

536/5154

Friday, May 13, 2016  
4:42 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39M  
Regn.: 39M

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टन9-5154-2016

दस्तऐवजाचा प्रकार: 36-अ-लिव्ह अॅड लायसन्सेस

सादर करणाऱ्याचे नाव: लोढा एलिवेशन बिल्डकॉन प्रा लि तरफे कु मु सुरेन्द्रन नायर तरफे कु मु राहुल वंडेकर  
नोंदणी की

दस्त हाताळणी की  
पृष्ठांची संख्या: 67

पावती क्र.: 5666 दिनांक: 13/05/2016

रु. 1000.00  
रु. 1340.00

एकूण: रु. 2340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:02 PM 5/13/2016

  
Sub Registrar Thane 9

बाजार मुल्य: रु. 33001668/-

मोबदला रु. 5500278/-

भरलेले मुद्रांक शुल्क: रु. 693500/-

सह दुष्यम निबंधक वर्ग २ ठाणे क्र. १

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 1000/-  
डीडी/धनादेश/ये ऑर्डर क्रमांक: MH000984606201617R दिनांक: 13/05/2016  
बँकचे नाव व पत्ता: IDBI

- 2) देयकाचा प्रकार: By Cash रक्कम: रु 1340/-

मुळ दस्त व स्कॉन्हॉले मिळाली  
सही-



**Data of Bank Receipt for GRN MH000984606201617R**  
**Bank - IDBI BANK**

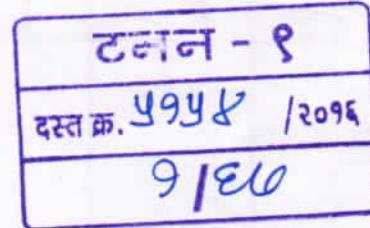
**Bank/Branch** :  
**Pmt Txn id** : 90000441      **Simple Receipt**  
**Pmt DtTime** : 13/05/2016 13:19:58      **Print DtTime** :  
**ChallanIdNo** : 69103332016051350553      **GRAS GRN** : MH000984606201617R  
**District** : 1201 / THANE      **Office Name** : IGR121 / THN9 \_THANE NO 9 JOINT SUB REGISTRA

**StDuty Schm** : 0030046401-75/ Stamp Duty(Bank Portal)  
**StDuty Amt** : Rs 6,93,500.00/- (Rs Six Lakh Ninety Three Thousand Five Hundred Rupees Only )

**RgnFee Schm** : 0030063301-70 / Registration Fee  
**RgnFee Amt** : Rs 1,000.00/- (Rs One Thousand Rupees Only )

**Article** : 36A  
**Prop Mvblty** : Immovable      **Consideration** : 3,30,01,668.00/-  
**Prop Descr** : IT ITES UNIT7 TH FLOORA AND B WINGLODHA I THINK , TECHNO CAMPUSPANCHPAKHADITHANE WEST  
                  : Maharashtra  
                  : 400607  
**Duty Payer** : PAN-AAKFT4459L MS TRILOKESH CITY DEVELOPERS LLP  
**Other Party** : PAN-AAACT1796R WILLIS PROCESSING SERVICES INDIA PVT LTD

**Bank Scroll No** : --  
**Bank Scroll Date** : --  
**RBI Credit Date** : --  
**Mobile Number** : 917066508001





## CHALLAN

MTR Form Number - 6

GRN NUMBER	MH000984606201617R	BARCODE	Form ID :	Date: 13-05-2016
Department	IGR	Payee Details		
Receipt Type	RE	Dept. ID (If Any)		
Office Name	IGR121-THANE NO 9 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-AAKFT4459L
Year	Period: From : 13/05/2016 To : 31/03/2099	Full Name	MS TRILOKESH CITY DEVELOPERS LLP	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	IT ITES UNIT 7 TH FLOOR	
0030046401-75	693500.00	Road/Street, Area /Locality	A AND B WING LODHA I THINK	
0030063301-70	1000.00	Town/ District	TECHNO CAMPUS PANCHPAKHADI THANE WEST Maharashtra	
	0.00	PIN	4 0 0 6 0 7	
	0.00	Remarks (If Any) :	<p style="text-align: center;">संगती ५९४८ /२०९६</p> <p style="text-align: center;">दस्त क्र. १८०</p> <p style="text-align: center;">२५०</p>	
Total	694500.00	Amount in words	Rupees Six Lakhs Ninety Four Thousand Five Hundred Only	
Payment Details:IDBI NetBanking Payment ID : 90000441				
FOR USE IN RECEIVING BANK				
Bank CIN No : 69103332016051350553				
Cheque- DD No.	Date	13-05-2016		
Name of Bank	Bank-Branch	THE SUB REGISTRAR		
Name of Branch	Scroll No.	राज्य निवेदन टांग क्र. प. राजीव गांधी		

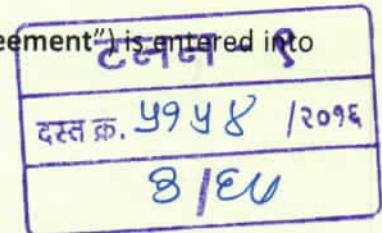


693050-47  
W8

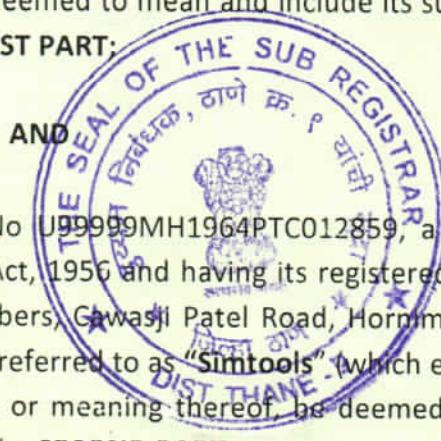
## AMENDMENT TO LEAVE AND LICENSE AGREEMENT

This Amendment to Leave and License Agreement ("Agreement") is entered into at Thane on this 13 day of May, 2016

BY AND AMONGST



LODHA ELEVATION BUILDCON PRIVATE LIMITED, CIN No.U45200MH2007PTC168707, a Company incorporated under the Companies Act, 1956 and having its registered office at 412, Floor 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai – 400 001, hereinafter referred to as "Licensor" (which expression shall, unless contrary to the context or meaning thereof, be deemed to mean and include its successors-in-interest and / or assigns) of the FIRST PART;



SIMTOOLS PRIVATE LIMITED, CIN No U99999MH1964PTC012859, a company incorporated under the Companies Act, 1956 and having its registered office at 412, Floor 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai – 400 001, hereinafter referred to as "Simtools" (which expression shall, unless contrary to the context or meaning thereof, be deemed to mean and include its successors in title) of the SECOND PART;



AND

WILLIS PROCESSING SERVICES (INDIA) PRIVATE LIMITED, CIN No. U72300MH1992PTC066724, a Company incorporated under the Companies Act, 1956 and having its registered office at Plant No. 6, Godrej & Boyce Mfg. Co. compound, L.B.S. Marg, Vikhroli (West) 400079, hereinafter referred to as "Licensee" (which expression shall, unless contrary to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the THIRD PART;

AND

M/S. TRILOKESH CITY DEVELOPERS LLP, LLPIN AAE-5663, a Limited Liability Partnership firm, having its registered office at C-109, Hind Saurashtra Industrial Estate, 85/86, M.V. Road, Marol Naka, Andheri (East) Mumbai 400 059, hereinafter referred to as "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the FOURTH PART.

(The Licensor, Simtools, the Licensee and the Purchaser are hereinafter collectively referred to as 'Parties' and individually referred to as 'Party')

WHEREAS:

- A. Under a Leave and License Agreement dated 2<sup>nd</sup> September 2014, executed amongst the Licensor, the Licensee and Simtools and registered with the Office of Sub Registrar, Thane at Serial No. TNNS5-8593-2014 on 2<sup>nd</sup> September 2014 (hereinafter referred to as "Leave and License Agreement") in consideration of the License Fees and terms and conditions stated therein, the Licensor has granted to the Licensee, a temporary, non-transferable, non-assignable and non heritable license to use the Unit (more particularly described in the Third Schedule of the Leave and License Agreement) along with 110 car parking spaces in "Lodha i Think Techno Campus" situate at Pokharan Road No.2, Off Eastern Express Highway, Thane (West) – 400607 (hereinafter referred to as "Licensed Premises" and more particularly described in the Schedule hereunder written) for a term of 60 (sixty) months, commencing from 2<sup>nd</sup> September, 2014 and expiring on 1<sup>st</sup> September 2019 with an option to renew the license in accordance with the terms of the letter dated 2<sup>nd</sup> September 2014 executed by the Licensor and Simtools in favour of the Licensee ("Letter dated 2<sup>nd</sup> September 2014"). The Leave and License Agreement and the letter dated 2<sup>nd</sup> September 2014 are hereinafter collectively referred to as the "License Agreement"). A copy of the said Leave and License Agreement and the Letter dated 2<sup>nd</sup> September 2014 is annexed hereto and marked as Annexure A and Annexure B, respectively.



- B. Under the License Agreement, the Licensee has agreed to pay to the Licensor, License Fees being an amount of Rs. 55,00,278/- (Rupees Fifty Five Lakhs Two Hundred and Seventy Eight Only) per month subject to the tax deduction at source as per the Income Tax Act, 1961 (as amended from time to time) from the Date of Commencement of License Fee. Service Tax as applicable is payable over and above the License Fee and on the terms and conditions more particularly described in the License Agreement.
- C. Under the said License Agreement, the Licensee has deposited with the Licensor a sum of Rs.3,30,01,668/- (Rupees Three Crores Thirty Lakhs One Thousand Six Hundred and Sixty Eight Only) as and by way of interest free, refundable, adjustable Security Deposit for the due performance by the Licensee of the terms and conditions mentioned in the License Agreement.
- D. In terms of Clause 12.2 of the License Agreement, the Licensor is *inter alia* entitled to sell, transfer, mortgage or otherwise dispose of the Licensed Premises to any firm, company or person during the continuance of the License Agreement, subject however to the condition that any such sale, mortgage, transfer or other disposal shall be subject to the terms and conditions of the License Agreement without affecting the rights and obligations of the Licensee and the transferee assuming the rights and obligations of the Licensor under the License Agreement.
- E. Under Agreement to Sell dated 23<sup>rd</sup> September 2015 (hereinafter referred to as "Agreement to Sell"), executed *inter alia* by and between the Licensor, therein referred to as the 'Seller' and M/s Trilokesh City Developers LLP, having its registered office at C-109, Hind Saurashtra Industrial Estate, 85/86, M.V. Road, Marol Naka, Andheri (East) Mumbai 400 059, therein referred to as the 'Purchaser', the Licensor has agreed to grant, sell, convey, transfer and assure unto the Purchaser, the Licensed Premises on 'ownership basis' for the consideration and on terms and conditions therein contained *inter alia* that such sale shall be subject to the subsisting license in favour of the Licensee under the License Agreement, together with all benefits and obligations there under.
- F. The Parties are now executing this Agreement to *inter alia* record the novation and substitution of the Purchaser in place of the Licensor in respect of the License Agreement, and to that end, amend and supplement the License Agreement to record the amended and revised understanding of the Parties, on the terms and conditions contained herein.



