



गावाचे नाव : महापे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00  
बा.भा. रु. 113,991,820.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन: बिल्डिंग नं 6(151), प्लॉट एम बी पी /2, से 3, महापे गाव, नवी मुंबई. भाडेपट्टा 95 वर्षांकरिता. (ईव्हीएन केस नं 409/08 दि 28/05/2008 अन्वये मु.शु वसुल)
- (3) क्षेत्रफळ (1) 6053.62 चौ.मि.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) महाराष्ट्र इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन तर्फे ए. एल. गव्हाळ - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मॅ. रिलायन्स इन्फोकॉम इन्फ्रास्ट्रक्चर प्रा. लि. चे डायरेक्टर दादलानी तुलसी एस. - -; घर/प्लॉट नं: एच ब्लॉक, धिरुभाई अंबानी नॉलेज सिटी, ठाणे बेलापुर रोड, कोपरखैरणे, नवी मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAAC4527E.
- (7) दिनांक करून दिल्याचा 08/10/2008
- (8) नोंदणीचा 24/10/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 4709 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 300.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

20/10/08  
सह दुय्यम निबंधक ठाणे क्र.११



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(R) (0030)(02)(103)(02)(02)(01)(0)

Adj Case No.

THANE

नमुना म.को.नि. ६

(नियम ११२ पाहा)

चलन क्रमांक

सर्वना २६ - म  
Gen. 26-M

D. D. O. 1075

या टिकाणी कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन  
भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

404/08

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकार्याने किंवा कोषागाराने भरावयाचे	कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने भारतीय स्टेट बँकेने हैद्राबाद स्टेट बँकेने भरावयाचे
जिच्यावतीने रकम भरण्यात आली आहे त्या व्यक्तीचे नाव/पदनाम आणि पत्ता 713 Reliance Infrastructure Public Infrastructure Pvt. Thane	लेख्यांचे वर्गीकरण खिष्पत्रे : (C) नोंदणी व मुद्रांक विभाग प्रधानशीर्ष : ००३० नोंदणी व मुद्रांक उपप्रधानशीर्ष : ०२/१०३ मुद्रांक शुल्क	रकम मिळाली. <u>Rs. 400</u> रुपये (आकड्यात) रुपये (अक्षरी)
भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश अभिनिर्णय दस्तचे मुद्रांक शुल्क 400	गौणशीर्ष ०२ Sub head - 02 संगणक संकेतांक	कोषापाल : लेखापाल
भरणा केलेली रक्कम (अक्षरी) रुपये <u>four hundred</u>	0 0 3 0 0 5 1 0 0 1 वरोबर आहे, पैसे वसूलिसेचे पावती घ्यावी Official Stamp Here	कोषागार/उपकोषागार अधिकारी/ बँकेचा व्यवस्थापक
भरणा करणाऱ्याची स्वाक्षरी दिनांक 3-7-08	दिनांक स्वाक्षरी	दिनांक

येथे कोषागारात/बँकेने रकम भरणा करण्याबाबत आदेश देणाऱ्या अधिकार्यांचा रबरी शिक्का ठेवला आहे.



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(R) (0030)(01)(800)(02)(01)(01)

Adj Case No.

409/08 6(51)

नमुना म.को.नि.६  
(नियम ११२ पाहा)

चलन क्रमांक

सर्वसा २६-५  
Gen. 26-M

THANE

D. D. O. 1075

या ठिकाणी कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन  
भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकाऱ्याने किंवा कोषागाराने भरावयाचे	कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने भारतीय स्टेट बँकेने हैद्राबाद स्टेट बँकेने भरावयाचे
जिव्यावतीने रकम भरण्यात आली आहे त्या व्यक्तीचे नाव/पदनाम आणि पत्ता Reliance Indocomm Infrastructure	लेख्यांचे वर्गीकरण विभाग : (C) नोंदणी व मुद्रांक विभाग प्रधानशीर्ष : ००३० नोंदणी व मुद्रांक उपप्रधानशीर्ष : ०१/००० अभिनिर्णय फी	रकम मिळाली. रुपये (आकड्यात) रुपये (अक्षरी)
भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश अभिनिर्णय फी १००/-	गौणशीर्ष १०२ संगणक संकेतांक Subhead ०१	कोषापाल : भारतीय स्टेट बँक/बँक/S.B.I. Thane - Pimpri Chinchwad Campus Branch
भरणा केलेली रक्कम (अक्षरी) रुपये शंभर रुपये मात्र	रुपये १००/- 0 0 3 0 0 3 0 1	कोषागार/उपकोषागार अधिकारी/ बँकेचा व्यवस्थापक
भरणा करणाऱ्याची स्वाक्षरी दिनांक २४-५-०८	दिनांक स्वाक्षरी	दिनांक

येथे कोषागारात/बँकेने रकम भरणा करण्याबाबत आदेश देणाऱ्या अधिकाऱ्यांचा रबरी शिक्का ठसवावा.



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अभिनिर्णय प्रकल्प क्र. २०२/१०८ दिनांक २८/१०/०६

अभिनिर्णय शुल्क रु. १००. पावती क्र. २५११ अन्वये मन्त्रालय अदालत.

मुंबई मुद्रांक अधिनियम १९५० चे कलम १० अन्वये प्रमाणित कागतेत येत आहे.

प्रस्तुत धनसहाय्य महसूल व बनावटभागणी अधिमुचयना क्रमांक ५३१२००१/२००१/११२२/११३

दिनांक २८/१०/२००३. अन्वय मुद्रांक शुल्क रु. ५००

यदा कदाप्यत्र मुद्रांक अधिनियम १९५० चे कलम १३(अ) च अधिनियम

सहानुदित वसं आहे.

ठाणे

दिनांक

मुद्रांक मिळाल्याधिकारी ठाणे.

MV- 1139918201-



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२००६	२००६
५	३०



THIS LEASE made at Mumbai the 8<sup>th</sup> day of October Two Thousand Eight Only BETWEEN THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, A Corporation constituted under the Maharashtra Industrial Development Act 1961(MAH-III of 1962) and having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Mumbai-400 038 hereinafter called the 'LESSOR' (which expression shall, unless the context does not so admit include its successors and Assigns) of the One Part and MESSERS RELIANCE INFOCOMM INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at, H. Block, Dhirubhai Ambani Knowledge city, Thane -



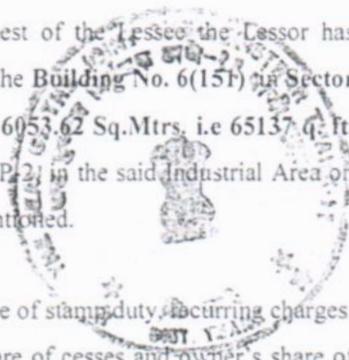
Belapur Road, Koparkhaima Navi Mumbai - 400 010. hereinafter called "THE LESSEE" (which expression shall, unless the context does not admit include its successor or successors in business and permitted assigns.

**OF THE OTHER PART.**

WHEREAS "the Lessor" has set up an Industrial Area known as Trans Thane Creek Industrial Area within the village limits of Mahape, Taluka and Registration Sub-District - Thane, District and Registration District-Thane within the limits of Navi Mumbai Municipal Corporation, and has constructed at its own expense several flatted type buildings in the "A" block of the said TTC Industrial Area comprising of different sizes Apartment/Modules known as Millennium Business Park.

AND WHEREAS at the request of the Lessee the Lessor has agreed to grant to the Lessee a lease of the Building No. 6(151) in Sector No. 2 having saleable built up area of 6053.62 Sq.Mtrs. i.e 65137 Sq. Ft. or thereabouts standing on Plot No. MBP 2/ in the said Industrial Area on the terms and conditions hereinafter mentioned.

AND WHEREAS for the purpose of stamp duty, recurring charges, such as Govt. revenue, the Lessor's share of cesses and owner's share of Municipal or Village Panchayat rates or taxes which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs. 16,28,426/- ( Rupees Sixteen Lakhs, Thirty Two Eight Thousand Four Hundred Twenty Six only ) approximately per annum.



Lakhs. ₹. ११	
only	२००६
₹	३०

**NOW THIS LEASE WITNESSES AS FOLLOWS:**

- In consideration of the premises and of the sum of Rs. 8,14,21,300/- ( Rupees Eight Crore Fifteen Lakhs Twenty One Thousand Three Hundered only ) paid by the Lessee to the Lessor as and by way of premium on or before the execution of these present ( the receipt whewreof the Lessor doth hereby admit and aknowledge and of and from the same and every part thereof doth herebyacquit, release and discharge the Lessee) and of the rent hereby reserved and covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto

Description of Land

*(Handwritten signatures)*



the Lessee all that piece of land known as plot Building No.6(151), at 6053.62 Sq.Mtrs. i.e 65137 q. ft. Sector No. 2 described secondly in the first schedule here in under more particularly described Secondly in the First Schedule hereunder mentioned) standing on the piece of land known as Plot No.MBP-2 in the Trans Thane Creek Industrial Area, within the village limits of Mahape and within the limits of Navi Mumbai Municipal Corporation Taluka and Registration Sub-District Thane, District and Registration District Thane containing by admeasurements 17.81 Hect., i.e. 44 acres or thereabouts and more particularly described firstly in the first schedule shown surrounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER with all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinafter expressed to be hereby demised (hereinafter referred to as "the demised premises" ) unto the Lessee for the term of Ninety five years computed from the first day of December, 2004 subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "the Chief Executive Officer" which expression shall include any other officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned.) or as otherwise required the yearly rent of Rs 100/- (Rupees Hundred Only), the said rent to be paid in advance without any deductions whatsoever on or before the first day of January in each and every year.

