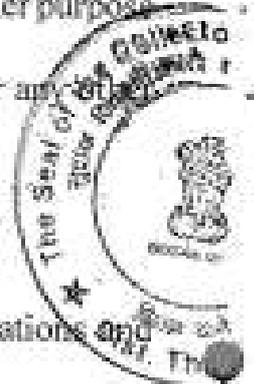
**SECOND SCHEDULE**  
**(BUILDING REGULATIONS)**

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 ITES activity and works and it shall not be used for any other purposes whatsoever.



E.T.N. 88	
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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 marks 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.



*[Handwritten signature]*

6. 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)

1. 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.
2. Sulphurous, sulphuric, picric, nitric, hydrochloric and other acid manufacture or their use or storage, except accessory to permitted industry.  
Ammonia manufacture
4. Incineration, reduction or dumping of dead animal, garbage or refuse on a commercial basis
5. Tar distillation or manufacture
6. Cement manufacture
7. Chlorine manufacture
8. Bleaching powder manufacture
9. Gelatin or glue manufacture or process involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fireworks.
11. Fat rendering
12. 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 Lard 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.

ट.न.न. ११	
१२०१७	२०१९
२०	३६





ट.न.न. ११	
१२०१७	१०११
२१	२६



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. Mondlik, Clerk, etc.

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 Shachidhar 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

Bhole



For Reliance Realty, \_\_\_\_\_

[Signature]

Authorized Signatory

2. Invest unit unit



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)

For Fine Tech Corporation Private Limited

*T. Mitra*

Authorised Signatory

Shri Tapes Mitra

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. Gopigath Sharma *[Signature]*



2.7.18	
2090	2018
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मुद्रांक जिल्हाधिकारी, टाणे (शहर) यांचे कार्यालय  
 महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम ३१ खालील प्रकरणातील आवेश.  
 अर्जदार :- मे. फाईन टेक कार्पोरेशन प्रा.लि.

जा.क्र.अभिनिर्णय प्र.क्र. ५३०/१९/१०६०/२०१९  
 सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी,  
 टाणे (शहर) यांचे कार्यालय, खोली क्र.१०६, ४ था माळ,  
 जिल्हाधिकारी कार्यालय इनास, आवार, टाणे (प).  
 दि.२८/११/२०१९.

प्रस्तावना -

१. संश्लेषणाचा प्रकार :- द्वायघाटी ऑप्रीमेंट फॉर सवलित
२. संश्लेषण सिद्धन देणारा :- महाराष्ट्र औद्योगिक विकास महामंडळ (Lessor)
३. संश्लेषण सिद्धन घेणारा :- मे. विलावन्स रियल्टी लिमिटेड (Lessee)
४. सवय लेसी :- मे. फाईन टेक कार्पोरेशन प्रा.लि.
५. मिळवणीचे स्थान :- टिडिसी आर्देवॉगिक पराहत मधील भूखंड क्र. Gen - १/२, इनासा क्र. BHQ व CHQ, क्षेत्र ५३,३२९.१० चौ.मी. किल्लजप, मोजे- महापे, सावली, कोफटोरणे, ता. जि - टाणे

२/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम ३१ पोटनियम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, टाणे (शहर) यांच्याकडे दिनांक १६/०८/२०१९ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत विघ्यादन न वसलेले द्वायघाटी ऑप्रीमेंट फॉर सवलित चे प्रारूप व प्रतिज्ञापत्र इत्यादी कागदपत्रे सादर केली असून संश्लेषणातील मुद्रांकाबाबत अभिनिर्णय मिळवण्यासाठी विनंती केली आहे. तसेच अर्जदार यांनी अभिनिर्णय ऑनलाईन अर्ज दि. १६/०८/२०१९ रोजी केला असून, अभिनिर्णय फी रु १०००/- चलन क्र. MH00५१९९९२९२०१९२०E दि. १६/०८/२०१९ रोजी आपल्याकडे सादर केला आहे.

३/- अर्जदार यांनी प्रस्तुत द्वायघाटी ऑप्रीमेंट फॉर सवलित चे हस्तांतरण संश्लेषणावर केली मुद्रांक शुल्क आपकस्ता येईल. या प्रयोजनार्थ अर्जासोबत जेव्हा अधिनियमातील कलम ३१ (२) नुसार प्रस्तुत केलेले सादर केली आहेत.

१. महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम ३१(२) नुसार प्रतिज्ञापत्र.
२. द्वायघाटी ऑप्रीमेंट फॉर सवलित चे प्रारूप



१२०९६	२०१९
२३	०८

४/- विषयवर्षित दस्ता हा द्वायघाटी ऑप्रीमेंट फॉर सवलितचा असून, बांधकामाचे हक्क लेसीं महाराष्ट्र औद्योगिक महामंडळ यांचे मालकीने मे. विलावन्स रियल्टी लिमिटेड लेसी हे सवय लेसी मे. फाईन टेक कार्पोरेशन प्रा.लि यांचे माली करित आहेत.

५/- विषयवर्षित दस्त हा द्वायघाटी ऑप्रीमेंट फॉर सवलितचा असून, बांधकामाचे हक्क लेसीं महाराष्ट्र औद्योगिक महामंडळ यांचे मालकीने मे. विलावन्स रियल्टी लिमिटेड लेसी हे सवय लेसी मे. फाईन टेक कार्पोरेशन प्रा.लि यांचे माली करित आहेत.

१/- विषयांकित दस्तऐवजील मिळवलीचे साहाय्यक नगरपालिकाकार यांनी रक्कम रु. ३२०,४०,१७,५००/- इतके बाजारमूल्य निश्चिंत घेऊन, दरवर्षाची मोजदला रक्कम रु. १४,९२,८३,५००/- इतका नमुद केलेला आहे. त्यामुळे बाजारमूल्य रक्कम रु. ३२०,४०,१७,५००/- तसेच माझेपट्टा २२ वर्षे मुदतीची असलेले बापर अनु - ३६ (iii) प्रमाणे ५०% मूल्य रक्कम रु. १६०,२०,०८,७५०/- बापर महाराष्ट्र मुद्रांक अधिनियमाचे अनुच्छेद - ३६ सह २५ (बी) नुसार ५% प्रमाणे रक्कम रु. ८,०१,००,४३८/- इतके मुद्रांक शुल्क तसेच दस्तऐवजा विधायी करिता अनु - ३७ नुसार रु.१००/- इतके मुद्रांक शुल्क असे एकूण रक्कम रु. ८,०१,००,५३८/- एवढे मुद्रांक शुल्क वसूल करणे आवश्यक आहे.

खालील सटी व शर्ती यांच्या अधिन राहून सदर प्रकरणांत अंतिम आदेश पारित करण्यात येत आहेत.

१. महाराष्ट्र मुद्रांक अधिनियम कलम ३९ B व कलम ५३ (१A) च्या अधीन राहून सदरहू आदेश पारित करण्यात येत आहेत.
२. महाराष्ट्र मुद्रांक अधिनियम कलम २८ मध्ये नमुद केलेल्याप्रमाणे मुद्रांक शुल्क /मुद्रांकरून आकारणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संश्लेषण पूर्णपणे व खरेपणाने नमुद केलेल्या आहेत असे जबाबदारी प्रतिज्ञा पत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतूद संबंधी जबाबदारी यांनी अनुपालन न केल्यास कलम-६९अन्वये शास्त्रीची कार्यवाही करणे अधिन राहून आदेश देत आहे.
३. कलम २८ चे अनुपालन न केल्याचे भाविच्यात निर्देशनास अजल्यास मुंबई मुद्रांक अधिनियम कलम ४६ व महाराष्ट्र जमिन महसूल संहिता १९६९ अन्वये शास्त्रीसह मुद्रांक शुल्क वसूल करणेचे आधीन राहून आदेश देणेत येत आहे.
४. दस्तऐवजील नमुद लिखाणाच्या व सोबत सादर केलेल्या समतयशाच्या खरेपणेतेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही. कार्यायाची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.
५. सदर दस्तऐवजील नमुद मिळवलीचे संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालू असेल तर त्याची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.