**NOW THEREFORE**, in consideration of the foregoing, and the mutual covenants contained herein, the Parties hereto agree as follows –

1. All capitalized terms used in this Agreement but not defined herein shall have the meaning assigned to them in the License Agreement.
2. "Effective Date" for the purposes of this Agreement, shall mean 6<sup>th</sup> October 2015, being the date of realization by the Licensor of all the amounts payable under the Agreement to Sell.  
*til to Sep, 2019.*
3. **REPRESENTATIONS**
  - 3.1 The Licensor, Simtools and the Licensee hereby severally represent that the License Agreement is valid and subsisting and that neither of them is in breach of any obligations and/or terms of the License Agreement nor has there been amendment, variation or supplementing of the terms of the License Agreement.
  - 3.2 The Licensor, Simtools and the Purchaser hereby severally represent that the transfer of the Licensor's right, title and interests in the Licensed Premises to the Purchaser under the Agreement to Sell shall not affect or prejudice the rights of the Licensee under the License Agreement.
  - 3.3 The Purchaser hereby confirms that the Purchaser has read and fully understood the terms and conditions contained in the License Agreement and, subject to the terms of the License Agreement, agrees and undertake to abide by and perform all Licensor's covenants, obligations and responsibilities as set out therein with effect from the Effective Date.  
*दस्तावेज़ यूपी 2096*
  - 3.4 The Licensee hereby confirms that it has not created any right, title or interest in respect of the Licensed Premises or any part or portion thereof in favour of any third parties.
  - 3.5 The Purchaser hereby represents that it has created a charge/mortgage in respect of the Licensed Premises. However, such mortgage or charge in respect of the Licensed Premises shall not adversely affect the validity of the License Agreement.
  - 3.6 The Licensee hereby confirms that it is using the Licensed Premises for the permitted purposes only as set out in the License Agreement.
  - 3.7 The Parties hereby severally represent that each of them have the full corporate power and authority to execute this Agreement and to perform their respective obligations under the same.
  - 3.8 The Parties hereto severally represent that upon execution of this Agreement, the same shall constitute valid and legally binding obligations



of the Parties hereto and be enforceable in accordance with the terms hereof.

- 3.9 The Licensee hereby represents and confirms that the original of the License Agreement is in possession of the Licensee and the Licensee will hand over a certified true copy of the License Agreement to the Purchaser simultaneously on the Effective Date.

4. ATTORNMENT

- 4.1 The Licensor hereby attorns the license created in respect of the Licensed Premises in favour of the Licensee under the License Agreement to and in favour of the Purchaser and such attornment is unconditionally accepted by the Purchaser, on and from the Effective Date subject to the terms of this Agreement.

- 4.2 The Licensee and the Purchaser hereby agree and acknowledge that on and from the Effective Date all the terms and conditions of the License Agreement shall be valid and binding upon the Licensee and the Purchaser and shall be subject to the terms of this Agreement.

- 4.3 The Licensee hereby agrees and undertakes to pay the License Fee, CAM Charges and any other amounts, charges, taxes, cess and levies including Service Tax, VAT and any other tax in respect of the Unit as agreed under the License Agreement, with permitted increases, to the Purchaser with the effect from the Effective Date.

- 4.4 The Purchaser is entitled to collect and recover License Fee and all other charges and taxes as agreed under the License Agreement, with permitted increases, from the Licensee with effect from the Effective Date.

- 4.5 It is hereby clarified that subject to the terms of this Agreement, apart from the Purchaser as owner / licensor of the Licensed Premises and the Licensee as licensee thereto, no other party or person shall have any right, title or interest in the Licensed Premises.

5. ASSUMPTION OF RIGHTS AND OBLIGATIONS: From the Effective Date:

- 5.1 The Purchaser shall be entitled to exercise all the rights available to and be bound by all the obligations of the Licensor under the License Agreement. It is however clarified that, the Purchaser shall not be liable to the Licensee and/or the Licensor and/or Simtools, as the case may be, for any breach committed or caused by the Licensor or Licensee or Simtools, as the case may be, under the License Agreement, prior to the Effective Date.



5.2 The Licensee undertakes that it shall continue to discharge its obligations under and observe all the terms and conditions of the License Agreement and be responsible and liable to the Purchaser for any breach committed by it, if any, under the License Agreement. Subject to the terms of the License Agreement, the Licensee shall be entitled to all its rights including right to peaceful, undisturbed use and occupation of the Licensed Premises during the term of the license including renewal thereof in accordance with the terms of the License Agreement.

#### 6. RELEASE OF OBLIGATIONS

The Licensee and the Purchaser hereby agree and acknowledge that, on and from the Effective Date, the Lessor stands released and discharged from its obligations, liabilities, duties, responsibilities, further performance of its obligations as a 'lessor' in respect of the Licensed Premises under the License Agreement.

#### 7. CONTINUING OBLIGATIONS

The Lessor and the Licensee severally covenant and undertake at the cost of the Purchaser to make best efforts to render at all times, all assistance to facilitate successful implementation of this Agreement and/or provide any information or document in its possession, which the Purchaser may reasonably require in relation to this Agreement, including by way of execution and registration of any further document or such other act.

#### 8. PAYMENTS AND DEPOSIT

8.1 The Lessor hereto agrees and acknowledges that an amount of Rs.3,30,01,668/- (Rupees Three Crores Thirty Lakhs One Thousand Six Hundred and Sixty Eight Only) had been deposited by the Licensee as interest free, adjustable, refundable Security Deposit with the Lessor.

The Licensee and the Purchaser hereby agree and acknowledge that pursuant to the Agreement to Sell the Security Deposit of Rs.3,30,01,668/- (Rupees Three Crores Thirty Lakhs One Thousand Six Hundred and Sixty Eight Only) has been transferred to the Purchaser and, on and from the Effective Date, the Purchaser alone (and not the Lessor) shall be liable to refund the aforesaid Security Deposit (and no other amounts) in accordance with the terms of the License Agreement, subject to deductions if any, to the Licensee, upon the expiry or earlier determination of the License Agreement in accordance with the terms of the License Agreement.

#### 9. NOTICES

Any notice required or permitted to be given to the Parties in respect of the Unit shall be in writing and shall be effectively given if (i) delivered personally, (ii) sent by prepaid courier service, airmail or registered mail



or (iii) sent by facsimile, to the addresses mentioned herein below or as may be intimated in writing by the Parties from time to time:

**To the Licensor: Lodha Elevation Buildcon Private Limited**

**Attention:** Surendran Nair

**Address:** Lodha Excelus, Apollo Mill Compound, N.M.Joshi Marg,

Mahalaxmi, Mumbai 400011

**Facsimile number:** 022-23024690

**To Simtools: Simtools Private Limited**

**Attention:** Surendran Nair

**Address:** Lodha Excelus, Apollo Mill Compound, N.M.Joshi Marg,

Mahalaxmi, Mumbai 400011

**Facsimile number:** 022-23024690

**To the Licensee: Willis Processing Services (India) Private Limited**

**Attention:** Prashant Mirani

**Address:** Plant No. 6, Godrej & Boyce Mfg. Co. Compound, Pirojsha

Nagar, Vikhroli (West), Mumbai 400079

**Facsimile number:** 022-25192000

**To the Purchaser: Trilokesh City Developers LLP**

**Attention:** Mrs. Pragna Kirti Kedia

**Address:** c/o Transcon Sheth Creators Pvt. Ltd., C-302 Waterford Building,

Above Navnit Motors, Juhu Lane, Andheri West, Mumbai 400 058

**Facsimile number:** 022-66894000

**10. DISPUTE RESOLUTION AND GOVERNING LAW**

10.1 If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and agreement.

10.2 If the dispute or difference cannot be resolved within a period of 15 days, from the notice by the aggrieved Party under sub-clause 10.1 above, then the dispute shall be referred to arbitration of sole arbitrator mutually appointed by the Parties. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language.

10.3 The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. Judgment upon the award may be entered by the Courts in Mumbai.

2



10.4 This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

10.5 This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

11. MISCELLANEOUS

11.1 Stamp duty, registration charges and all miscellaneous expenses payable in respect of this Agreement and/or any further or other document shall be borne and paid by the Purchaser.

11.2 The duly stamped and registered original of this Agreement shall be retained by the Purchaser, while the Licensor and the Licensee shall each be entitled to keep notarized true copies thereof.