2. The Lessee with intent to bind all persons into whosoever hands the demised premises may come doth hereby covenant with the Lessor as follows :

Covenants by the Lessee.

a) During the said term hereby created to pay unto the Lessor the said rent at the time on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

To pay rent.

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b) To pay all existing and future taxes, rates, assessments and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon, as soon as same become due and payable.

To pay rates and taxes.

c) Throughout the said term hereby created to pay to the Lessor from time to time in respect of the demised premises such yearly recurring fees or service charges Drainage cess as may from time to time be prescribed by the Government of Maharashtra, under the Maharashtra Industrial Development Act 1961 or Rules framed there under in respect of the amenities or common facilities provided by the Lessor, which are at present estimated at Rs. 8,412/- approximately per annum.

To pay fees or service charges.

d) The Lessee shall pay to the Lessor for the maintenance of the building and the maintenance charges for the common areas of the building at the rate of Rs.0.55 per sq. ft. or at the rate prescribed by the lessor from time to time per month of the premises, in advance on half yearly basis. This rate is subject to revision in future and the Lessee's will have to pay the Maintenance Charges at the revised rate from time to time.

Payment of maintenance charges for common areas.

e) The Lessor shall constitute a Committee consisting of representatives of the Lessor and the representatives of the Lessee of Apartment/ Buildings from the Millennium Business Park to ensure that the infrastructure provided in the said Millennium Business Park is maintained in the Highest Standard and that the charges for maintenance of the infrastructure to the Highest Standard shall be contributed by the Lessees of Apartments & Buildings and that the rate for such contribution shall be determined by the said Committee considering the highest standards to be maintained and the cost involved there for and not to cause any financial burden to the Lessor. The charges would be levied on the basis of per sq. ft. of the built up area occupied by the Lessee.

Maintenance charges for maintenance of infrastructure in MBP.

ट. न. न. ११	
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f) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel, clay or earth there

Not to excavate

*(Handwritten signatures)*



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from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of the lease.

g) To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

Indemnity

h) That no alterations or additions shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous consent in writing of the Executive Engineer and in accordance with the Building Regulations. Provided however such alteration shall be made in Co-operation and Co-ordinations of the other Lessees.

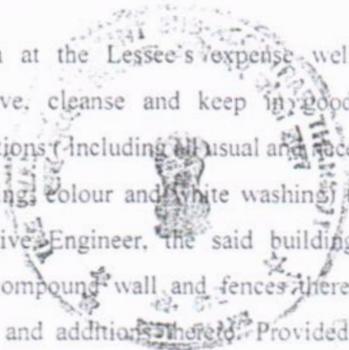
Alterations

i) Throughout the said term at the Lessee's expense well and substantially to repair pave, cleanse and keep in good and substantial repair and conditions (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound wall and fences there unto belonging and all fixtures and additions thereto. Provided such alteration shall be made in close Co-operation and Co-ordination with other Lessees.

To repair

j) To permit the Lessor or the Chief Executive Officer or the Executive Engineer and the Officers Surveyors, Workmen or other employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into and upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice in writing to the Lessee call upon it to execute the repairs

To enter and inspect.



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and upon its failure to do so within a reasonable time the Lessor may execute them at the expense in all respect of the Lessee.

k) The Lessee shall not erect or display or permit to be erected or displayed without the consent in writing of the Lessor any advertisement- hoarding or notices(whether illuminated or otherwise) upon the exterior of the demised or any part thereof or upon any interior part of the demised premises except a name plate of a size approved by the Lessor to be fixed at the entrance door of the unit.

Not to display any advertisement

l) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

Nuisance

m) That the Lessee shall insure and keep insured the said premises in the joint names of the Lessor ad Lessee against damages by fire, in any Insurance Company having an office in Mumbai and to be approved by the Chief Executive Officer for an amount equal to the cost of such premises and will on request produce to the Chief Executive Officer, the policy or policies of insurance and receipts for the payment of the premium and will forthwith apply all money received by virtue of such Insurance in reinstating the said premises to the satisfaction of the Executive Engineer of the Lessor.

Insurance

n) Lessee shall not permit or suffer anything on the said building other than the reasonable carrying out the purpose authorized by sub-clause( i ) which may cause any damage to the demised premises or any other part of the said Millennium Business Park Building become vitiated or whereby the premium payable under any such insurance is liable to be increased.

Not to vitiate Insurance

o) That Lessee shall make adequate arrangements for the frequent removal of all trade refuse.

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To remove trade refuse

p) That Lessee shall not exceed the stress on the various components of the structures beyond the live load of 350 kg per Sq. Mtr. during or after installation of plant and equipment.

Load factor

q) The Lessee shall use the premises only for the purpose of Software Development and IT Service and consultancy Services for which it

User

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is allotted and not for any other purpose whatsoever without prior permission of the Lessor.

- r) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises PROVIDED always that the Lessee shall be at liberty if it shall have paid the rent then due and in addition thereto a sum equal to the rent for the then unexpired period of the said term and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to itself all internal alterations additions, modifications, fittings, interiors decorations etc. made by it but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor the said building in good order and condition to the satisfaction of the Lessor. Provided further that during the tenure of the Lease the Lessee shall not be at liberty to demolish the said building.

Delivery of possession after expiration.

The Lessee shall observe the Development Control Regulation of the MIDC for the repair and for demolition and reconstruction of the building in closed Co-operation and Co-ordination of the other Lessees of the said building.

- s) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such conditions as he may think fit including the condition for payment of premium and in any event not to assign, underlet or transfer the Lessee's interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

Not to assign.

ट. न. न. ११	
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११	१०

- t) If the Lessee shall with previous written consent of the Lessor sell assign or part with the demised premises for the then residue of the said term to deliver at the Lessees' expense within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice of such assignment or assurance to the Lessor such delivery to be

Assignments to be registered with the Lessor.

A 



made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

u) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able bodied and whose lands are acquired for the purpose of the said Industrial Area. While recruiting the skilled and unskilled labour, the Lessee shall give preference to the local people on the basis of their knowledge of handling and operating the equipments / machineries used by the Lessee.

To give preference in employment of Labour..

v) The Lessee shall commence the activities in this building within 12 months from the date of possession.

3. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrear the same may be recovered from the Lessee together with the delayed payment charges at the prescribed by the lessor as an arrear of Land Revenue under the provisions of the Maharashtra Land Revenue Code, 1966 (XLI of 1966).

Recovery of rent, Fees, etc., as Land Revenue.

3.A) "All payments due and payable by Licensee/Lessee to the Grantor/Lessor, if not paid within prescribed time limit, shall be recovered alongwith delayed payment charges and the rate prescribed by the Grantor/Lessor from time to time."

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4. If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except

Recovery of rent, service charges as arrears of Land Revenue.



for non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

- 5. The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

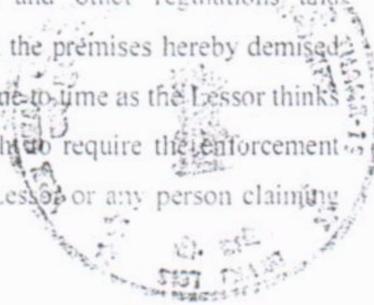
Lessor's covenant for peaceful enjoyment.

- 6. The layout of the Millennium Business Park, Trans Thane Creek Industrial Area and the building and other regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and the Lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

Alteration of estate rules.

- 7. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expense in every respect of the Lessee grant to the Lessee a new lease of the demised premises for a further term of Ninety Five years on payment of premium as may be determined by the Lessor and with covenants, provisos and stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such lease shall be such as the Lessor may direct. That while reconstructing the

Renewal of Lease.



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Handwritten signatures and initials at the bottom of the page.

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demised premises on demolition or destruction, the Development Control Rules applicable to the said Industrial Area shall be followed.

8. The stamp duty and registration charges in respect of the preparation and execution of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee. Costs and charges to be borne by the Lessee.
9. The marginally notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof. Marginal Notes.

IN WITNESS THEREOF SHRI. A.L. GAVHAL

The Manager (Land) of the Maharashtra Industrial Development Corporation has for and on behalf of the aforesaid Maharashtra Industrial Development Corporation, the Lessor above named, set his hand and affixed the common seal of the Corporation hereto on its behalf and the Lessee hath caused its common seal to be affixed hereto the day and year first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO

( Description of Land )

FIRSTLY all that piece or parcel of land known as plot No. MBP-2 in the Trans Thane Creek Industrial Area within village limits of Mahape and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration District Thane, containing by admeasurements 17.81 Hectors, i.e. 44 acres or thereabout and bounded by red coloured boundary line on the plan annexed hereto that is to say :-

On or towards the North by	:	Village Mahape.
On or towards the South by	:	TFIL Land
On or towards the East by	:	MIDC Electronic Zone and
On or towards the West by	:	TFIL Land

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## DESCRIPTION OF APARTMENT/BLDG. NO. 6

Secondly Building No. 6 (151), Sector 3 comprising of ground plus Three upper floors containing by admeasuring 6053.62 Sq.Mtrs. i.e 65137 q. ft. in the said Millennium Business Park standing on the piece or parcel of land known as plot No. MBP/2 in the Trans Thane Creek Industrial Area within the village limits of Mahape. Taluka and Registration Sub-district Thane, District and Registration District of Thane within the limits of Navi Mumbai Municipal Corporation which is bounded as follows :-

On or towards the North by : Mahape Village  
 On or towards the South by : Internal Road / Bldg. No. 7, sec. II  
 On or towards the East by : Bldg. No. 101, M.L. Tower.  
 On or towards the West by : Bldg. No. 4, (B03), sec. II

SECOND SCHEDULE  
(Rights in common)

To use the approach roads for the purposes of access to and engross from the said demised premises and to use the car parking only for the purpose of parking motor cars belonging to the Lessee/employees or persons doing business with the Lessee the number of such motor cars can not exceed one at any time reserving expressly to the Lessor the right to nominate for the use of each Lessee of the building, particular places in the car parking for parking of cars not exceeding the number aforesaid.