### अंतिम आदेश

पर नमुद केलेल्या बाबीच्या पार्ष्वभूमीवर नी खाली स्वाक्षरी करणार मुद्रांक निष्ठाधिकारी, राणे सहर प्रस्तावित टाकवार्टी अॅप्रीमेंट फॉर सधलजचे संश्लेषण महाराष्ट्र मुद्रांक अधिनियमाचे अनु- ३६ (iii), २५ (बी) व २७ नुसार एकूण रु.रु. ८,०१,००,५३८/- (अठ्ठावी रक्कम रु. आठ कोटी एक लाख पाचशे अठ्ठावीस मात्र) इतके मुद्रांक शुल्क इतके आकारणेचे आदेश देण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मात्र जमल्यास हा अंतीम आदेश प्राप्त झाल्यापासून ६० दिवसांच्या अंत दरवर्षावर मुद्रांक शुल्काचा भरणा GRAS वा इंग्रालीद्वारे ऑन-लाईन <https://gras.mahakosh.gov.in/echallan> या वेबसाईटवरून करता येईल. उपरोक्त मुद्रांक शुल्क रु.रु. ८,०१,००,५३८/- लेखाशिर्ष (HEAD) ००३००५१७०१ येथे आहे. देव आहे. सदर रक्कम ऑन-लाईन भरल्यानंतर संबंधित प्रत्येकराने यत्नाची प्रत या कार्यालयास सादर करावी.



न.न. ११	
१२०१७	२०१९
२४	४३

(मनोज बावीकर)  
मुद्रांक निष्ठाधिकारी,  
राणे (सहर)

२४/६

- पत्र:- १. मॅ. मॅडॅंग टॅक कार्पोरेशन प्रा.लि., नीले- मळपे, सावली, खेडजिल्हा, सा. नि. - राणे,  
२.सह दृष्यन निबंधक राणे रु. ०१ ते १२.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(a Government of Maharashtra Undertaking)

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



MIDC

Phone No. 27782893/4

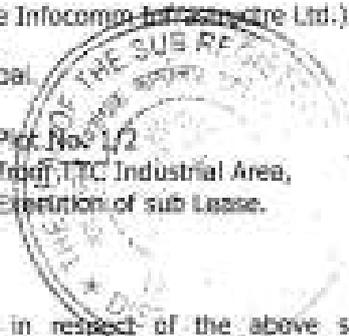
E-mail: "romahape@midcindia.org"

No. MIDC/RO/Mahape/TTC/1/2/ 087

Date: 11 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  
TTC Industrial Area,  
Execution of sub Lease.



92096	2088
24	32

Sr/Madam/Gentlemen,

The sub Lease in respect of the above said plot has been executed on 18.09.2019. 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 Officer, MIDC, Mahape MIDC Building, Third Floor, Near Lokmat Press, Thane Belapur Road, TTC Ind. 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

**\* UNDERTAKING \***

I/we,

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

Do hereby undertake to lodge for registration the Lease and its duplicate executed on 16th 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, KoparKhairne Navi Mumbai-710.

and give intimation to the MIDC immediately 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: \_\_\_\_\_



2019	09
92070	1089
22	22

For Reliance Realty

For

Authorized Signatory

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 (Authorized 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/or 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 applications and 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, Dhruvrai Ambani Knowledge City, Navi Mumbai - 400 710  
CIN: U45300MH1993PLG173775



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 lease 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, Dhruvini Ambani Knowledge City, Navi Mumbai - 400 710  
CIN: U45300MH1997PLC1173775

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- 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 Sub-Reg. 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 Authorized Signatory(es) be and are hereby authorized 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 authorized representative(s) / signatory(ies) on behalf of the Company and to give / revoke authority from time

Registered Office: H Block, 1st Floor, Dhruvshil Ambani Knowledge City, New Mumbai - 400 710  
CIN: U45328MH1993PLC173775



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 "Authorized 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

  
Anand Purohit  
Company Secretary



Date: 25.02.2019  
Place: Mumbai



प.न.न. ११	
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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 25<sup>th</sup> February, 2019, I, Prakash Shetty, Director hereby authorize 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 Nam Kumar Jain	B - 401, Patel Heights, Sector 7, Ghansoli, Navi Mumbai - 400701
Shri Pradip B Singh	35	Shri Babinder Singh	Flat No: 802, Prabhu Ashish Apartment, Sector 26, Vashi, Navi Mumbai
Shri Shashidhar Kupsad	51	Shri Chandrasekhar 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 Agreements 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 by 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 31<sup>st</sup> 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 Shetty*  
 Prakash Shetty  
 Director