SCHEDULE MENTIONED HEREINABOVE

(Description of the Licensed Premises)

IT/ITES Unit being the entire 7<sup>th</sup> floor in Wing A and B aggregating to an area of 91,695.70 square feet equivalent to 8518.81 square meters, consisting of (A) carpet area of 71,893.95 square feet equivalent to 6679.17 square meters; and (B) exclusive right to use an area admeasuring 19,801.75 square feet equivalent to 1839.64 square meters situated at "Lodha i-Think Techno Campus" along with 110 car parking spaces situate at Pokharan Road No.2, Behind TCS, Off Eastern Express Highway, Village of Panchpakhadi, Registration Sub-Registrar District of Thane (West) – 400607.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST  
HEREINABOVE WRITTEN

टनवा-५  
दस्त क्र. ४९४८ /२०१६  
७०/८०



SIGNED AND DELIVERED BY THE )  
Within named Licensor )  
**LODHA ELEVATION BUILDCON PRIVATE** )  
**LIMITED** )  
through its authorized signatory )  
Surendran Nair )  
pursuant to Board Resolution )  
passed in the Board Meeting held on )  
15<sup>th</sup> September 2015 )  
in the presence of: )

V.V. Nair

Bh



Surendran Nair



SIGNED AND DELIVERED BY THE )  
Within named Simtools )  
**SIMTOOLS PRIVATE LIMITED** )  
through its authorized signatory )  
Surendran Nair )  
pursuant to Board Resolution )  
passed in the Board Meeting held on )  
15<sup>th</sup> September 2015 )  
in the presence of: )

V.V. Nair

Bh



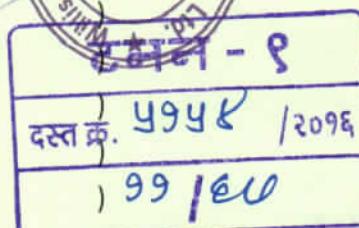
Surendran Nair



SIGNED AND DELIVERED BY THE )  
Within named Licensee )  
**WILLIS PROCESSING SERVICES (INDIA)** )  
**PRIVATE LIMITED** )  
through its authorized Signatory )  
Mr. Prashant Mirani )  
pursuant to Board Resolution )  
passed in the Board Meeting held on )  
06<sup>th</sup> November, 2015 )  
in the presence of: )

V.V. Nair

Bh



Prashant Mirani



SIGNED AND DELIVERED BY THE )  
Within named Purchaser )  
**TRILOKESH CITY DEVELOPERS LLP** )  
through its Authorized signatory )  
Mr. Rajesh Hodge )  
in pursuance of Resolution dated )  
25<sup>th</sup> February 2016 )  
in the presence of: )

V.V. Nair

Bh



Rajesh Hodge



V.V. Nair

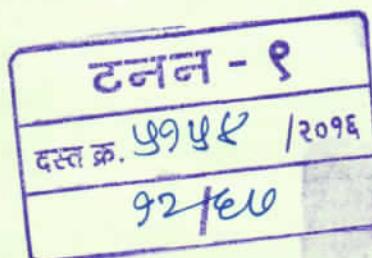
Bh

**Annexure A**

Leave and License Agreement dated 2<sup>nd</sup> September 2014  
(attached separately)

**Annexure B**

Letter dated 2<sup>nd</sup> September 2014  
(attached separately)



13/05/2016

## सूची क्र.2

दुर्यम निबंधक : सह.दु.नि.ठाणे 5

दस्त क्रमांक : 12519/2015

नोंदणी :

Regn:63m

## गावाचे नाव : 1) पांचपाखाडी

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 694082700

(3) बाजारभाव(भाडेपट्टयाच्या 1208903500

बाबतितपटाकार आकारणी देतो  
की पटेदार ते नमुद करावे)(4) भू-मापन, पोटहिस्सा व  
घरक्रमांक(असल्यास)

1) पालिकेचे नाव: ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: मौजे पांचपाखाडी, ता.जि. ठाणे येथील सर्वे नं. 74 हिस्सा नं. पार्ट, सर्वे नं. 75 हिस्सा नं. 1, सर्वे नं. 75 हिस्सा नं. 2, सर्वे नं. 76, सर्वे नं. 72 हिस्सा नं. 8(पार्ट), 9(पार्ट)या मिळकतीवर स्थित असलेली एन्टायर युनिट 7 वा मजला, ए विंग आणि बी विंग, आयटी/आयटीईएस युनिट आयथिंक टेक्नो कॅम्पस ए विंग आणि बी विंग बिल्डिंग, पोखरण रोड नं. 2, ऑफ इस्टर्न एक्सप्रेस हायवे, ठाणे पश्चिम 400607, एकूण क्षेत्रफळ 91695.70 चौ.फु. कार्पेट 71893.95 चौ.फुट. एक्स्लुसीव्ह राईट टू यूज ऐरिया 19801.75 चौ.फु., व सोबत 110 कारपार्किंग स्पेस सह, अभिनिर्णीत क्र. 551/15 दिनांक 05.11.2015 अन्वये मुद्रांक शुल्क 28816860/ वसूल करण्यात आले तसेच दंड रक्कम रुपये 669100/- दिनांक 07.12.2015 रोजी भरले असून त्याचे जावक क्रमांक 1529/2015 दिनांक 08.12.2015 असे आहे।

टनन - १
Survey Number : सर्वे नं. 74 हिस्सा नं. पार्ट, सर्वे नं. 75 हिस्सा नं. 1, सर्वे नं. 75 हिस्सा नं. 2, सर्वे नं. 76, सर्वे नं. 72 हिस्सा नं. 8(पार्ट), 9(पार्ट); ) )
दस्तावेज ५९५८ /२०१६
93/610

(5) क्षेत्रफळ 1) 91695.70 NA

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.





(7) दस्तऐवज करून देणा-या/  
लिहून ठेवणा-या पक्षकाराचे नाव  
किंवा दिवाणी न्यायालयाचा  
हुक्मनामा किंवा आदेश  
असल्यास, प्रतिवादिचे नाव व  
पत्ता.

- 1): नाव:-लोढा एलीव्हेशन बिल्डकॉन प्रा.लि. तर्फे कु.मु. म्हणून सुरेंद्रन नायर यांचे  
तर्फे कु.मु. म्हणून पंढरी केसरकर -- वयः-44; पत्ता:-प्लॉट नं: ऑफीस नं. 412,  
माळा नं: 4था मजला, इमारतीचे नाव: 17जी, वर्धमान चैबर्स, ब्लॉक नं: कावसजी  
पटेल रोड, रोड नं: होर्नीमन सर्कल फोर्ट मुंबई, महाराष्ट्र, मुम्बई. पिन  
कोड:-400001 पॅन नं:-AABCL2917M
- 2): नाव:-सिमटूल्स प्रा.लि. तर्फे कु.मु. म्हणून सुरेंद्रन नायर यांचे तर्फे कु.मु.  
म्हणून पंढरी केसरकर -- वयः-44; पत्ता:-प्लॉट नं: ऑफीस नं. 412, माळा नं:  
4था मजला, इमारतीचे नाव: 17जी, वर्धमान चैबर्स, ब्लॉक नं: कावसजी पटेल रोड  
, रोड नं: होर्नीमन सर्कल फोर्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन  
नं:-AAECS1757M
- 3): नाव:-होल्टास लि. तर्फे कु.मु. सिमटूल्स प्रा.लि. तर्फे कु.मु. म्हणून सुरेंद्रन  
नायर यांचे तर्फे कु.मु. म्हणून पंढरी केसरकर -- वयः-44; पत्ता:-प्लॉट नं: -, माळा  
नं: -, इमारतीचे नाव: होल्टस हाऊस ए, ब्लॉक नं: डॉ बाबासाहेब आंबेडकर रोड,  
रोड नं: चिंचपोकळी मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-  
AAECS1757M

(8) दस्तऐवज करून घेणा-या  
पक्षकाराचे व किंवा दिवाणी  
न्यायालयाचा हुक्मनामा किंवा  
आदेश असल्यास, प्रतिवादिचे नाव  
व पत्ता

- 1): नाव:-मे. त्रिलोकेश सिटी डेव्हलपर्स एलएलपी तर्फे आगीदार किर्ती केडीया  
-- वयः-52; पत्ता:-प्लॉट नं: ऑफीस नं. सी-109, माळा नं: -, इमारतीचे नाव: हिंद  
सौराष्ट्र इंडस्ट्रियल इस्टेट, ब्लॉक नं: 85/86 एम.व्ही.रोड, रोड नं: मरोळ नाका  
अंधेरी पुर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400059 पॅन नं:-AAKFT4459L

(9) दस्तऐवज करून दिल्याचा 23/09/2015  
दिनांक

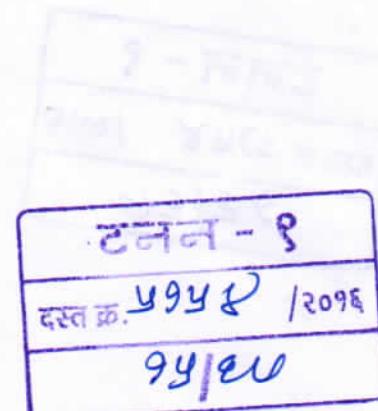
(10) दस्त नोंदणी केल्याचा दिनांक 10/12/2015

(11) अनुक्रमांक, खंड व पृष्ठ 12519/2015

(12) बाजारभावाप्रमाणे मुद्रांक 28816860  
शुल्क

(13) बाजारभावाप्रमाणे नोंदणी 30000  
शुल्क

(14) शेरा



मुल्यांकनासाठी विचारात घेतलेला  
तपशील:-

मुद्रांक शुल्क आकारताना  
निवडलेला अनुच्छेद :- :





(1)

## घोषणापत्र

मी / आम्ही श्री. सुरेन्द्रन नायर, मरीशा सुतारी, कृतुजा ओक, तेजल इंजीनीयर यांचारे घोषित करतो / करते की, दुष्यम निवंधक \_\_\_\_\_ यांचे कार्या लयात \_\_\_\_\_ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अभिनंदन लोढा, अभिशेक लोढा, सुरेन्द्र के. शाह, संदीप सवसेना, मंगेश पुराणीक व इ. यांनी दि. २३.१२.२०१० रोजीआम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सदर दस्त नोंदणीस मादर केला आहे निष्पादीत करून कबुलीजवाब दिला आहे. मादर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झाले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र पुर्णपणे कुलमुखत्यारपत्र रद्दबाबतल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असुन उपरोक्त कृती करण्यास मी आम्ही पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी आधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी आम्ही पावऱ राहीन राहू याची मत्ता आम्हाला जाणीव आहे.

तारीख :-

श्री. सुरेन्द्रन नायर,

कृतुजा ओक,

ठिकाण :-

मरीशा सुतारी,

टलब - ९
दस्त क्र. ५७५४ /२०१०
९०।८०



Certified True Copy

Pradip Garach  
Advocate, High Court, Bombay,  
6, Roz-a-Rio Apt, LBS Road,  
Kamani, Mumbai - 400 070.