SIGNED SEALED AND DELIVERED BY  
SHRI A.L. GAVHAL, MANAGER (LAND)

OF THE WITHIN NAMED  
 MAHARASHTRA INDUSTRIAL  
 DEVELOPMENT CORPORATION IN  
 THE PRESENCE OF

1. S. R. Kalle, AM
2. S. S. Lakshmi - Asst.



AGAM  
 Manager (Land)  
 MIDC, Mumbai-08;



**TRUE COPY**  
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 OF THE ORIGINAL DOCUMENT

THE COMMON SEAL OF THE  
ABOVENAMED LESSEE  
MESSERS RELIANCE INFOCOMM  
INFRASTRUCTURE PRIVATE LIMITED.

was pursuant to a Resolution of its Board of  
Directors passed in that behalf on 26th day  
of April 2008 affixed hereto in the presence of  
Shri. TULSI S. BACLANI, Director.  
Shri. \_\_\_\_\_

For RELIANCE INFOCOMM INFRASTRUCTURE PVT LTD  
  
Director/Auth. Signatory

~~Company Secretary~~ of the Company who in token of having affixed the  
Company's seal has set his hand / have set their respective  
hand hereto in the presence of

- 1)
- 2)



ट. न. न. ३३	
२००८	२००८
१६	३०



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
( A Govt. of Maharashtra Undertaking)



॥ उद्यमात् सकलसमृद्धिः ॥

**MIDC**

No./MIDC/TA/2008/ 299

Date :- 28/5/2008

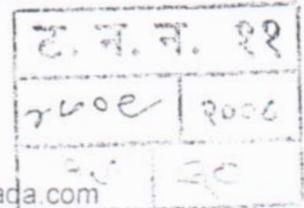
IT (SW) LOI No. 11/24/MIDC/00094, Dt. 28.05.2008.

This is to certify that **M/s. Reliance Infocomm Infrastructure Pvt. Lt d.**  
having their Office Address **1<sup>st</sup> Floor, H-Block, Dhirubhai Ambani Knowledge City, Navi Mumbai, Dist. Thane. Pincode-400710**  
Telephone No. **022-30386286**  
Fax No. **022-30380299.**  
E-mail **prakash.shenoy@relianceada.com**  
Business Address **Bldg. No. 8 (41) Sector III, Bldg. No. 6(151) Sector-II, Bldg. No.9 Sector-III, Bldg. No. 108(A) Sector III, Bldg. No.43 Sector-III, Bldg. No.42 Sector-III, Bldg. No. A-8 Sector-I, M.B.P. Mahape, T.T.C. Indl. Area, Navi Mumbai.**

Telephone No. **022-30386286**

Fax No. **022-30380299**

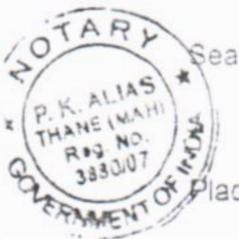
E-mail **prakash.shenoy@relianceada.com**



Bearing Entrepreneurs Memorandum No. 27/021/13/00022 dt. 27.05.2008, is given this Letter of Intent for their proposed "I. T. Service" unit for following items.

**Software Development.**

This Letter of Intent is valid for a period of three years from the date of issue.



Seal



(Signature)

Place :- Mumbai.

(Name & Designation of the Registering Authority with official seal).

Date - 28/5/2008

**Certified True Copy**

**TECHNICAL ADVISER**

Maharashtra Industrial Development Corporation

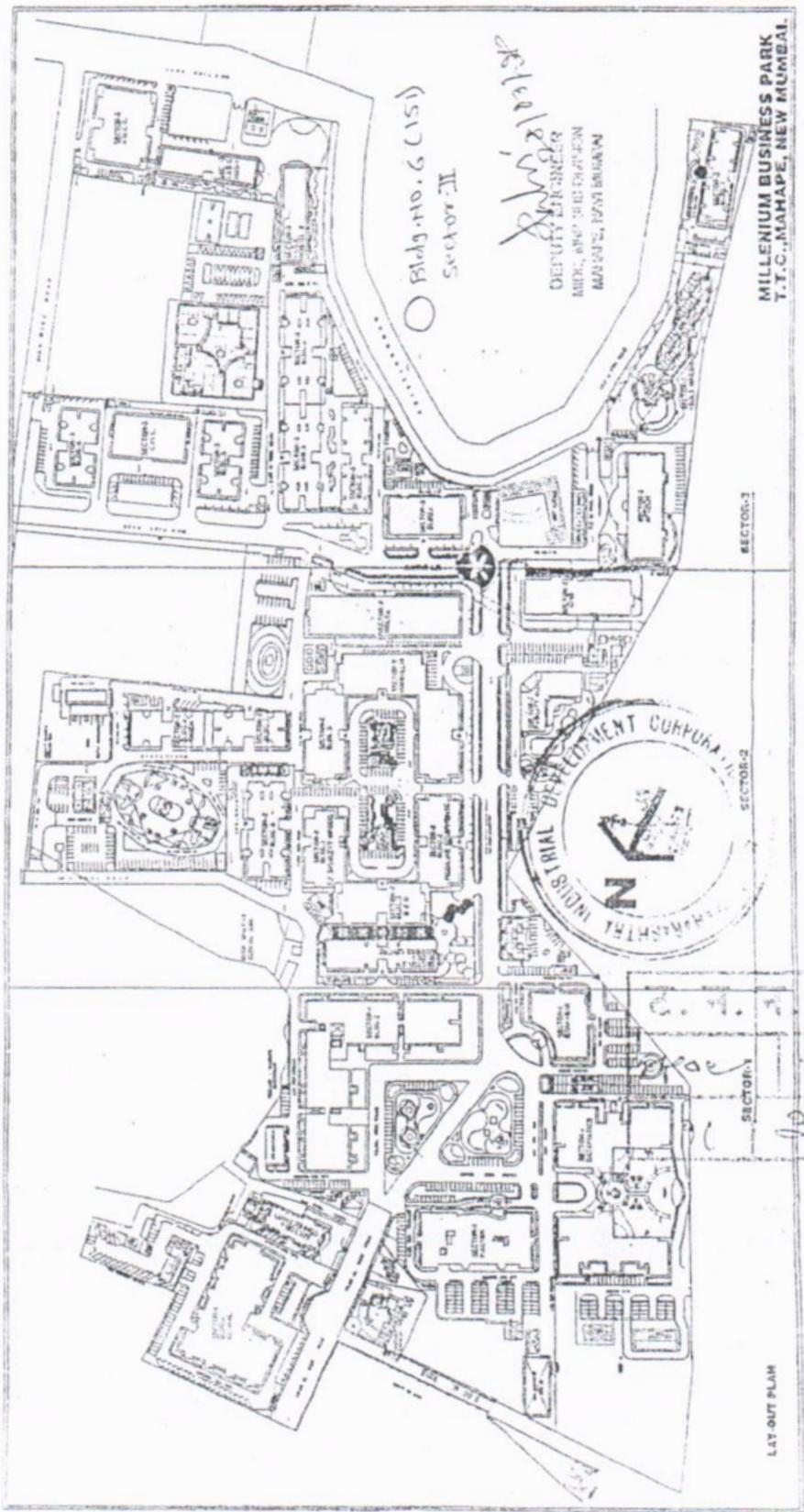
Marol Indl. Area

MUMBAI - 400 093.

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P. K. Alias, S.A. LL.M.