Date: 18-04-2019  
 Place: Mumbai

# 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 for 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: 06353855

Date: 18.03.2019



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आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

SHASHIKAR CHANDRASHEKHAR  
 KUPSAD  
 CHANDRASHEKHAR KUPSAD

03/05/1987

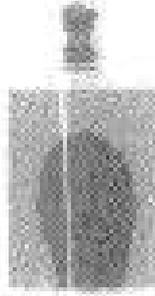
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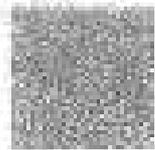

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भारत सरकार  
 कृषि विभाग  
 Ministry of Agriculture  
 Government of India  
 नया दिल्ली | 110012



7153 8194 7422

माझे आधार, माझी ओळख

*Handwritten signature*



भारत सरकार  
 कृषि विभाग  
 Ministry of Agriculture  
 Government of India

पता: सी ०० बंगला ई-००००  
 ००००००, दिल्ली-११, भारत  
 Telephone: नया दिल्ली, नया दिल्ली  
 भारत, भारत, ११००००

Address: C-00 Bhanga E-0000  
 000000, Delhi-11, INDIA  
 00000, New Delhi, New Delhi,  
 India, India, 110000

7153 8194 7422



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आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVERNMENT OF INDIA  
 FINE TECH CORPORATION PRIVATE LIMITED  
 50112000  
 PAN: AAACPE312A

आयकर विभाग, नया दिल्ली  
 आयकर विभाग, नया दिल्ली

FINE TECH CORPORATION  
 PRIVATE LIMITED  
 50112000



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PERMANENT ACCOUNT NUMBER  
A0XPM015F

MR. JAMES  
TAPAS MITRA

MR. M. MR. JAMES MITRA  
SAPTA BANJAN MITRA

MR. MR. JAMES MITRA  
28-08-1955

STREET ADDRESS  
*Tripura*

*Tripura*

WWW.SBI.N.A. IN  
CONTROLLER OF RESERVE BANK, INDIA



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संघ शासन सरकार

GOVERNMENT OF INDIA

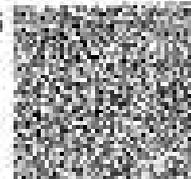


नाम मित्र

Tapas Mitra

जन्म तारीख/DOB: 29/08/1985

पुरुष / MALE



3629 9831 1000

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

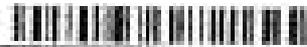
पता:

Address

Case: 23/07/2018

S/O: सत्यम रंजन मित्रा, फ्लॉट  
नं 402 सत्यम हाईट्स प्लॉट  
नं 66, सेक्टर 20  
कोपरखैरणे, नावी मुंबई,  
महाराष्ट्र - 400709

S/O: Satya Ranjan Mitra,  
Flat No 402 Satyam Heights  
Flat No 66, Sector 20  
Koperkhairane, Navi  
Mumbai, Thane,  
Maharashtra - 400709



1811  
1808 200 1807

1811  
satya@nidai.gov.in

1811  
www.nidai.gov.in

P.O. Box No. 1801,  
Bangalore-560 001

*Tapas*

*Tapas*



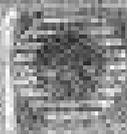
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र.न.व. ११	
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खासकर विभाग  
MINISTIAL DEPARTMENT  
BANKER Y SHUKLA  
YOGESH VASANTRAI SHUKLA  
33/04/1969  
ADLP65719A

भारत सरकार  
GOVT. OF INDIA



*Shukla*



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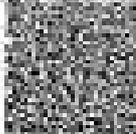


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भारत सरकार  
Government of India



विनेत दत्ता  
Vineet Datta  
जन्म तारीख DOB: 19/08/1975  
पुल / MALE



3047 7603 2363

माझे आधार, राखी आळख



स.न.न. ११	
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भारत सरकार  
Government of India