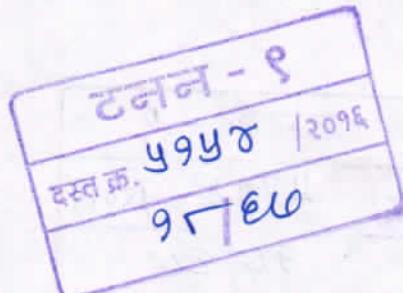


### घोषणापत्र

मी / आम्ही पंढरी के सरकर, राहुल वंडेकर, रमेश रावल, प्रमोद कांबळे, अनिल पालांडे यांचारे घोषित करतो / करते की, युद्धमे निबंधक यांचे कार्यालयात कासारनामा या शिर्खकाचा दस्त नोंदवणीसाठी सावर करण्यांत आला आहे. श्री, सुरेंद्रन नायर, मरिशो शुतारि, तेजाल इंजीनीयर व इ. यांनी दि. रोजी मला / आम्हांस विलेल्या कुलमुखत्यारपत्राच्या आधारे मी / आम्ही सदर दस्त नोंदवणीस सावर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कौणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबाबतल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यांसा मी / आम्ही पूर्णतः सकाम आहे. सदरचे कथन चुकीचे आढळून आल्यांस, नोंदवणी अधिनियम 1908 चे कदाम 62 अन्वये शिक्षेस मी / आम्ही पाव्र राहीन / राहू याची मला / आम्हांस जाणीवा आहे,

तारीख :

ठिकाण :



पंढरी के सरकर

कुलमुखत्यारपत्राची सही वाचाव

प्रमोद कांबळे

रमेश रावल

अनिल पालांडे



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कृते आईटीबीयांड लिमिटेड  
FORTIBI BANK LTD.

For ICB BANK LTD  
*Shri Jagat Singh*  
Industrial Development Bank of  
Kashmir Ltd.  
Kohinoor Hall, Dargah Chowk, Srinagar  
Muzgal, Jhelum District, Jammu & Kashmir  
Dadri (U.P.) Member-193-011

SPECIAL POWER OF ATTORNEY

To all to whom the present shall come, we 1) MACROTECH CONSTRUCTION PRIVATE LIMITED, (2) LODHA LAND DEVELOPERS PRIVATE LIMITED, (3) LODHA ESTATE PRIVATE LIMITED, (4) LODHA CONSTRUCTION PRIVATE LIMITED, (5) LODHA BUILDERS PRIVATE LIMITED, (6) ARHANT PREMISES PRIVATE LIMITED (7) LODHA PROPERTIES DEVELOPMENTS LIMITED, (8) LODHA HOME DEVELOPERS PRIVATE LIMITED, (9) SIMTOOLS PRIVATE LIMITED, (10) LODHA BUILDCON PRIVATE LIMITED, (11) LODHA NOREL BUILD FARMS PRIVATE LIMITED, (12) MAA PALMOVATI BUILDTECH PRIVATE LIMITED, (13) LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED, (14) COWTOWN AND DEVELOPMENT PRIVATE LIMITED, (15) LODHA CROWN BUILDMANT PRIVATE LIMITED, (16) LODHA DWELLERS PRIVATE LIMITED, (17) CODIA IMPRESSION REAL ESTATE PRIVATE LIMITED, (18) LODHA DEVELOPERS LIMITED, (19) LODHA PINNACLE BUILD TECH PRIVATE LIMITED, (20) GALAXY PREMISES PRIVATE LIMITED, (21) MAHAVIR BUILD ESTATE PRIVATE LIMITED, (22) MICROTECH CONSTRUCTION PRIVATE LIMITED, (23) SREENIVAS COTTON MILLS LTD, (24) NATIONAL STANDARD INDIA LIMITED, (25) SANTHINAGAR ENTERPRISE LIMITED, (26) LODHA QUALITY BUILD MANT PRIVATE LIMITED, (27) LODHA DEVELOPERS PRIVATE LIMITED, (28) LODHA PRAME BUILD FARMS PRIVATE LIMITED, all of them Private Limited Companies registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nafar, Dr. E. Moses Road, Worli, Mumbai - 400 018 and sales office at Lodha Pavillion, Apollo Mills Compound, H.M. Jatti Marg, Mahalaxmi - (hereinafter for the sake of brevity collectively to as "the said Companies") and WATAN LODHA GROUP OF COMPANIES 2) M/S. WATAN ENTERPRISES, 3) M/S. SHREE JAI LODHA ENTERPRISES, 4) M/S. PRANIK LANDMARK ASSOCIATES, All of the Partnerships registered under the Partnership Act, 1932 and having its principal office at 236, Shah and Nafar, Dr. E. Moses Road, Worli, Mumbai-400 018 and sales office at Lodha Pavillion, Apollo Mills Compound, H.M. Jatti Marg, Mahalaxmi, Mumbai-400 011 (hereinafter referred to as

02-2010

© IDBI BANK

Customer's Copy		Sr. No.
Deposit Br.		Date 01/12/2010
Pay to : Addl. No : 0437200010056 IDBI bank ABC stamp duty		
Type of Document:	Power of Attorney	
Type of Stamp:	Special Adhesive	
Framing Value:	Rs.	50/-
Service Charge:	Rs.	10/-
Total:	Rs.	510/-
Name of stamp duty paying party		
Sureshwar Nath		
Cheque / D.O.A. No.		
Drawn on Bank		
Signature of Purchaser / Applicant (For Bank's Use Only)		
OC No.	Date	
Franking St. No. कृतो आईडीबीआई बैंक लि.		
Submitted By Smita & Sonal FOR IDBI BANK LTD.		



टनन - ९  
दस्त क्र. ५७५४ / २०१६  
१०८०



And residing / office at Bedford Paradise, Majiwada, Thane (West)

SEND GREETINGS

WHEREAS the said Companies are engaged in business of real estate and property development and constructing various buildings comprised of Residential Flats and such other premises and selling such Residential Flats and such other premises in Mumbai and elsewhere in India.

These and Companies are in process of executing Agreements for Sale with their prospective Purchasers and future said Companies are required from time to time to sign, execute, admit, ratify and regularise the Agreements for Sale for the convenience of the concerned Sub Agent or otherwise and in order to facilitate the same the said Companies are desirous of appointing Shri. SURENDRA NAIR, MRS. MARISHA SURENDRA NAIR, RUTUJA OAK and MS. TEAL ENGINEER as Constituted Attorney of the said Companies with following powers and authorities.

I, DO KNOW YOU ALL AND THESE PRESENTS WITNESS that we ABHINANDAN LODHA, ARUN SHEKH LODHA, MAIGEESH PURANIK, SANDEEP SAXENA, SURENDRA K. SHAH of Mumbai, Indian and one of the Director of the said Companies doth hereby appoint nominate and constitute the said SHRI SURENDRA NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK and MS. TEAL ENGINEER as true and lawful attorneys or agents of the said respective Companies with full powers and authority to jointly and severally do and execute all act, matters, deeds and things as hereinafter mentioned on behalf of, in the name of and for the Companies viz:

1. TO SIGN AND EXECUTE Letter of Allotment for the purpose of sale and allotment of Residential Flats and such other premises in buildings constructed by the said Companies on the properties in different development projects in terms of Allotment letter approved by the said Companies or any of them.
2. TO ENTER INTO, SIGN AND EXECUTE Agreements for sale in connection with the Residential Flats, and such other premises in buildings constructed by the said Companies on the properties in different development projects and incidental thereto signs necessary forms and papers for the purpose of effective registration of such Agreements.
3. Subject to prior approval of the management of the Company TO SIGN AND EXECUTE all forms, writing, affidavit and other ancillary papers and documents, as may be required, to enable the prospective Purchasers of the Residential Flats, and such other premises to secure loans and financial assistance from the bankers and financial Institutions for the purpose of the payment of the consideration payable by the such prospective Purchasers to the Companies without making any monetary or others commitments or any other liabilities of



SIGNED SEALED AND DELIVERED  
BY and withunnamed  
MACROTECH CONSTRUCTION PRIVATE LIMITED.

By and through their one of the Director

Mr. Abhinandan Lodha

Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and withunnamed  
LODHA DEVELOPERS LIMITED

By and through their one of the Director

Mr. Abhinandan Lodha

Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_



SIGNED SEALED AND DELIVERED  
BY and withunnamed  
LODHA ESTATE PRIVATE LIMITED.

By and through their one of the Director

Mr. Abhinandan Lodha

Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

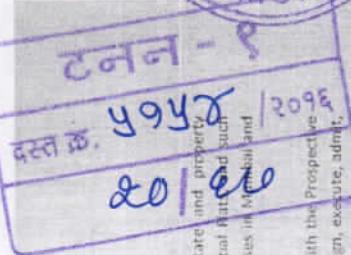
SIGNED SEALED AND DELIVERED  
BY and withunnamed  
LODHA CONSTRUCTION PRIVATE LIMITED.

By and through their one of the Director

Mr. Abhinandan Lodha

Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_



whatever nature thereto on behalf and against the said Companies to or by the banker or financial institution.

4. TO APPEAR BEFORE AND ATTEND TO the concerned Sub-Registrar and TO LODGE AND PRESENT before him AND TO ADMIT execution of the Agreement for Sale executed by the Attorney with the prospective Purchasers lodged for registration in connection sale of the Residential Flats, and such other premises in the building constructed by the Companies or any of them and to do all necessary acts deeds matters and things for effectively registering the said Agreement of Sale.
5. TO SIGN AND EXECUTE Deed of Ratification or Cancellations or confirmation of any other documents, as may be required, in connection with the Agreement for sale of Residential Flats, and such other premises and transactions in connection therewith and lodge for registration with the concerned Sub-Registrar and admit execution thereof.

6. For the better doing, performing and executing all the matters and things aforesaid, I hereby further grant unto the said Attorney full power and absolute authority to substitute and appoint in his place, one or more substitutes on such terms as he shall think fit and to exercise all or any of the powers and authorities and to do all acts, deeds and things under this Special Power of Attorney which includes execution of Agreement for Sale and admit execution thereof before concern Sub Registrar of Assurance for effective registration of such document and to revoke any such appointment from time to time and to substitute or appoint any others in his place as the said Attorney from time to time as he think fit and / or proper subject to terms stated therein.

Provided that notwithstanding anything herein before contained, the said Attorney shall always act within and not outside the instruction or directions received by him from the management and board of directors of the said Companies and the said Companies hereby agree to ratify and confirm all acts and things lawfully done by the said attorney, pursuant to the powers hereinbefore contained.