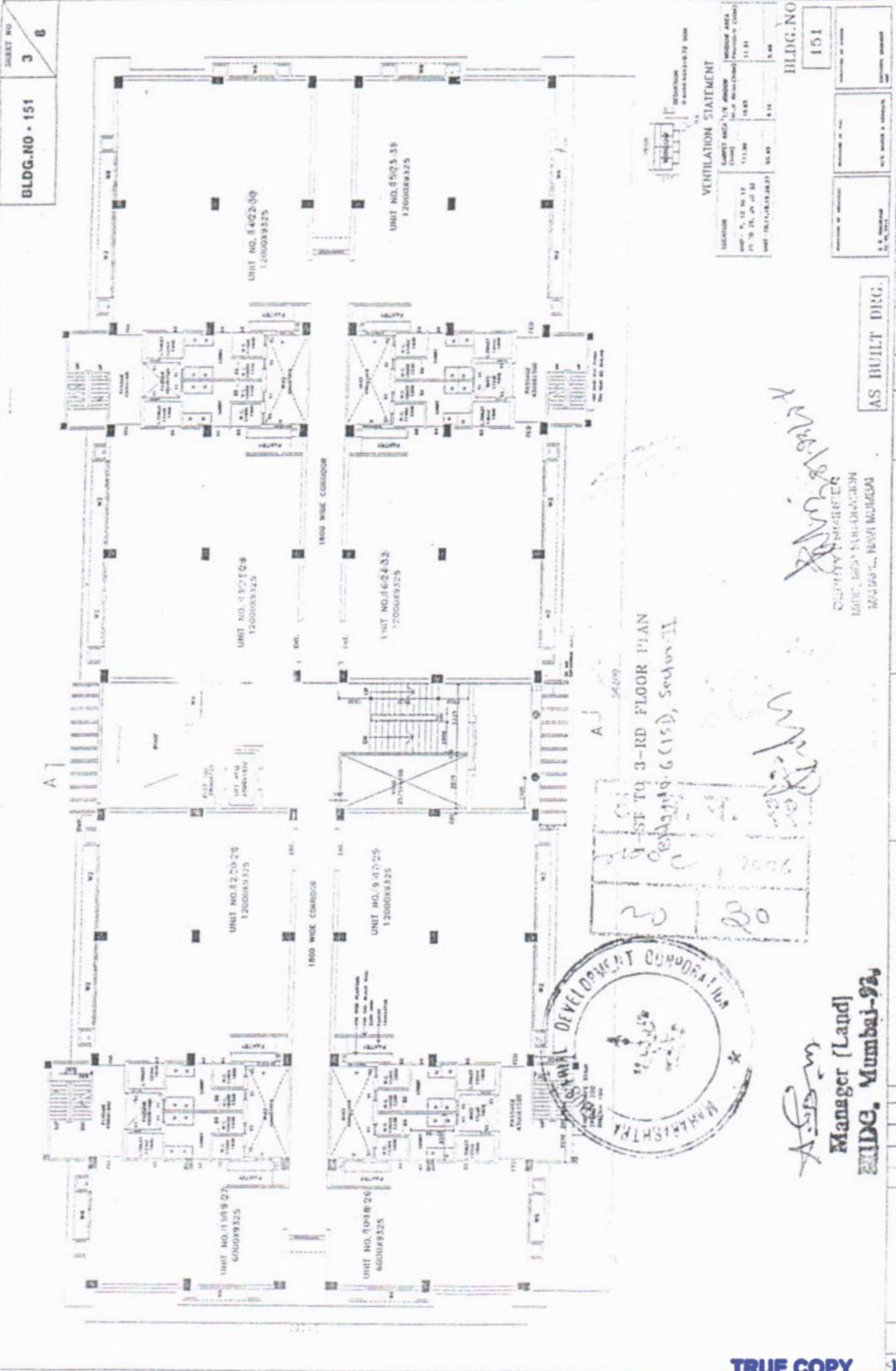
*Signature*

*A.S.D.M.S*  
Manager [Land]  
MIDC, Mumbai-93.



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OF THE ORIGINAL DOCUMENT





SHEET NO  
**3 8**  
 BLDG.NO - 151

**VERIFICATION STATEMENT**

LOCATION	UNIT NO. 12000K9325	DATE	11.11.11
UNIT NO. 12000K9326	DATE	11.11.11	11.11.11
UNIT NO. 12000K9327	DATE	11.11.11	11.11.11
UNIT NO. 12000K9328	DATE	11.11.11	11.11.11
UNIT NO. 12000K9329	DATE	11.11.11	11.11.11
UNIT NO. 12000K9330	DATE	11.11.11	11.11.11
UNIT NO. 12000K9331	DATE	11.11.11	11.11.11
UNIT NO. 12000K9332	DATE	11.11.11	11.11.11

BLDG. NO  
**151**

FOR TITLE	M.L.D.C.
LOCATION	T.T.C. (INDUSTRIAL AREA) NAVI MUMBAI
DATE	31/05/11
BY	DR. B.S. SHIRKE
FOR	B.S. SHIRKE

**B.S. SHIRKE**  
 M.D. & C.E.O.

**D.G. SHIRKE CONST. TECH. LTD.**  
 100-102, MIDC INDUSTRIAL AREA, NAVI MUMBAI

**AS BUILT DRG.**

NO.	DATE	SCALE
1	11.11.11	1:100

**SCHEDULE OF DOOR & WINDOW**

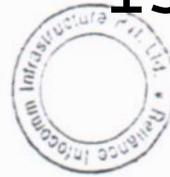
DOOR	NO.	QTY.
DR	2000E100	02
DR	2000E150	02
DR	2000E200	02
DR	2000E250	02
DR	2000E300	02
DR	2000E350	02
DR	2000E400	02
DR	2000E450	02
DR	2000E500	02
DR	2000E550	02
DR	2000E600	02
DR	2000E650	02
DR	2000E700	02
DR	2000E750	02
DR	2000E800	02
DR	2000E850	02
DR	2000E900	02
DR	2000E950	02
DR	2000E1000	02
DR	2000E1050	02
DR	2000E1100	02
DR	2000E1150	02
DR	2000E1200	02
DR	2000E1250	02
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DR	2000E1350	02
DR	2000E1400	02
DR	2000E1450	02
DR	2000E1500	02
DR	2000E1550	02
DR	2000E1600	02
DR	2000E1650	02
DR	2000E1700	02
DR	2000E1750	02
DR	2000E1800	02
DR	2000E1850	02
DR	2000E1900	02
DR	2000E1950	02
DR	2000E2000	02

USE TO 3-RD FLOOR PLAN  
 Building-6 (151), Sector-II



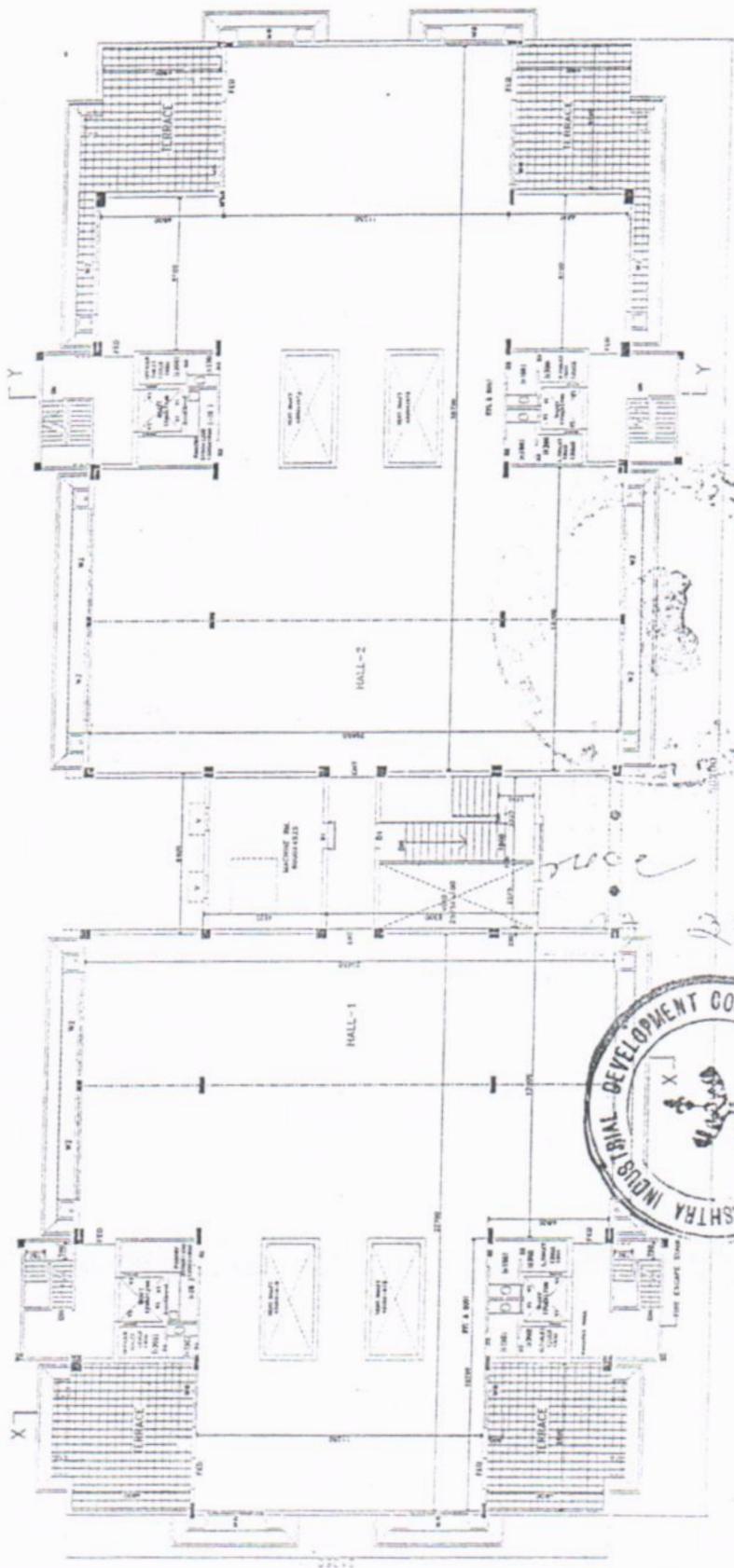
**A.S.M.**  
 Manager (Land)  
**MIDC, Mumbai-92**





8

BLDG.NO - 151  
SHEET NO 4 8



VENTILATION STATEMENT

LOCATION	CONST. AREA	V.A. WINDOW	WINDOW AREA
HALL-1	448.00	38.4	14.40
HALL-2	474.00	38.4	14.40

BLDG.NO 151

AS BUILT DRG.

DATE: 08.08.2019

SCALE: 1/100

PROJECT: B.G. SHIRKE CONST. TECH. LTD.

FOR TITLE: M.I.D.C.