पता  
ऑफिस-६०२, जयपुर विभाग, अ.३  
फ्लोर-२०, सेक्टर-३३, ब्लॉक-४३, गुड  
बोयर्स, ७५१०३  
बिहार - ४६००३६

Address:  
C/O, Office-602, Jaipur V/S  
Phase-1 Sector-33, Sector-20  
Kharagpur New Market  
Kharagpur, Odisha,  
Maharashtra - 460036

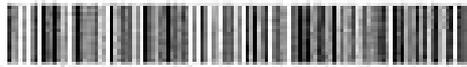
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17/09/2019 11:46:51 AM

इसत नं. 11/12017/2019  
इसताना प्रकार -बीडडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा उभा
1	नाव: मे. निरामयस निरामिटी लिमिटेड वी अधिकृत महोदय श्री. शशिधर कुलगाव -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: विरुभाई संजानी नॉलेज सिटी, अणे - बेलापुर रोड, मधी मुंबई, ज्यॉक नं. -, रोड नं. -, महाराष्ट्र, इंग्लैंड. पिन नंबर: AAAC74527E	कारेकल वय :- 52 स्वाधरी:-		
2	नाव: मे. फॉर्म टेक कॉर्पोरेशन प्रा. लि. वी अधिकृत महोदय श्री. तपन मिश्रा -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: तिनारा मजगा, फोर्ट हाऊस, नॉलवॉन्स टिक्क मार्व, शेकी मथ्या, मुंबई 400002, ज्यॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन नंबर: AAACF5232A	कारेकल वय :- 54 स्वाधरी:-		
3	नाव: महाराष्ट्र औद्योगीक विकास महामंडळ -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: उद्योग साथी एमआयडीसी बरोड इंडस्ट्रीयल डरीया, महात्मजी केवळम रोड, अंधेरी पूर्व मुंबई, ज्यॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन नंबर:	मानक वय :- 20 स्वाधरी:-		

वरील इसतोंवर करून देणार तयारकीत बीडडीड चा इसत देखत करून घिम्बाने करून करतात.  
दिनांक 3 वी वेळ: 17 / 09 / 2019 11 : 42 : 25 AM

नोळख:-  
आलीत इसत असे लिखित करतात की ते इसतदेखत करून देणा-उता अनीश: खेळवतात, व त्यांची नोळख पटविताने

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा उभा
1	नाव: विनीत उगीत -- वय: 45 पत्ता: जनवाडु विहार, धुळे पिन कोड: 410210		
2	नाव: शशीक गुजना वय: 53 पत्ता: की 19/बी, इंदरमूर पुणे पिन कोड: 411028		



आलीत पक्षकारांनी करुनी उपलब्ध आहे.

अनु क्र. पक्षकाराचे नाव व पत्ता  
महाराष्ट्र औद्योगीक विकास महामंडळ --  
1 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: उद्योग साथी एमआयडीसी बरोड इंडस्ट्रीयल डरीया, महात्मजी केवळम रोड, अंधेरी पूर्व मुंबई, ज्यॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई.

प्रमाणित करण्यात असे की, उता दस्तऐव  
कृप घाने..... आहेत.  
दुसरा क्र. १ वरील  
क्रमांक... 9.2.0.210..... वा नोंदता.

दिनांक 4 वी वेळ: 17 / 09 / 2019 11 : 43 : 14 AM  
दिनांक 5 वी वेळ: 17 / 09 / 2019 11 : 43 : 56 AM नोंदणी गुलक 1 मध्ये

Order Under Section 31 Of The Maharashtra Stamp Act Before The Collector Of Stamps, Thane  
(City) In The Following Matter.

Applicant :- M/S. Fine Tech Corporation Pvt. Ltd.

J.No. Decision No. 538/19/9760/2019 with  
the Office of the District Registrar Class-1 and  
Collector of Stamps, Thane (City), Room No. 406,  
4th Floor, Collector's Office Building. Awar, Thane  
(W). Dated 28th 2019.