This Power of Attorney shall remain valid and in force till same is revoked or cancelled by all or any of the Companies and/or such as the said attorney is in employment in one of the said Companies.

IN WITNESS WHEREOF the Companies have put their respective seals on this

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA HOME DEVELOPERS PRIVATE LIMITED

By and through their one of the Director

Mr. Abhinandan Lodha

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of .....

*(Signature)*

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA BULLCON PRIVATE LIMITED

By and through their one of the Director

Mr. Abhinandan Lodha

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED

By and through their one of the Director

Mr. Abhinandan Lodha

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED

By and through their one of the Director

Mr. Abhinandan Lodha

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA CROWN BUILDMART PRIVATE LIMITED

By and through their one of the Director

Mr. Abhinandan Lodha

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA DEVELOPERS PRIVATE LIMITED

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA GARDEN CITY PRIVATE LIMITED

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA GREEN CITY PRIVATE LIMITED

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA GREEN CITY PRIVATE LIMITED

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA GREEN CITY PRIVATE LIMITED

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA GREEN CITY PRIVATE LIMITED

In the presence of .....

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LODHA GREEN CITY PRIVATE LIMITED

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LODHA GREEN CITY PRIVATE LIMITED

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA GREEN CITY PRIVATE LIMITED

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA GREEN CITY PRIVATE LIMITED

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA GREEN CITY PRIVATE LIMITED

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA GREEN CITY PRIVATE LIMITED

In the presence of .....

SIGNED SEALED AND DELIVERED

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In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA GREEN CITY PRIVATE LIMITED

In the presence of .....

SIGNED SEALED AND DELIVERED

BY and with him named



SIGNED SEALED AND DELIVERED  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
By and withdrawn  
LODHA PRIME BUILD FARMS PRIVATE LIMITED  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
By and withdrawn  
LODHA BUILDERS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

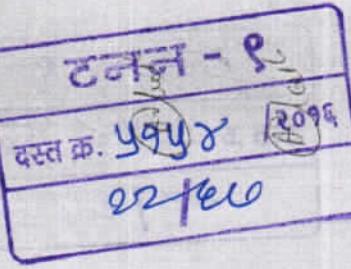
SIGNED SEALED AND DELIVERED  
By and withdrawn  
COWTOWN LAND DEVELOPMENT PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
By and withdrawn  
M/S. LODHA GROUP OF COMPANIES  
By and through their one of the Partner  
Mr. Abhinandan Lodha  
In the presence of \_\_\_\_\_

*(Handwritten signatures over the first two documents)*

*(Handwritten signatures over the third document)*

*(Handwritten signatures over the fourth document)*



SIGNED SEALED AND DELIVERED  
By and withdrawn  
MAA PAONAVATI BUILD TECH PRIVATE LIMITED.  
By and through their one of the Director  
Mr. ABHISHEK LODHA  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
By and withdrawn  
LODHA DWELLERS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhishek Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
By and withdrawn  
LODHA QUALITY BUILD MART PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhishek Lodha  
Pursuant to the resolution of the Board

*(Handwritten signature over the fifth document)*

*(Handwritten signature over the sixth document)*

*(Handwritten signature over the seventh document)*

Of Directors dated \_\_\_\_\_ 2010  
In the presence of ....

SIGNED SEALED AND DELIVERED  
BY and with him named  
GALAXY PREMISES PRIVATE LIMITED  
By and through their one of the Director  
Mr. SURENDRA. K. SHAH  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of ....

SIGNED SEALED AND DELIVERED  
BY and with him named  
SANTHNAGAR ENTERPRISES LTD  
By and through their one of the Director  
Mr. SURENDRA. K. SHAH  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of ....



SIGNED SEALED AND DELIVERED  
BY and with him named  
LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED  
By and through their one of the Director  
Mr. Sandeep Saxena  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of ....



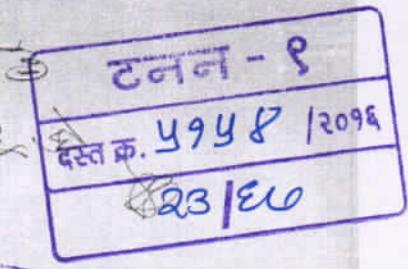
SIGNED SEALED AND DELIVERED  
BY and with him named  
SHREE NIVAS COTTON MILLS LTD LIMITED  
By and through their one of the Director  
Mr. Sandeep Saxena  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of ....



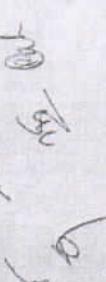
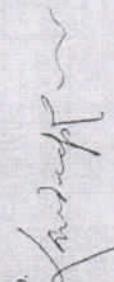
SIGNED SEALED AND DELIVERED  
BY and with him named  
LODHA Pinnacle BUILD TECH PRIVATE LIMITED  
By and through their one of the Director  
Mr. Sandeep Saxena  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of ....

SIGNED SEALED AND DELIVERED  
BY and with him named  
MAHAVIR BUILD ESTATE PRIVATE LIMITED  
By and through their one of the Director  
Mr. Sandeep Saxena  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of ....

SIGNED SEALED AND DELIVERED  
BY and with him named  
MICROTEC CONSTRUCTION PRIVATE LIMITED  
By and through their one of the Director  
Mr. Sandeep Saxena



SIGNED SEALED AND DELIVERED  
BY and with him named  
LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED  
By and through their one of the Director  
Mr. Sandeep Saxena  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of ....





SIGNED SEALED AND DELIVERED

BY and with him named

NATIONAL STANDARD INDIA LIMITED

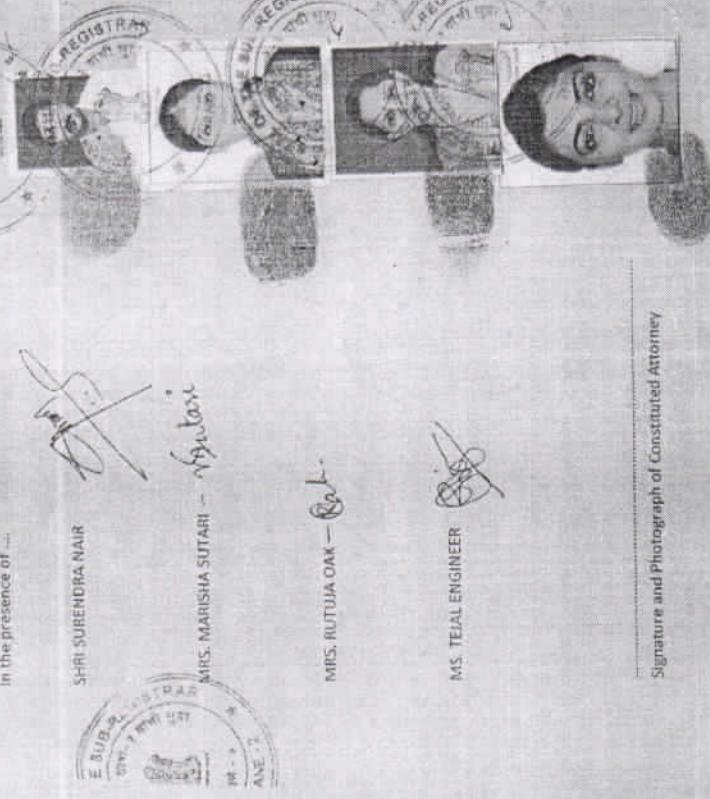
By and through their one of the Director

Mr. Mangesh Puranik

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_



Dated this Day of 24 Dec. 2010

*[Handwritten signatures]*



टनन - ९

दस्तावेज़ ५७५८ / २०१०  
२८/१०

Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA LAND DEVELOPERS PRIVATE LIMITED

By and through their one of the Director

Mr. Mangesh Puranik

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

ABHANT PREMIES PRIVATE LIMITED

By and through their one of the Director

Mr. Mangesh Puranik

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA NOVEL BUILD FARMS PRIVATE LIMITED

By and through their one of the Director

Mr. Mangesh Puranik

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

*[Handwritten signatures]*

*[Handwritten signatures]*

*[Handwritten signatures]*

SIGNED SEALED AND DELIVERED

BY and with him named

MS. PRAMOD KARTAVIK ASSOCIATES

By and through their one of the Director

Mr. Sandeep Saxena

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

SRI SUBENDRA NAIR

MRS. MARISHA SUTARI - *[Signature]*

MS. TEAL ENGINEER

Signature and Photograph of Constituted Attorney

Dated this Day of 24 Dec. 2010

*[Handwritten signatures]*

Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA NOVEL BUILD FARMS PRIVATE LIMITED

By and through their one of the Director

Mr. Mangesh Puranik

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA NOVEL BUILD FARMS PRIVATE LIMITED

By and through their one of the Director

Mr. Mangesh Puranik

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

*[Handwritten signatures]*

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*[Handwritten signatures]*

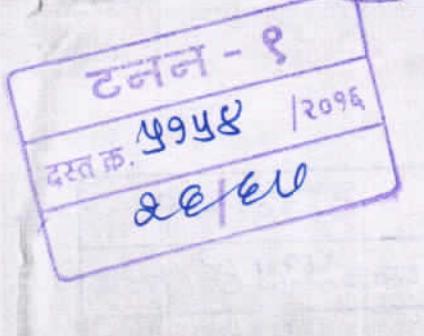
WE.