LOCATION: T.Y.C. (INDUSTRIAL AREA) NAVI MUMBAI

DATE: 31/05

BY: [Signature]



Manager (Land)  
MIDC, Mumbai-23

[Signature]

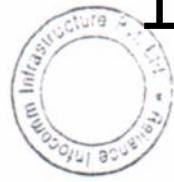
4TH FLOOR PLAN  
23/05-110.6 (151)  
Sector-II

NO.	REMARKS	DATE
1	READ THIS CASE IN CONNECTION WITH SETS OF WORK STRUCTURAL & SERVICES DMS	
2	ONLY FINISHED DIMENSIONS SHALL BE FOLLOWED	
3	FOR DIMENSIONS AND OF WORK REFER TO THE DRAWINGS	

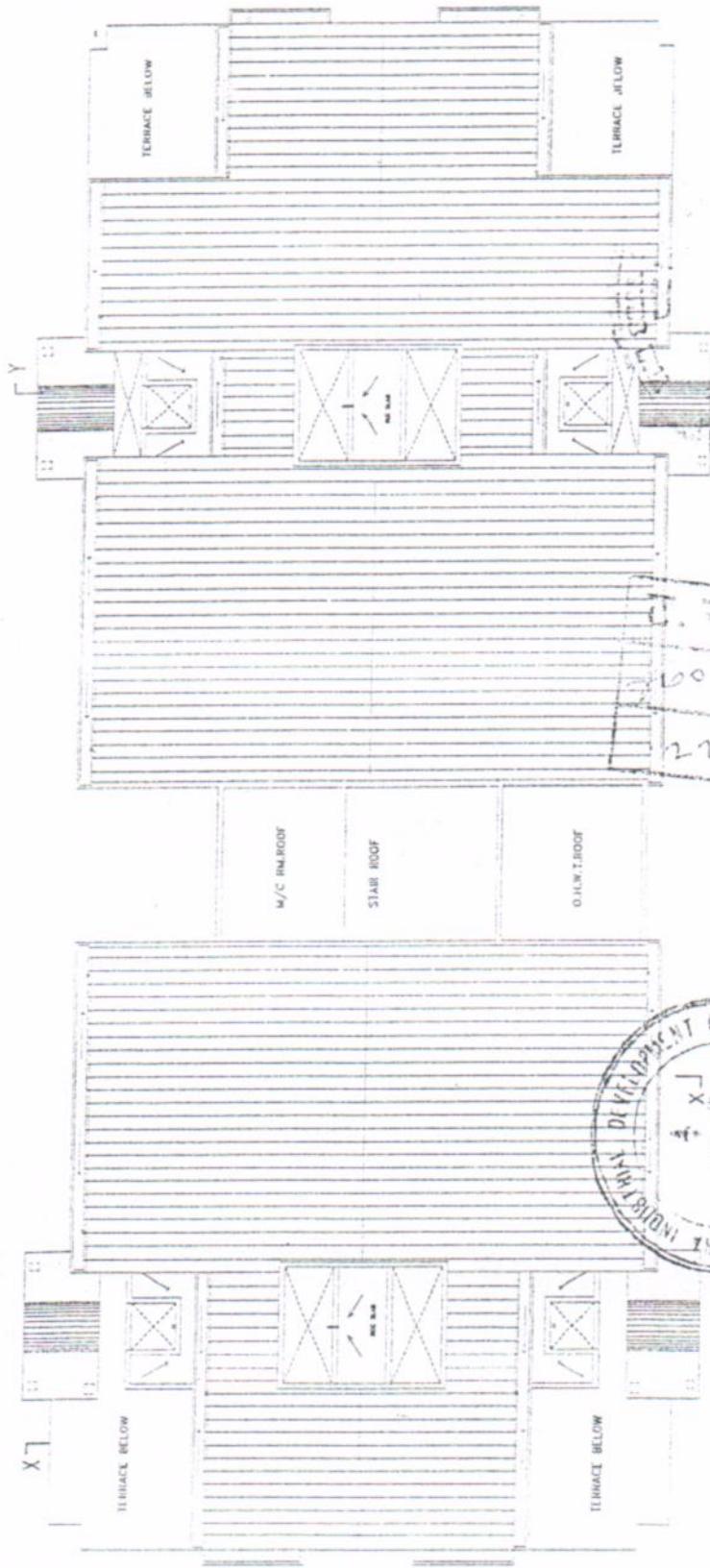
  

DOOR	SCHEDULE OF DOOR & WINDOW	WINDOW	
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WT	1800E100	W6	1800E1800
WT	1800E100	W7	1800E1800
WT	1800E100	W8	1800E1800
WT	1800E100	W9	1800E1800
WT	1800E100	W10	1800E1800
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BLDG.NO - 151  
SHEET NO 5 8



ROOF PLAN  
BLDG. NO. 151 (AS)  
Sector-II



Manager (Land)  
M.D.C. Mumbai-23

*Handwritten signature*

DEPUTY ENGINEER  
MIND, MRP SUB-DIVISION  
MAGDHE, NANI MUMBAI

AS BUILT DEC.

BLDG. NO 151

CONTRACT NO. 151  
DATE OF WORK  
DATE OF COMPLETION

B.G. SHIRKE CONST. TECH. LTD.  
37-38 MUMBAI ROAD - 400001  
JOB TITLE M.E.D.C.  
LOCATION T.T.C. (INDUSTRIAL AREA) NANI MUMBAI  
MARKET TITLE ROOF PLAN  
JOB 31/05 1985 REG. NO. 7712/151/78/1  
DATE 0

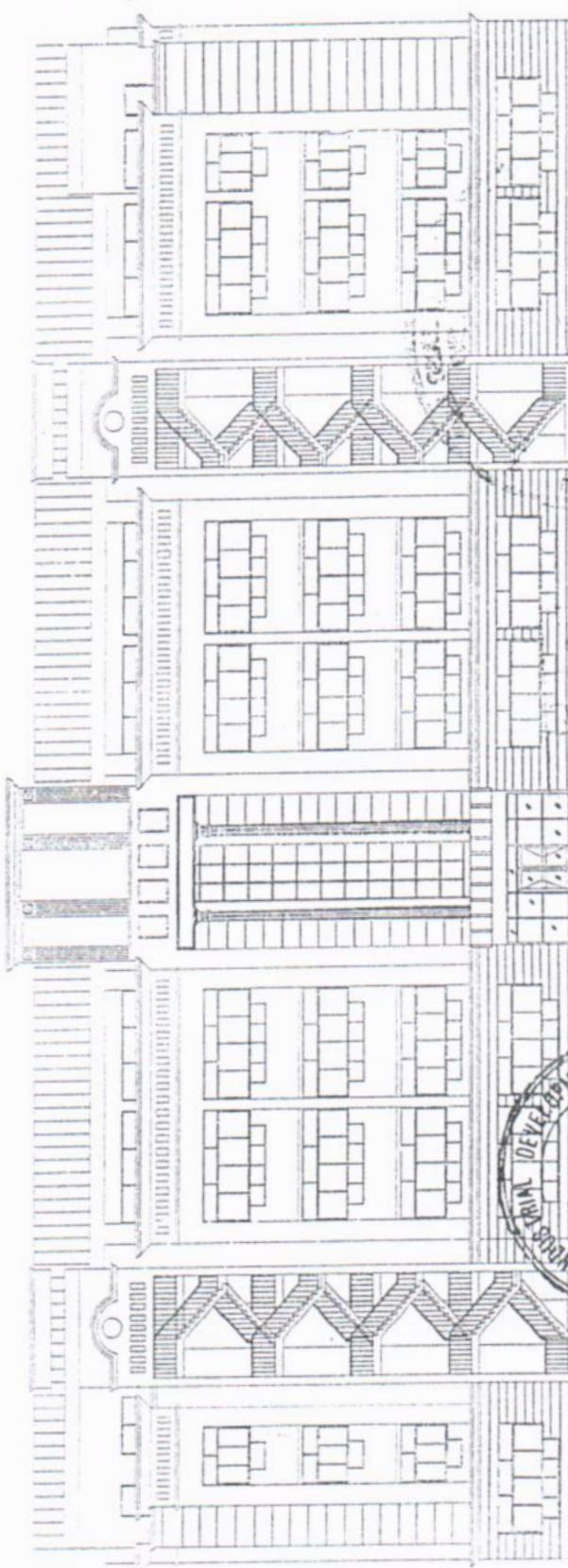
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SILT NO  
6 8



FRONT ELEVATION  
BLDG. NO. 6 (151)  
50' x 100' x 11'



*A.S.M.*  
Manager (Land)  
MIDC, Mumbai-93.

BLDG. NO  
151

CONTRACT NO.	DATE OF CONTRACT
CONTRACT VALUE	DATE OF COMPLETION
CONTRACTOR'S NAME	CONTRACTOR'S ADDRESS
CONTRACTOR'S PHONE NO.	CONTRACTOR'S TELEGRAM

AS BUILT DRG.