Introduction -

1. Type of Deed :- Triparty Agreement for Sublease
2. Deed to be written by :- Maharashtra Industrial Development Corporation (Lessor)
3. Lease to be written by :- M/s Reliance Realty Limited (Lessee)
4. Sub Lessee :- M/s Fine Tech Corporation Pvt. Ltd.
5. Description of Property :- Plot No. Gen 1/2, Building No. BHQ & CHQ, Area 53,329.18 sq.m. Built-up, Village Mahape, Savli, Koparkhairane, Taluka. District – Thane

2/- The present applicant has filed an adjudication application under the provisions of sub-rule (1) of section 31 of the Maharashtra Stamp Act with the Collector of Stamps, Thane (City) on 16/08/2019. Along with the application, the draft of the unexecuted Triparty Agreement for Sublease and affidavit etc. have been submitted and a request has been made to get an adjudication regarding the stamp in the deed. Also, the applicant has made an online application for adjudication on 14/08/2019 and has deposited the adjudication fee of Rs. 100/- in Challan No. MH005229292201920E dated 16/08/2019 in favour of the Government.

3/- How much stamp duty can be levied on the transfer deed of Tripartite Agreement for Sublease presented by the applicant. For this purpose, the following documents have been submitted along with the application as per section 31 (2) of the said Act.

1. Affidavit as per section 31(2) of the Maharashtra Stamp Act.
2. Draft of Tripartite Agreement for Sublease

4/- The subject deed is the property in DDC Industrial Estate Plot No. Gen1/2, Building No. BHQ and CHQ, Area 53,329.18 sq.m. Built-up, Village Mahape, Savli, Koparkhairane, Tal. District Thane. -

5/- The subject deed is a tripartite agreement for sublease, and the lease rights are granted by the lessor Maharashtra Industrial Corporation to M/s. Reliance Realty Limited, the lessee, in the name of M/s. Fine Tech Corporation Pvt. Ltd.

6/- The Assistant Town Planner has fixed the market value of the property in the subject deed as Rs. 320,40,17,500/- and the consideration amount in the deed is mentioned as Rs. 24,92,83,500/-. Therefore, since the market value is Rs. 320,40,17,500/- and the lease is for a period of 22 years, it is necessary to collect stamp duty of Rs. 8,01,00,438/- at the rate of 5% as per Article 36 with 25 (b) of the Maharashtra Stamp Act on the amount of Rs. 100/- for the certificate of the deed, making a total amount of Rs. 8,01,00,538/-.



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The final order is being passed in the said case subject to the following terms and conditions.

1. The above orders are being passed under Section 32 B and Section 53 (1A) of the Maharashtra Stamp Act.
2. The applicants have confirmed through an affidavit that the facts and circumstances of the return search which will affect the amount of stamp duty / assessment levy as prescribed in Section 28 of the Maharashtra Stamp Act are fully and truthfully stated in the document. In case the applicant does not comply with the provisions of Section 28, the order is being issued subject to taking penal action under Section 62.
3. In case of non-compliance with Section 28, the order is being issued subject to recovery of stamp duty along with penalty under Section 46 of the Mumbai Stamp Act and Maharashtra Land Revenue Code, 1966.
4. This office will not be responsible for the authenticity of the entries in the document and the documents submitted with it. The entire responsibility in this regard will remain with the document executor.
5. If there is any claim or dispute pending in any court regarding the property mentioned in the said deed, the entire responsibility for it will rest with the executor.

## Final Order

In view of the above, I, the undersigned, the Collector of Stamps, Thane City, hereby order that a total stamp duty of Rs. 8,08,00,538/- (in writing Rs. Eight lakh one lakh five hundred and thirty eight only) be levied on the subject bilateral agreement for sublease in terms of sections 36 (iii), 25 (b) and 17 of the Maharashtra Stamp Act. If you are satisfied with the said stamp duty, you can pay the stamp duty on the document online through the GRAS system within 60 days from the date of receipt of this interim order from the website <https://gras.mahakosh.gov.in/echallan>. The above stamp duty is Rs. 8,01,00,538/- Head of Account (HEAD) 0030051701 Dev. is payable. After paying the said amount online, the concerned party should submit a copy of the challan to this office.

Place : Thane

(Manoj Wavikar)  
Stamp Collector, Thane (City)

Copy-

1. May. Fine Tech Corporation Pvt. Ltd., Village Mahape, Savli, Koparkhairane, Tal. District - Thane. 2. Joint Deputy Registrar Thane No. 01 to 12.