MACROTECH CONSTRUCTION PRIVATE LIMITED.  
LODHA DEVELOPERS PRIVATE LIMITED.  
LODHA LAND DEVELOPERS PRIVATE LIMITED.  
LODHA ESTATE PRIVATE LIMITED.  
LODHA CONSTRUCTION PRIVATE LIMITED.  
LODHA BUILDERS PRIVATE LIMITED.  
ARHANT PREMISES PRIVATE LIMITED.  
LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED.  
LODHA HOME DEVELOPERS PRIVATE LIMITED.  
SHIMTOOLS PRIVATE LIMITED.  
LODHA BUILDCON PRIVATE LIMITED.  
LODHA NOVEL BUILD FARMS PRIVATE LIMITED.  
LODHA PADMAVATI BUILDTECH PRIVATE LIMITED.  
LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.  
COWTOWN LAND DEVELOPMENT PRIVATE LIMITED.  
LODHA CROWN BUILD MART PRIVATE LIMITED.  
LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED.  
SHREENIWAS COTTON MILLS LTD.  
LODHA DEVELOPERS LIMITED.  
LODHA DWELLERS PRIVATE LIMITED.  
LODHA PINNACLE BUILD TECH PRIVATE LIMITED.  
GALAXY PREMISES PRIVATE LIMITED.  
MAHAVIR BUILD ESTATE PRIVATE LIMITED.  
MICROTEC CONSTRUCTION PRIVATE LIMITED.  
NATIONAL STANDARD INDIA LIMITED.  
SANTHINAGAR ENTERPRISES LIMITED.  
LODHA QUALITY BUILD MART PRIVATE LIMITED.  
LODHA PRIME BUILD FARMS PRIVATE LIMITED  
M/S. LODHA GROUP OF COMPANIES  
M/S. VIVEK ENTERPRISES  
M/S. SHREE SAINATH ENTERPRISES  
M/S. PIGANIK LANDMARK ASSOCIATES



टनल - ९
दस्त क्र. ५६४८ /२०१६
२५/८०



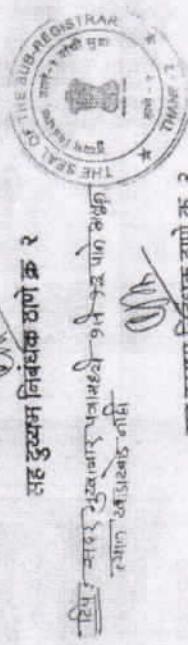


D.P. Lamba



D.P. Lamba

सह दुर्योग लिवाइक टाणे क्र. २



मह दुर्योग लिवाइक टाणे क्र. २



SEND GREETINGS  
WHEREAS:

- (i) The Companies and Firms are engaged in the business of Real Estate and property Development and (ii) the course of its said Business that said Companies and Firms are constructing various buildings and selling Residential Flats/ Shops/Bungalows to said Buyers and for that purpose & the said Companies and said Firms are entering into Agreements for Sale with prospective Purchasers.

We authorized vide Power of Attorney dated \_\_\_\_\_ to sign Agreements for Sale Of Residential Flats/ Shops/Bungalows and such other premises as constituted by us and our Company and firms and exercise powers and immunitiess as on behalf of the said Companies and Firms.

In order to facilitate the registration before the office of Sub Registrar of Mumbai and all other States of Maharashtra and for admitting the execution of the said Agreement for Sale, we therefore, do hereby, appointing Mr. Pramod Kamble and Mr. Anil Palande the Attorney to

act from Our behalf in the character hereinbelow appearing.

NOV. KNOW YE, ALL AND THESE PRESENTS WITNESS that We, Mr. SURENDRA NAIK, MRS. MARISHA SUTARI, MRS. RUTUJA OAK AND MS. TEJAL ENGINEER, Constituted Attorney Holders of the said Companies and Firms doth hereby nominate, constitute and appoint (1) MR. PANCHAL KESARKAR of Mumbai, Indian inhabitant, Residing at Gafurian Chawl Room No.7, New Mill Road, Santoshji Chowk, Kurla (West), Mumbai – 400 070 . (2) MR. RAHUL WANDEKAH of Mumbai, Indian inhabitant, residing at Room No. 7, Athawale Building, Chhatrapati Path, Bhivandi Kurla (West), Mumbai – 400 028 . (3) Mr. Harnesh Rawal, Indian inhabitant, Residing at Hanuman Nagar, Pragati Bhavniwasi Sewa Sangh, Room No. 4, Motilal Nagar, M.G. Road, Goregaon (West), Mumbai – 400 090 (4) Mr. Pramod Kamble of Mumbai, Indian inhabitant, Residing at B/15, Mata Ramabai Ambedkar Nagar, Dr. E. Moses Road, Worli, Mumbai – 400 013 and (5) Mr. Anil Palande of Mumbai, Indian inhabitant residing at A – 202 Chandresh Enclave, M.D. Nagar, Achile Road, Nallaspura (East), by my true and lawful substituted Attorneys (hereinafter referred to as 'the said Attorneys') individually and severally to do all or any of the following acts, deeds, matters and things for the said Companies and Firms and in the name and on behalf of the said Companies and said Firms that is to say:

1. To lodge for registration various Agreements for sale of Flats/ Shops/ Bungalows executed by us and behalf of the said Companies and said Firms with Sub-Registrar of Assurances at Mumbai and all other States of Maharashtra and to admit execution thereof on Our behalf for the said Companies and said Firms by any one of them.
2. We hereby specifically authorize the said Attorneys to attend and appear for Registration and to admit execution of agreements for Sale of Flats/ Shops/ Bungalows and such other premises on behalf of the said Companies and said Firms before the said Sub Registrar of assurances.

1. To do all or any other acts, deeds, matters and things for the purpose of effectually getting into and Agreements for Sale of Flats/Shops/Bungalows and such other premises registered with Sub-Registrar of Assurance at Mumbai and for all States of Maharashtra.
2. This Power of Attorney is still valid and subsisting till the same is revoked or cancelled by me and/or the aforesaid constituted attorney remain in employment in one of the group Companies/ Firms and / or ceased to be constituted attorney holder of the said Companies and said Firms.
3. And we hereby agree to ratify and confirm in capacity as Power of Attorney holders of the said Companies and said Firms whatever the said Attorneys shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF WE MR. SURENDRA NAIK, MRS. MARISHA SUTARI MRS. RUTUJA OAK AND MS. TEJAL ENGINEER, Constituted Attorney Holders of the said Companies and said Firms have put my hands to these presents on \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and witnessnamed

MACROTECH CONSTRUCTION PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRA NAIK, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK AND MS. TEJAL ENGINEER

in the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and witnessnamed

MICROTEC CONSTRUCTION PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRA NAIK, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK AND MS. TEJAL ENGINEER

in the presence of \_\_\_\_\_

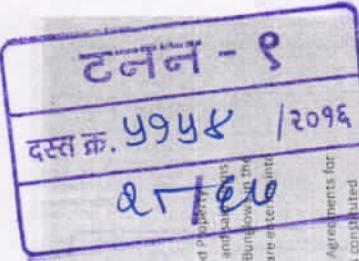
SIGNED SEALED AND DELIVERED

BY and witnessnamed

LODHA DEVELOPERS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRA NAIK, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK AND MS. TEJAL ENGINEER  
in the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and witnessnamed





SIGNED SEALED AND DELIVERED

THE 15<sup>th</sup> and with him named

COLD TOWN LABORATORY CONCRETE PRIVATE LIMITED

By and through its Constituted Attorney

Mr. SURENDRA NAIR, MRS. MARISHA SUTARI

MRS. RUTUJA OAK and MS. TEJAL ENGINEER

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

COLD TOWN BUILDING PRIVATE LIMITED

By and through its Constituted Attorney

Mr. SURENDRA NAIR, MRS. MARISHA SUTARI

MRS. RUTUJA OAK and MS. TEJAL ENGINEER

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

COLD TOWN BUILDERS PRIVATE LIMITED

By and through its Constituted Attorney

Mr. SURENDRA NAIR, MRS. MARISHA SUTARI

MRS. RUTUJA OAK and MS. TEJAL ENGINEER

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

COLD TOWN REAL ESTATE PRIVATE LIMITED

By and through its Constituted Attorney

Mr. SURENDRA NAIR, MRS. MARISHA SUTARI

MRS. RUTUJA OAK and MS. TEJAL ENGINEER

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

COLD TOWN REGISTRAR

By and through its Constituted Attorney

Mr. SURENDRA NAIR, MRS. MARISHA SUTARI

MRS. RUTUJA OAK and MS. TEJAL ENGINEER

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

SHREENIWAS COTTON MILLS LTD.

By and through its Constituted Attorney

Mr. SURENDRA NAIR, MRS. MARISHA SUTARI

MRS. RUTUJA OAK and MS. TEJAL ENGINEER

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

SANTHAGAR ENTERPRISES LTD

By and through its Constituted Attorney

Mr. SURENDRA NAIR, MRS. MARISHA SUTARI

MRS. RUTUJA OAK and MS. TEJAL ENGINEER

In the presence of \_\_\_\_\_

LODHA DEVELOPERS LIMITED

By and through its Constituted Attorney  
Mr. SURENDRA NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

LODHA PHINNACLE BUILD TECH PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRA NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

GALAXY PREMISES PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRA NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

MAHAVIR BUILD ESTATE PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRA NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

NATIONAL STANDARD INDIA LTD  
By and through its Constituted Attorney  
Mr. SURENDRA NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

SANTHAGAR ENTERPRISES LTD  
By and through its Constituted Attorney  
Mr. SURENDRA NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with him named

SANTHAGAR ENTERPRISES LTD

By and through its Constituted Attorney

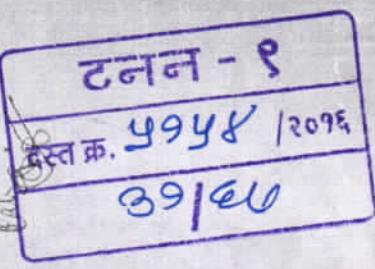
Mr. SURENDRA NAIR, MRS. MARISHA SUTARI

MRS. RUTUJA OAK and MS. TEJAL ENGINEER

In the presence of \_\_\_\_\_



टनन -	दस्तक्र. ५९५८ / २०९६
80/८०	



Power of attorney holder of

MACROTECH CONSTRUCTION PRIVATE LIMITED.  
LODHA DEVELOPERS PRIVATE LIMITED.  
LODHA LAND DEVELOPERS PRIVATE LIMITED.  
LODHA ESTATE PRIVATE LIMITED.  
LODHA CONSTRUCTION PRIVATE LIMITED.  
LODHA BUILDERS PRIVATE LIMITED.  
ASHANT PREMIES PRIVATE LIMITED.  
LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED.  
LODHA HOME DEVELOPERS PRIVATE LIMITED.  
SIMATOLLS PRIVATE LIMITED.  
LODHA BUILDGEN PRIVATE LIMITED.  
MAA PADMAVATI BUILD MART PRIVATE LIMITED.  
CITYWORLD LAND DEVELOPMENT PRIVATE LIMITED.  
LODHA CROWN BUILD MART PRIVATE LIMITED.  
LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED.  
SHRIENIWAS COTTON MILLS LTD.  
LODHA DEVELOPERS LIMITED.  
LODHA DWELLERS PRIVATE LIMITED.  
LODHA PINNACLE BUILD TECH PRIVATE LIMITED.  
GALAXY PREMISES PRIVATE LIMITED.  
MAHARAJ BUILD ESTATE PRIVATE LIMITED.  
MICROTEC CONSTRUCTION PRIVATE LIMITED.  
NATIONAL STANDARD INDIA LIMITED.  
SATHISAN ENTERPRISES LIMITED.  
LODHA DULUTH BUILD MART PRIVATE LIMITED  
LODHA PRIME JEWEL FABRIC PRIVATE LIMITED  
M/S. LODHA GROUP OF COMPANIES now known as LODHA PALAZZO  
M/S. VATEK ENTERPRISES  
M/S. SHREE SANATH ENTERPRISES  
M/S. PHARAK LAMARK ASSOCIATES