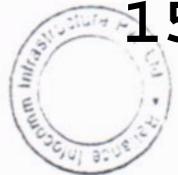
BLDG. NO.	BLDG. NAME
BLDG. TYPE	BLDG. AREA
BLDG. HEIGHT	BLDG. VOLUME
BLDG. PERMITS	BLDG. APPROVALS

BLDG. NO.	BLDG. NAME
BLDG. TYPE	BLDG. AREA
BLDG. HEIGHT	BLDG. VOLUME
BLDG. PERMITS	BLDG. APPROVALS

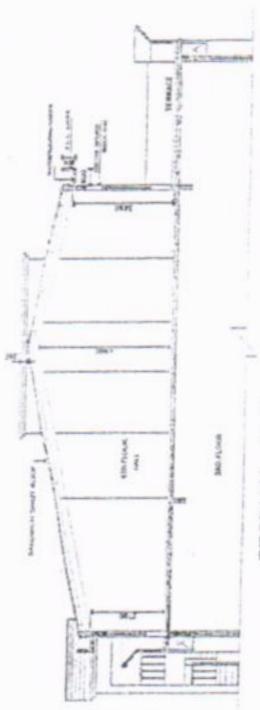
B.G. SHIRKE CONST. TECH. LTD.  
MUMBAI

PROJ. RESP. SUPERVISOR  
MUMBAI, MUMBAI

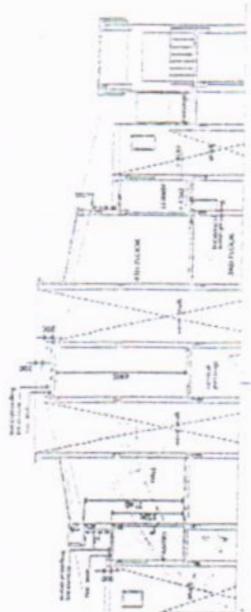
NOTES  
1. ALL THIS WORK IN CONFORMANCE WITH TERMS OF MUMBAI INDUSTRIAL DEVELOPMENT CORPORATION & SERVICES (MIDC) ACT, 1966.  
2. ONLY THOSE DOCUMENTS SHALL BE FOLLOWED.  
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.



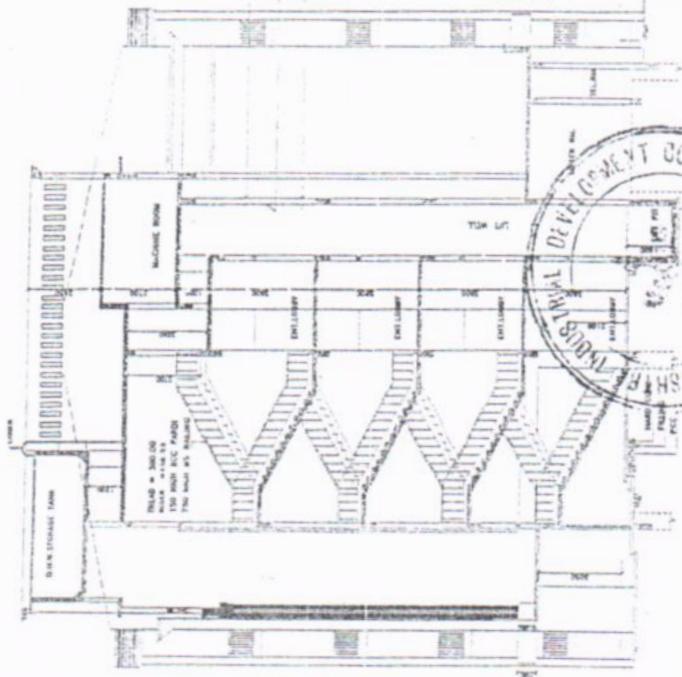
BLDG.NO - 151 7 8



SECTION - X-X



SECTION Y-Y



SECTION AA

EXTERNAL WALL  
FACED PASTER  
INTERNAL WALL  
FRAGILE PASTER  
200 THK. BLOCK  
WALL

BLDG. No 60 (151)  
Section II

*Handwritten signature and notes:*  
AS BUILT DIRG.  
M. S. SHIRKE  
15/11/86

BLDG.NO 151

NO. OF FLOORS	NO. OF STOREYS	NO. OF STOREYS	NO. OF STOREYS
NO. OF STOREYS	NO. OF STOREYS	NO. OF STOREYS	NO. OF STOREYS
NO. OF STOREYS	NO. OF STOREYS	NO. OF STOREYS	NO. OF STOREYS
NO. OF STOREYS	NO. OF STOREYS	NO. OF STOREYS	NO. OF STOREYS

AS BUILT DIRG.

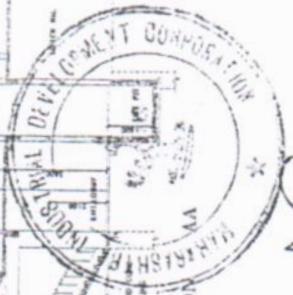
AS BUILT DIRG.  
M. S. SHIRKE  
15/11/86

BLDG. NO.	151
CONTRACTOR	D. G. SHIRKE CONST. TECH. LTD.
FOR TITLE	M.I.D.C.
LOCATION	T.T.C. (INDUSTRIAL AREA) NAYI MUMBAI.
MARKET TITLE	ELECTRICALS
DATE	31/86

NO.	REVISION	DATE

NOTES

1. READ THIS SET IN CONNECTION WITH SETS OF ARCHITECTURAL & STRUCTURE
2. CHECK DIMENSIONS SHALL BE FOLLOWED
3. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE



Manager (Land)  
MIDC, Mumbai-95

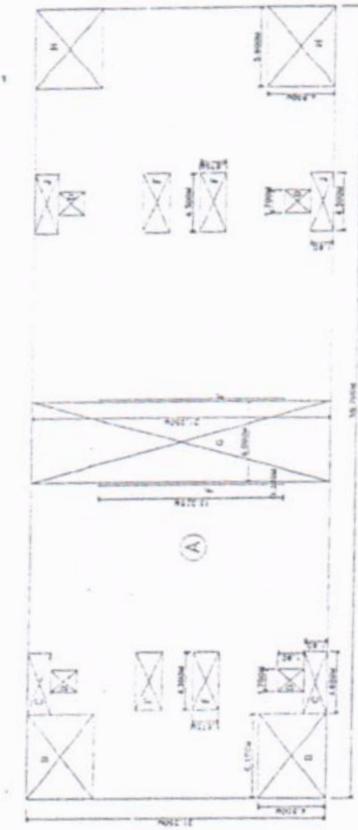


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BLDG. NO - 151  
SHEET NO 8/8



AREA KEY PLAN FOR 4TH FLOOR  
AREA CALCULATIONS

AREA OF BLOCK A = 58,2021.25 = 1236.75 SQM  
DEDUCTIONS  
B-4.30 X 1.80 X 4 = 30.24  
D-1.20 X 1.80 X 4 = 8.64  
E-2.40 X 1.80 X 4 = 17.28  
F-2.40 X 1.80 X 4 = 17.28  
G-4.30 X 1.80 X 4 = 30.24  
H-4.30 X 1.80 X 4 = 30.24  
I-4.30 X 1.80 X 4 = 30.24  
J-4.30 X 1.80 X 4 = 30.24  
K-4.30 X 1.80 X 4 = 30.24  
L-4.30 X 1.80 X 4 = 30.24  
M-4.30 X 1.80 X 4 = 30.24  
N-4.30 X 1.80 X 4 = 30.24  
O-4.30 X 1.80 X 4 = 30.24  
P-4.30 X 1.80 X 4 = 30.24  
Q-4.30 X 1.80 X 4 = 30.24  
R-4.30 X 1.80 X 4 = 30.24  
S-4.30 X 1.80 X 4 = 30.24  
T-4.30 X 1.80 X 4 = 30.24  
U-4.30 X 1.80 X 4 = 30.24  
V-4.30 X 1.80 X 4 = 30.24  
W-4.30 X 1.80 X 4 = 30.24  
X-4.30 X 1.80 X 4 = 30.24  
Y-4.30 X 1.80 X 4 = 30.24  
Z-4.30 X 1.80 X 4 = 30.24  
TOTAL = 155.36 SQM  
\* BUILT UP AREA OF 1ST TO 3RD FLOOR = 1071.89 SQM  
(1236.75 - 155.36)

AREA KEY PLAN  
AREA CALCULATION  
(1ST, 2ND & 3RD FL.)

AREA OF BLOCK A = 58,2021.25 = 1236.75 SQM  
DEDUCTIONS  
B-6.00 X 4.80 X 1 = 28.80  
C-4.30 X 4.80 X 4 = 82.56  
D-4.30 X 4.80 X 4 = 82.56  
E-4.30 X 4.80 X 4 = 82.56  
F-4.30 X 4.80 X 4 = 82.56  
G-4.30 X 4.80 X 4 = 82.56  
H-4.30 X 4.80 X 4 = 82.56  
I-4.30 X 4.80 X 4 = 82.56  
J-4.30 X 4.80 X 4 = 82.56  
K-4.30 X 4.80 X 4 = 82.56  
L-4.30 X 4.80 X 4 = 82.56  
M-4.30 X 4.80 X 4 = 82.56  
N-4.30 X 4.80 X 4 = 82.56  
O-4.30 X 4.80 X 4 = 82.56  
P-4.30 X 4.80 X 4 = 82.56  
Q-4.30 X 4.80 X 4 = 82.56  
R-4.30 X 4.80 X 4 = 82.56  
S-4.30 X 4.80 X 4 = 82.56  
T-4.30 X 4.80 X 4 = 82.56  
U-4.30 X 4.80 X 4 = 82.56  
V-4.30 X 4.80 X 4 = 82.56  
W-4.30 X 4.80 X 4 = 82.56  
X-4.30 X 4.80 X 4 = 82.56  
Y-4.30 X 4.80 X 4 = 82.56  
Z-4.30 X 4.80 X 4 = 82.56  
TOTAL = 155.36 SQM  
\* BUILT UP AREA OF 1ST TO 3RD FLOOR = 1071.89 SQM  
(1236.75 - 155.36)

AREA CALCULATION  
(GROUND FL.)