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**394/12017**

**Tuesday, 17 September 2019, 11:40 a.m.**

**Document Number: 12017 / 2019**

**Market Value: ₹3,20,40,17,500/-**

**Assessment: ₹24,92,83,500/-**

**Stamp Duty Paid: ₹8,01,00,538/-**

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Du. Ni. Co. Du. Ni. Tanan 11 in the office

A. No. 12017 on dt. 17-09-2019

Daily 11:35 AM. Presented.

Receipt: 13297

Receipt Date: 17/09/2019

Name of the Issuer: Mr. Tapas Mitra, Authorized  
Signatory of M/s Fine Tech Corporation Pvt. Ltd.

Registration Fee Rs. 30000.00

Document Handling Fee Rs. 920.00

Data Entry Rs. 20.00

Total: 30940.00

#### Affidavit

This document is registered in accordance with the provisions of the Registration Act, 1908. All the above mentioned persons, executors, witnesses and the documents attached thereto and the validity of the document are hereby declared to be the executors and acknowledgments of the same for legal purposes.



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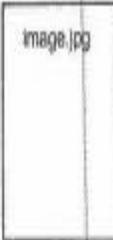
**Document Number:** Tanan11/12017 / 2019

Documents Type : Lease Deed

Tanan11 46/46

**Document Number:** 12017 / 2019

Photo Thumbprint

No.	Name and Address of the Party	Party Type	Photo	Thumbprint
1	Name: Mr. Shashidhar Kupasad as Authorized Signatory on behalf of Reliance Realty Limited --Address: Plot No. Mala No. Name of Building: Dhirubhai Ambani Knowledge Mitty, Thane Belapur Road, Navi Mumbai, Block No. Road No. Maharashtra, Thane. PAN No. AAAC4527E	Tenant Age 62		
2	Name: Mr. Tapas Mitra as Authorized Signatory on behalf of Fine Tech Corporation Pvt. Ltd. Address. Plot No., Mala No. Name of Building. 3rd Floor, Court House, Lokmanya Tilak Marg, Dobi Talao, Mumbai 400002, Block No. Road No. -. Maharashtra, MUMBAI. PAN No.: AAACF5232A	Tenant Age 54		
3	Name: Maharashtra Industrial Development Corporation --Address: Plot No. Mala No. Building No., Udyog Sarathi MIDC Marol Industrial Estate, Mahakali Caves Road, Andheri East Mumbai, Block No. Road No. Maharashtra, Mumbai. PAN Number:	Owner Age 20		

The above document issuers acknowledge that they have issued the said lease deed in lieu thereof.

Stamp No.3 Time: 17/09/2019 11:42:25 AM

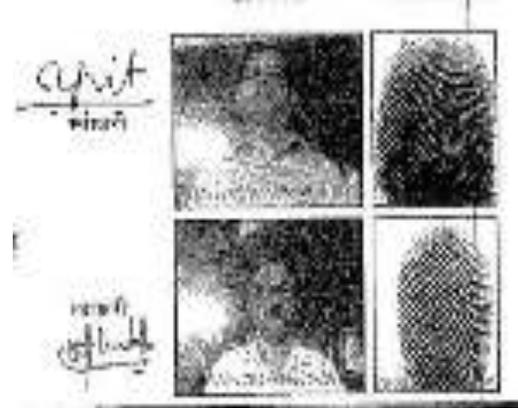
Identity:-The following persons declare that they personally know the issuers of the document and confirm their identity.



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Photo Thumbprint

Sr. No.	Name and address of party
1	Name: Vineet Above -Age:45 Address: Klima Vihar, Mumbai Pin Code: 410210
2	Name: Sandeep Shukla Age: 53 Address: C 19/B, Hadwasar Pune Pin Code: 411028



The following party's acknowledgement is available.

Annexure No.

Name and Address of the Party

Maharashtra Industrial Development Corporation :-

1. Plot No.: Mala No. Building Name: Udyog Sarathi MIDC Marol Industrial Estate, Mahakali Caves Road, Andheri East Mumbai

Stamp No.4 Time: 17/09/2019 11:43 14 AM

Stamp No. 5. Time: 17/09/2019

11:43:55 AM

In registration book 1



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