1) *[Signature]*

2) *[Signature]*

3) *[Signature]*

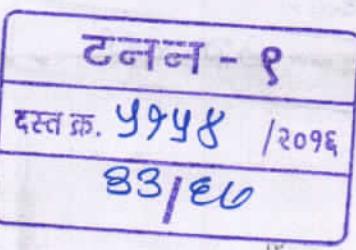
4) *[Signature]*

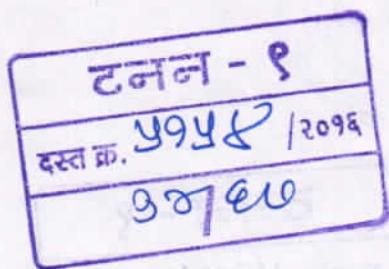
5) *[Signature]*

6) *[Signature]*

7) *[Signature]*

8) *[Signature]*





कुलमुखत्यारपत्राचे घोषणापंजी

मी, श्री.

राहुल वडकर

या द्वारे घोषित

करतो की, दुर्योग निबंधक

यांचे कार्यालयात

या शिर्षकाचा दरत नोंदणीसाठी सादर करण्यात आली

आहे. श्री. सुरेन्द्रन नायर व इलर व इतर यांनी

दिनांक टॉवॉन १७ रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे मी, सदर दरत

नोंदणीस सादर केला आहे /निष्पादीत करून कबूलीजवाब दिला आहे. सदर

कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा

कुलमुखत्यारपत्र तिहून देणार व्यक्तीपेक्षी कोणीही मयत झालेले नाही किंवा अन्य

कोणत्याही कारणामुळे पुण्यारप शातल हरलेले नाही. सदरचे कुलमुखत्यारपत्र

पूर्णपणे वैध उत्तम उपरोक्त कृती करण्या मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे

आढळून आल्यास, नोंदणी ३१ दिनियम १९ चे कलम ८२ अन्याये शिक्षेस मी पांत्र राहीन.

याची मला जाणीच आहे.

ठिकाण :

दिनांक :

*Rahul Wadkar*

दही

कुलमुखत्यारपत्राचे घोषणापत्र लिहून देणार

मी सदर कुलमुखत्यारपत्राचे सत्यते विषयी संपूर्ण केली आहे. तसेचे वैधतेबाबत याची केली

आहे.

प्रमोळ राही

ठनन - १

५९५८ /२०१६

३४१६०



MR  
2099

**SPECIAL POWER OF ATTORNEY**

To all to whom this present shall come, We (1 ) ODEON THEATRES AND PROPERTIES PRIVATE LIMITED (2) LODHA ELEVATION BUILDCON PRIVATE LIMITED and (3) LODHA PRANIK LANDMARK DEVELOPERS PRIVATE LIMITED all of them Private Limited Companies registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar, Dr. E. Moses Road, Worli, Mumbai – 400 018 and sales office at Lodha Pavilion, Apolo Mills Compound, N.M Joshi Marg, Mahalaxmi – 400 011 (hereinafter for the sake of brevity collectively to as "the said Companies") and (4) KIDDERPORE HOLDINGS LIMITED a Limited Company incorporated and registered under the Companies Act, 1956 and having its registered office at Shree Niwas House 2<sup>nd</sup> Floor, H. Somanl Marg, Mumbai 400 001(hereinafter referred to as "the Company");

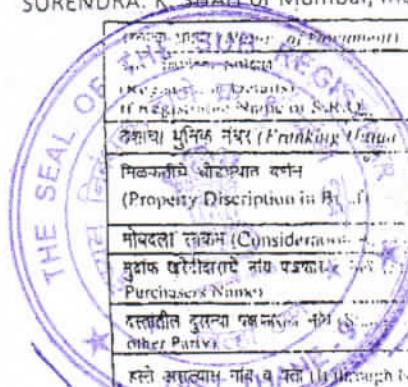
SEND GREETINGS

WHEREAS the said Companies are engaged in business of real estate and property development and constructing various Buildings comprised of Residential Flats, Commercial Units /Buildings and such other premises and selling such Residential Flats , commercial building/Units and such other premises in Mumbai and elsewhere in India.

This said Companies are in process of executing Agreements for Sale with the Prospective Purchasers and for the said Companies are required from time to time sign, execute, admit, Ledge and register the Agreements for Sale before the concerned Sub-registrar of Assurance, and in order to facilitate the same the said Companies are desirous of appointing SHRI SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK and MS. TEJAL ENGINEER as Constituted Attorneys of the said Companies with following powers and authorities.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that We ABHINANDAN LODHA,  
SURENDRA. K. SHAH of Mumbai, Indian and one of the Director of the said Companies doth

प्राप्ति प्रमाणनीयता के लिए संदर्भ का नाम Name of Person giving document	Special Power of Attorney
प्राप्ति प्रमाणनीयता का वर्णन Description of Document	Registration / Non Registrable
प्राप्ति का दिनांक Date of Registration	
देक्षणा पुनिक नियम (Franking Value)	
संपत्ति का विवरण वर्णन (Property Description in English)	
वापदला तथ्यम् (Consideration)	
खरपाक वर्णनात्मक नाम पक्षात् Purchaser's Name	Surendren Nair
दूसरी दुर्घटना का वर्णन Other Parties	
इसे संपादित करने वाले वार्ता वार्ता & Address	
संपत्ति का मूल्य रुपयोगी मूल्य Value of Property in Rupees	500/-
संपत्ति का मूल्य रुपयोगी मूल्य Value of Property in Rupees	500/-



कृते आईडीबीआई बैंक तिन  
For IDBI BANK LTD

Industrial Development Bank of  
India Ltd.,  
Kohinoor Hall, Opp.Swaminarayan  
Mandir, One Side Dadar Railway,  
Dadar(E), Mumbai (M) 40114.

मार्ग 05346  
125802  
SPECIAL  
ADMISSION  
AUG 09 2011  
प्रदर्शनालय  
16:30

said Companies doth hereby appoint nominate and constitute the said SHRI SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK and MS. TEJAL ENGINEER as true and lawful attorneys or agents of the said respective Companies with full powers and authority to jointly and severally do and execute all act, matters, deeds and things as hereinafter mentioned on behalf of, in the name of and for the Companies viz.

1. TO SIGN AND EXECUTE Letter of Allotment for the purpose of sale and allotment of Residential flats, Commercial Buildings /Units and such other premises in buildings constructed by the said Companies on the properties in different development projects in terms of Allotment letter approved by the said Companies or any of them.
2. TO ENTER INTO, SIGN AND EXECUTE Agreements for sale in connection with the Residential Flats, Commercial building/ Units and such other premises in Building/s constructed by the said Companies on the properties in different development projects and incidental thereto signs necessary forms and papers for the purpose of effective registration of such Agreements.
3. Subject to prior approval of the management of the Company TO SIGN AND EXECUTE all forms, writing, affidavit and other ancillary papers and documents, as may be required, to enable the prospective Purchasers of the Residential Flats, Commercial building/ Units and such other premises to secure loans and financial assistance from the bankers and financial Institutions for the purpose of the payment of the consideration payable by the such prospective Purchasers to the Companies without making any monetary or others commitments or any other liabilities of whatsoever nature thereto on behalf and against the said Companies to or by the banker or financial Institution.
4. TO APPEAR BEFORE AND ATTEND TO the concerned Sub-Registrar and TO LODGE AND PRESENT before him AND TO ADMIT execution of the Agreement for Sale executed by the Attorney with the prospective Purchasers lodged for registration in connection sale of the Residential Flats, Commercial building/Units and such other premises in the building constructed by the Companies or any of them and to do all necessary acts deeds matters and things for effectively registering the said Agreement of Sale.
5. TO SIGN AND EXECUTE Deed of Rectification or Cancellations or confirmation or any other documents, as may be required, in connection with the Agreement for sale of Residential Flats, Commercial building/Units and such other premises and transactions in connection therewith and lodge for registration with the concerned Sub-Registrar and admit execution thereof.



संख्या - १  
दस्तक. ५९४८० १२०९६  
बोर्ड. ३०१ शु. १०

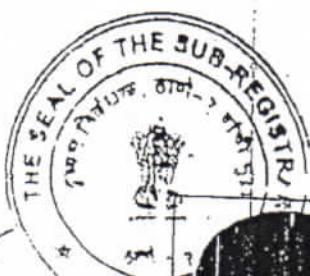


6. For the better doing, performing and executing all the matters and things aforesaid, I hereby further grant into the said Attorney full power and absolute authority to substitute and appoint in his place. One or more substitutes on such terms as he shall think fit and to exercise all or any of the powers and authorities and to do all acts, deeds and things under this Special Power of Attorney which includes execution of Agreement for Sale and admit execution thereof before concerned Sub Registrar of Assurance for effective, registration of such document and to revoke any such appointment from time to time and to substitute or appoint any others in his place as the said Attorney from time to time as he thinks fit and / or proper subject to terms stated therein.

Provided that notwithstanding anything herein before contained, the said Attorney shall always act within and not outside the instruction or directions received by him from the management and board of directors of the said Companies and the said Companies hereby agree to ratify and confirm all acts and things lawfully done by the said attorney, pursuant to the powers hereinbefore contained.

This Power of Attorney shall remain valid and in force till same is revoked or cancelled by all or any of the Companies and/or so far as the said attorney is in employment in one of the said Companies.