AREA OF BLOCK A = 58,2021.25 = 1236.75 SQM  
DEDUCTIONS  
C-4.30 X 1.80 X 4 = 30.24  
D-1.20 X 1.80 X 4 = 8.64  
E-2.40 X 1.80 X 4 = 17.28  
F-2.40 X 1.80 X 4 = 17.28  
G-4.30 X 1.80 X 4 = 30.24  
H-4.30 X 1.80 X 4 = 30.24  
I-4.30 X 1.80 X 4 = 30.24  
J-4.30 X 1.80 X 4 = 30.24  
K-4.30 X 1.80 X 4 = 30.24  
L-4.30 X 1.80 X 4 = 30.24  
M-4.30 X 1.80 X 4 = 30.24  
N-4.30 X 1.80 X 4 = 30.24  
O-4.30 X 1.80 X 4 = 30.24  
P-4.30 X 1.80 X 4 = 30.24  
Q-4.30 X 1.80 X 4 = 30.24  
R-4.30 X 1.80 X 4 = 30.24  
S-4.30 X 1.80 X 4 = 30.24  
T-4.30 X 1.80 X 4 = 30.24  
U-4.30 X 1.80 X 4 = 30.24  
V-4.30 X 1.80 X 4 = 30.24  
W-4.30 X 1.80 X 4 = 30.24  
X-4.30 X 1.80 X 4 = 30.24  
Y-4.30 X 1.80 X 4 = 30.24  
Z-4.30 X 1.80 X 4 = 30.24  
TOTAL = 155.36 SQM  
\* BUILT UP AREA OF 1ST TO 3RD FLOOR = 1071.89 SQM  
(1236.75 - 155.36)



*Handwritten notes and signatures:*  
Bldg No - 151  
Sector - II  
Manager (Land)  
MIDC, Mumbai-22

BLDG. NO 151

AS BUILT DIRG.

B.G. SHIRKE CONST. TECH. LTD.

PROJECT TITLE: T.T.C. INDUSTRIAL AREA/INVEST. MUMBAI

LOCATION: AREA CALC. A-TURN

SCALE: 1:1000

DATE: 11/08/20

PROJECT NO: 31/70

DATE OF ISSUE: 11/08/20

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

MANAGER (LAND) MIDC, MUMBAI-22

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Reliance Infocomm Infrastructure Private Limited  
Regd. Office: H Block, 1<sup>st</sup> Floor  
Dhirubhai Ambani Knowledge City  
Navi Mumbai 400 710.  
Tel : +91 022 30386286  
Fax: +91 022 30376622

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE RELIANCE INFOCOMM INFRASTRUCTURE PRIVATE LIMITED HELD ON 26<sup>TH</sup> APRIL, 2008**

It was proposed that considering the growth the Company should purchase the office space at MIDC premises. It was hereby informed that the Company is to enter into Agreement of outright purchase with MIDC, MBP in respect of the office premises situated at Millennium Business Park, Mahape, Navi Mumbai. The Board discussed and passed the following resolution unanimously:

"RESOLVED THAT draft of the agreement to be entered between the Company and MIDC, MBP in respect of the premises situated at Millennium Business Park, Mahape, Navi Mumbai as placed before this meeting be and is hereby approved.

RESOLVED THAT Shri Prakash Shenoy or Shri Tulsi Dadlani, Director of the Company, be and are hereby severally authorized to sign, execute and affix the common seal of the Company on the said agreement with MIDC, MBP and to execute such deeds, documents and other writing as may be necessary or required, and to convey to MIDC, MBP, acceptance on changes and modifications in the said terms and conditions.

FURTHER RESOLVED THAT Shri Prakash Shenoy or Shri Tulsi Dadlani, Directors of the Company be and is hereby authorized to furnish a copy of the resolution certified as true to MIDC, Mahape.

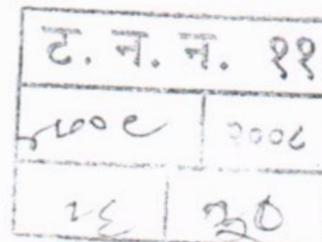
RESOLVED FURTHER THAT the common seal of the Company be affixed, in the presence of any one of the Director of the Company, in accordance with the Articles of Association of the Company."

Certified True Copy  
For Reliance Infocomm Infrastructure Private Limited

Place: Navi Mumbai  
Date: 23.10.2008



*Prakash Shenoy*  
Prakash Shenoy  
Director



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*Pratil.*

FORM 6  
[See Rule 16(1)]

Driving Licence

MH-02/A15749 103

Driving Licence

Date of issue 2-6-2003

Name of the Licence Holder  
*Rajesh Sawant*

Son/Wife/Daughter of  
*Ranchard*

Specimen Signature/Thumb impression  
of the Holder of the licence:  
*Sawant*

Name to be written across the photograph

2

Temporary address/Official  
address (if any)

Pe. *Waldangst*

*2-12-A, Waldangst*

*Vileparle (E) ST*

Date of birth *15-6-71*

Educational qualifications

Blood group with RH factor (Optional)

3

The holder of this licence is licensed  
to drive throughout India the vehicles  
of the following description:

*Vehicle with gear  
only*

The licence to drive a motor vehicle  
other than transport vehicle is valid  
From *2-6-2003* to *1-7-2010*

*9ms/561000/15/02/10*

Signature and designation  
of the Licensing Authority:  
*26-2-2006*



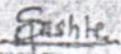
ट. न. न. ११	
२००६	२००६
२०	३०



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

SANJAY D PASHTE  
 DATTARAM RAGHOBA PASHTE  
 19/06/1965  
 Permanent Account Number  
 ANFPP5725K

  
 Signature



ट. न. न. ११	
२००८	२००८
२८	३०



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24/10/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

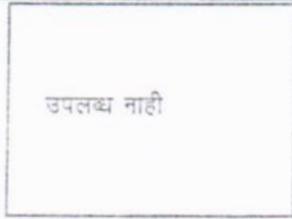
1576

3:18:40 pm

सह दु.नि.का-ठाणे 11

दस्त क्रमांक : 4709/2008

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	<p>नाम: म. रिलायन्स इन्फोकॉम इन्फ्रास्ट्रक्चर प्रा. लि. चे डायरेक्टर दादलानी तुलसी एस. - - पता: घर/फ्लॉट नं: एच ब्लॉक , धिरुभाई अंबानी नॉलेज सिटी , ठाणे बेलापुर रोड, कोपरखेरणे , नवी मुंबई गल्</p>	<p>लिहून घेणार वय 50 सही</p>		
2	<p>नाम: महाराष्ट्र इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन तर्फे ए. एल. गव्हाळ - - पता: घर/फ्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाम: - ईमारत नं: - पेट/वसाहत: -- शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून देणार वय - सही</p>		

कलम 88 खाली कबुलीसाठी सुट



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30/30

दस्त क्र. [टनन11-4709-2008] चा गोपवारा  
बाजार मुल्य : 113991820 मोबदला 0 भरलेले मुद्रांक शुल्क : 300दस्त हजर केल्याचा दिनांक : 24/10/2008 03:14 PM  
निष्पादनाचा दिनांक : 08/10/2008  
दस्त हजर करणा-याची सही :दस्ताचा प्रकार : 36) भाडेपट्टा  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 24/10/2008 03:14 PM  
शिक्का क्र. 2 ची वेळ : (फ्री) 24/10/2008 03:18 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 24/10/2008 03:18 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 24/10/2008 03:18 PM

दस्त नोंद केल्याचा दिनांक : 24/10/2008 03:18 PM

ओळख :

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

1) राजेश सावंत - - , घर/फ्लॅट नं. -

गल्ली/रस्ताः -

ईमारतीचे नावाः -

ईमारत नं. -

पेट/वसाहतः -

शहर/गावः एच ब्लॉक , धिरुभाई अंबानी नॉलेज सिटी, कोपरतीरणे

तालुकाः -

पिनः -

2) संजय पाटे - - , घर/फ्लॅट नं. -

गल्ली/रस्ताः -

ईमारतीचे नावाः -

ईमारत नं. -

पेट/वसाहतः -

शहर/गावः सदर

तालुकाः -

पिनः -

K. R. Saunt

Fichte

पावती क्र.: 4842 दिनांक: 24/10/2008

पावतीचे वर्गन

नांव: में. रिलायन्स इन्फोकॉम इन्फ्रास्ट्रक्चर प्रा. लि.  
चे डायरेक्टर दादलानी तुलसी एस. - -

30000 : नोंदणी फी

600 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फ्री

30600: एकूण

दु. निबंधकाची सही, सह दु. नि. का-ठाणे 11

आणि मुद्रांक शुल्क संवलय : ईव्हीएन केस नं 409/08 दि 28/05/2008 अन्वये मु.शु  
चा दस्तऐवजसुलभता 30 पाने आहेत.

20/11

दु. निबंधकाची सही  
सह दु. नि. का-ठाणे 11दस्तावेज क्रमांक 8609 चे  
दस्तावेज नोंदले.

20/11

सह दु. नि. का-ठाणे 11  
तारीख 28/10/2008

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Deputy Registrar: Thane  
 Document No. and Year: 4709 / 2008  
 Friday, October 24, 2008 at 3:18:52 PM

Registration 63 m. e

INDEX NO. II

Village Name: Mahape

1. Type of deed, nature of Remuneration, Transfer deed and market price (in case of lease, whether the lessor pays the levy or the lessee should be mentioned)  
 Remuneration Rs. 0.00
2. Market price Rs. 113,991,820.00
3. Land survey, subdivision and house number (if any) (1) Description: Building No. 6 (A), Plot M B P /2, Sec 3, Mahape Village, Navi Mumbai. Leasehold for 95 years. (Recovered under EVN Case No. 409/08 dated 28/05/2008)
4. Area (1) 6053.62 sq. m.
5. When a charge or judy is given: (1) –
6. Name and full address of the party to who making the document or if it is a decree or order of the Civil Court, name and full address of the respondent (1) By Maharashtra Industrial Development Corporation A. L. Gawhal - - House / Flat No: - Street/Road: - Building Name: - Building No: - Peth Colony: --; City/Village: - Taluka: PIN: PAN Number: -.
7. Name and full address of the party to who making the document or if it is a decree or order of the Civil Court, name and full address of the respondent (1) In Reliance Infocomm Infrastructure Pvt. Ltd. Director Dadlani Tulsi S. - House Flat No: H Block, Dhirubhai Ambani Knowledge City, Thane Belapur Road, Koparkhairane, Navi Mumbai;



Street/Road: - Building Name: - Building  
No: --; Peth Colony: - City / Village: --  
Taluka: - Pin: -; PAN No: AAAC4527E.

8. Date of making:	08/10/2008
9. Date of registration:	24/10/2008
10. Serial No., Volume and Page	4709 / 2008
11. Stamp duty as per market value	Rs. 300.00
12. Registration as per market value	Rs. 30,000
13. Remarks	--

Deputy Registrar Thane No. 11



(R) (0030) (01) (800) (02) (01) (01)  
Adj Case No. 406/08 108 (A5)

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Sample m. Co. No. 6

(See Rule 112)

1075

Challan Number

Gen. 26-M

D. D. O.

Currency of cash deposited in the treasury / sub-treasury at this location  
in the State Bank of India / Reserve Bank of India

To be paid by the payer	To be filled by the departmental officer or treasury.	To be paid by the Treasury, Sub-Treasury / Reserve Bank of India, State Bank of India, State Bank of Hyderabad
Name, designation and address of the person on whose behalf the amount has been paid Reliance Infocom Infrastructure Pvt Ltd	Classification of Articles Section (6) Registration and Stamps Section Heading: 0030 Registration and Stamps Sub-Heading: 02/103 Adjudication Fees	Amount received. ----- Rupees (in figures) ----- Rupees (in words) -----
Details of payment authorization and purpose of payment Stamp duty for the Decision -making document 4002/-	Subhead - 02 Sub head - 02  Computer Code 0030055701.	Treasurer: Accountant:  Treasury Sub-Treasury Officer /
Amount paid Rs. 4002/-		Bank Manager
(In words Rupees four thousand and two rupees only)	"That's right, accept the money and get a receipt."	
Signature of payer	Date      Signature	Date

Here, the rubber stamp of the officer who issued the order to pay the amount to the treasury/bank should be affixed.



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(R) (0030) (01) (800) (02) (01) (01)

Adj Case No. Thane

Sample m. Co. No. 6

(See Rule 112)

1075

Challan Number

Gen. 26-M

D. D. O.

Currency of cash deposited in the treasury / sub-treasury at this location  
in the State Bank of India / Reserve Bank of India

To be paid by the payer	To be filled by the departmental officer or treasury.	To be paid by the Treasury, Sub-Treasury / Reserve Bank of India, State Bank of India, State Bank of Hyderabad
Name, designation and address of the person on whose behalf the amount has been paid Reliance Infocom Infrastructure Pvt Ltd	Classification of Articles Section (6) Registration and Stamps Section Heading: 0030 Registration and Stamps Sub-Heading: 01 / 800 stamp duty	Amount received. ----- Rupees (in figures) ----- Rupees (in words) 100/-
Details of payment authorization and purpose of payment  Decision making Fee 100/- Amount paid Rs. 100/-	Subhead - 02 Sub head - 01  Computer Code 0030039301.	Treasurer: Accountant:  Treasury Sub-Treasury Officer / Bank Manager
(In words Rupees is one hundred rupees only)	"That's right, accept the money and get a receipt."	
Signature of payer	Date 28.05.2008 Signature	Date

Here, the rubber stamp of the officer who issued the order to pay the amount to the treasury/bank should be affixed.



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Decision making case No. 406/08

Date: 28/05/2008

The Decision-making fee of Rs. 100/- has been deposited with the Government vide Challan No. 452 dated 28/5/2008.

It is certified under section 32 of the Bombay Stamp Act, 1958 that the stamp duty payable on this document is Rs. 51, 29, 650 /- in words Rs. Fifty-one lakh twenty nine thousand six hundred and fifty only, as per sections 36, 25B, 35, 5 (h) (b) of Schedule 1 of the Bombay Stamp Act, 1958.

But as per Maharashtra Government Revenue and Forest Department, Notification No. Stamp 2003/2093/Pr.No.462/M-1 dated 29/12/03, the said document is exempted from stamp duty of Rs. 51, 29, 650/- as per Article 36. And as per Article 35 and 5 (h) (b) Rs. 300/- stamp duty is payable. Also, as per the second copy submitted herewith, stamp duty of Rs. 100/- as per Article 27, total stamp duty of Rs. 400/- is payable. The said unit is I. T. Service unit.

The stamp duty payable on the said document is Rs. 300 + 100 = 400/- Challan No. 2054 dated 3/7/20 8 has been deposited by Shri. K. S. Kumar, Res. Navi Mumbai on behalf of M/s. Reliance Infocom Infrastructure and Preeti. Accordingly, the said document is being duly stamped.

The said certificate is being issued under Section 53 (A) of the Mumbai Stamp Act, 1958.

M.V.R. 1,39,91,820/-

Thane.

Dated 05/07/2008



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Decision making Case No. 409/08 Dated 28/05/2006

Decision making Fee Rs. 70/- Receipt. Paid under Challan K 457.

This is to certify under Section 45 of the Mumbai Stamp Act, 1958 that the present collection is exempt from stamp duty vide Notification No. Stamp 2003/2003 dated 29/12/2003 of the Revenue and Forest Department.

This certificate is being issued under Section (Not Clear) of the Mumbai Stamp Act, 1950.

MV - 1139918201 -

Stamp Collector Thane

Thane

Date:

THIS LEASE made at Mumbai the 8<sup>th</sup> day of October Two thousand eight only. BETWEEN THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, A Corporation constituted under the Maharashtra Industrial Development Act 1961(MAH-III of 1962) and having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Mumbai - 400 038 hereinafter called the 'LESSOR' (which expression shall, unless the context does not so admit include its successors and Assigns) of the One Part and MESSERS RELIANCE INFOCOMM INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at, H, Block, Dhirubhai-Ambani Knowledge city, Thane.



Document Abstract Part-1

TNN 11

Document No. 4709/2008

34 / 36

24/10/2008 Sub Registrar

3:39:49 pm Thane

Document No. 4709/2008

Document Type: Lease

S. No	Name and address of the party	Party type	Photo	thumb impression
1	Name: M/s Reliance Infocom Infrastructure Pvt. Ltd. of Director Dadlani Tulsi S. - - Address: House Flat No: H Block, Dhirubhai Ambani Knowledge City, Thane Belapur Road, Koparkhairane, Navi Mumbai	Buyer Age 50 years Signature		
2	Name: By Maharashtra Industrial Development Corporation A. L. Gavhal - Address: House Flat No: - Lane / Road: - Name of Building: - Building No: - Peth / Colony: -- City / Town: - Taluka: - PIN: - PAN Number:	Buyer Age 50 years Signature	Not available  Exemption for confession under Section 88	Not available



The document issuers acknowledge that they have issued the said lease document.

TRUE COPY

THIS ANNEXURE IS THE TRUE COPY  
OF THE ORIGINAL DOCUMENT

Document Abstract Part - 2

Document No. 4709/2008

Abstract of Document No. [Tnn11- 4709-2008]

Market Value: 113991820 Remuneration: 0 Stamp Duty Paid: 300

Receipt No.: 4842 Date: 24/10/2008

Receipt Description

Name: The Director of M/s Reliance

Infocom Infrastructure Ltd. Dadlani Tulsi

S.

Date of submission of document: 24/10/2008 at 3:34 PM

Date of execution: 08/10/2008

Signature of the person submitting the document:

30000: Registration Fee

600 Copy (A.11 (1)), Copy of Endorsement (A. 11 (2)),

Rujwat (A. 12) and Photography (A. 13) - Combined Fee

Total: 30600

Type of Document: 36) Lease

Stamp No. 1 Time (Presentation) 24/10/2008 at 3:14 PM

Stamp No. 2 Time: (Fees) 24/10/2008 at 3:18 PM

Stamp No. 3 Time: (Confession) 24/10/2008 at 3:18 PM

Stamp No. 4 Time: (Identification) 24/10/2008 at 3:18 PM

Date of Registration of the document: 24/10/2008 at 3:18 PM

Signature of the Deputy

Registrar

Thane

Identity:

The identity of the Deputy Registrar states that he personally knows the person who executed the document and confirms their identity.



TRUE COPY

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OF THE ORIGINAL DOCUMENT

1) Rajesh Sawant - House / Flat No: H Block, Thane Belapur Road, Koparkhairane, Navi

Mumbai

Lane / Road

Name of Building: -

Building No: -

Peth / Colony:

City / Town: -

Taluka:

Pin: -

Signature of the Deputy Registrar

Thane

2) Sanjay Pasht – House / Flat No: Sadar

Lane / Road

Name of Building: -

Building No: -

Peth / Colony:

City / Town: -

Taluka: -

Pin: -

Signature of the Deputy Registrar

Thane

Stamp Duty: Exemption: Stamp duty has been recovered under EVN Case No. 409/08 dated 28/05/2008

It is certified that this document has a total of 30 pages.

Recorded in book number 1, at number 4709.

Date: 24.10.2008

Co-Sub Registrar

Thane No.11



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