IN WITNESS WHEREOF the Companies have put their respective seals on this



BY and within named  
M/S. LODHA PRANIK LANDMARK DEVELOPERS  
PRIVATE LIMITED;

By and through their one of the Partner  
Mr. Abhinandan Lodha

Pursuant to the resolution of the Board  
of Directors dated 20/09/2011

In the presence of ....  
3/10/11  
witness

1) Sachauan - *S. J.*

2) S. More - *S. M.*



SIGNED SEALED AND DELIVERED  
BY and within named  
M/S. LODHA ELEVATION BUILDCON  
PRIVATE LIMITED ;  
By and through their one of the Partner  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2007  
In the presence of ..

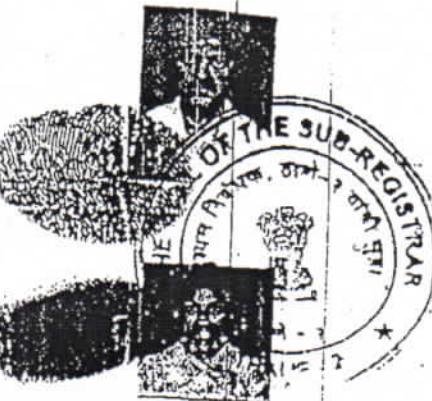
SIGNED SEALED AND DELIVERED  
BY and withinnamed  
ODEON THEATRES AND PROPERTIES PRIVATE LIMITED.,  
By and through their one of the Director  
Mr. Surendra K Shah  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2009  
In the presence of .....

SIGNED SEALED AND DELIVERED  
BY and within named .  
KIDDERPORE HOLDINGS LTD  
By and through their one of the Director  
Mr. Surendra K Shah .  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_. 2010  
In the presence of .....

याहक परि Customer's Copy	क्र. सं. Sr. No.
तारीख Date ८/१८/११	
क्राता सं. Acc. No. —— ३७२००१००५६-	
अस्ट्रेटिकल एवं व्यापार इन्डस्ट्रीज बैंक A/C stamp duty	
दस्तावेज के प्रकार Type of Document	<i>Specie</i> <i>₹ ५००/-</i>
रोपा के प्रकार Type of Stamp	विशेष प्रार्थना Special Adhesive
फ्रेंच फ्रूट Fracking Value	₹. Rs. ५००/-
सेवा प्रकार Service Charges	₹. Rs. १०/-
कुल Total	₹. Rs. ५१०/-
स्टॅम्प इक्स्ट्री अवधारकों के नाम व यारा Name of stamp duty paying party	
	<i>Sureshwar Singh</i>

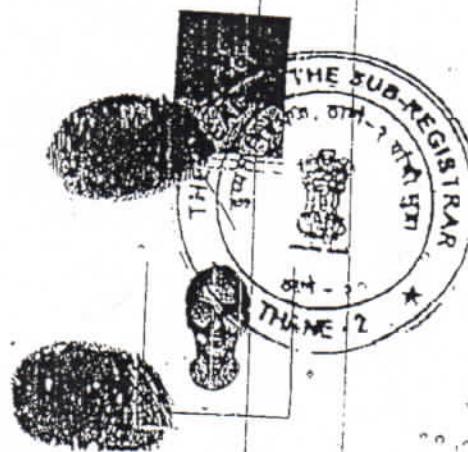


SHRI SURENDRA NAIR

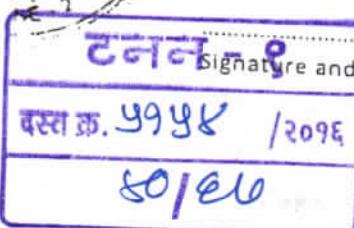
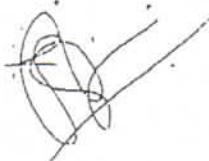


MRS. MARISHA SUTARI

MRS. RUTUJA OAK



MS. TEJAL ENGINEER



Dated this Day of 08<sup>th</sup> Aug 2011

WE,

M/S. LODHA PRANIK LANDMARK DEVELOPERS PRIVATE LIMITED  
M/S. LODHA ELEVATION BUILDCON PRIVATE LIMITED  
KIDDERPORE HOLDINGS LIMITED  
ODEON THEATRES AND PROPERTIES PRIVATE LIMITED



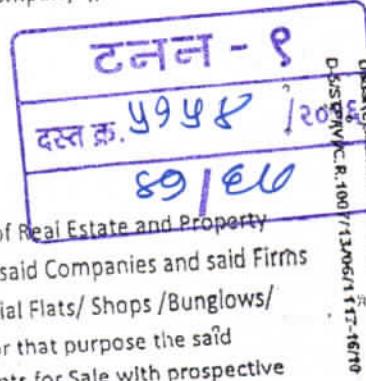
प्राप्ति/प्रति (Nature) of Document	Special Power of Attorney
प्राप्ति का विवरण कृपया लिखें।	Registration & Non Registrable
प्राप्ति का नाम कृपया लिखें। It is your Name of S.R.O.	
उपराय मुद्रा संख्या (Franking Line No.)	
प्रिवेटी विवरण नम्बर (Property Description No.)	
मोदला रकम (Conveyance Amount)	Surendran Nair
प्राप्ति का नंबर Purchase No.:	
दस्तावेज़ दुसरी पक्ष का चम्प अथवा Stamp of the other Party.	
दस्तावेज़ का नाम एवं ठिकाना & Address:	
दुरुक्ष मुद्रणी रकम (Stamp Duty Amount) भारतीय रुपयों।	500/-
अनुसूचित पूरी नाम एवं छाता (Authorized Person's full Signature & Stamp)	<i>Signature</i>

To all to whom this presents shall come, We Mr. SURENDRA NAIK, MRS. MARISHA SUTARI, MRS. RUTUJA OAK and MS. TEJAL ENGINEER of Mumbai, Indian Inhabitant and Power of Attorney Holders of WO/1 VODFON THEATRES AND PROPERTIES PRIVATE

To all to whom this present shall come, We (1) ODEON THEATRES AND PROPERTIES PRIVATE LIMITED, (2) LODHA ELEVATION BUILDCON PRIVATE LIMITED and (3) LODHA PRANIK LANDMARK DEVELOPERS PRIVATE LIMITED all of them Private Limited Companies registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar, Dr. E. Moses Road, Worli, Mumbai - 400 018 and sales office at Lodha Pavilion, Apolo Mills Compound, N.M Joshi Marg, Mahalaxmi - 400 011 (hereinafter for the sake of brevity collectively to as "the said Companies") and (4) KIDDERPORE HOLDINGS LIMITED a Limited Company incorporated and registered under the Companies Act, 1956 and having its registered office at Shree Niwas House 2<sup>nd</sup> Floor, H. Somani Marg, Mumbai 400 001(hereinafter referred to as "the Company");

SEND GREETINGS  
WHEREAS:

- (a) The Companies and Firms are engaged in the business of Real Estate and Property Development and in the course of its said business the said Companies and said Firms Are constructing various buildings and selling Residential Flats/ Shops /Bunglows/ Commercial Building/Unit in the said Buildings and for that purpose the said Companies and said Firms are entering into Agreements for Sale with prospective Purchasers.



- (b) We authorized vide Power of Attorney dated \_\_\_\_\_ to sign Agreements for Sale Of Residential Flats/ Shops /Bunglows/Commercial building/Unit and such other premises as constituted attorney Holder of said Companies and said Firms and exercise powers and authorites for an on behalf of the Said Companies and said Firms.
- (c) In order to facilitate the registration before the office of Sub-Registrar of Mumbai and all other States of Maharashtra and for admitting the execution of the said Agreement for Sale, we therefore Desirous of appointing Mr. Pandhari Kesarkar, Mr. Rahul Wandekar, Mr. Ramesh Rawal, Mr. Pramod Kamble and Mr. Anil Palande the Attorney to act on Our behalf in the manner hereinafter appearing.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, Mr. SURENDRA NAIR, MRS. MARISHA SUTARI, MRS. RUTUJA OAK AND MS. TEJAL ENGINEER of Mumbai, Indian Inhabitant and in my capacity as Power of Attorney Holders of the said Companies and said Firms doth hereby nominate, constitute and appoint (1) MR. PANDHARI KESARKAR of Mumbai, Indian Inhabitant, Residing at Gafurkhan Chawl, Room No.7, New Mill Road, Sambhaji Chowk, Kurla (West), Mumbai 400 070 , (2) MR. RAHUL WANDEKAR of Mumbai, Indian Inhabitant, residing at Room No. 7, Athawale Building, Chitale Path, Bhavani Shankar Road, Dadar (West), Mumbai 400 028 , (3) Mr. Ramesh RawalResiding of Mumbai, Indian Inhabitant, Residing at Hanuman Nagar, Pragati Rahivasi Sewa Sangh, Room No. 4, Motilal Nagar, M.G.Road, Goregaon (West), Mumbai 400 090 (4) Mr. Pramod Kamble of Mumbai, Indian Inhabitant, Residing at 8/15, Mata Ramabai Ambedkar Nagar, Dr. E. Moses Road, Worli, Mumbai – 400 018 and (5) Mr. Anil Palande of Mumbai, Indian Inhabitant, residing at A – 202 chandresh Enclave, M.D. Nagar, Achole Road, Nallasopara ( East ), to by my true and lawful substituted Attorneys (hereinafter referred to as " the said Attorneys" ) individually and severally to do all or any of the following acts, deeds, matters and things for the said Companies and said Firms and in the name and on behalf of the said Companies and said Firms that is to say:

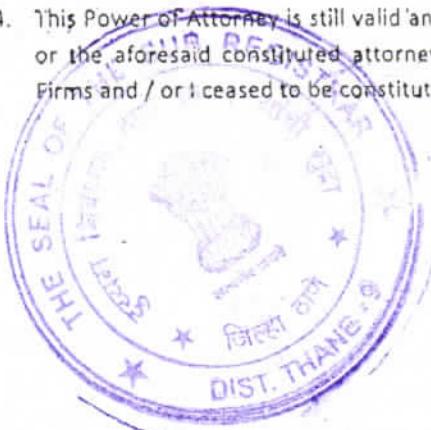
1. To lodge for registration various Agreements for sale of Flats/ Shops /Bunglows executed by US and behalf of the said Companies and said Firms with Sub-Registrar of Assurances at Mumbai and all other States of Maharashtra and to admit execution thereof on Our behalf for the said Companies and said Firms by any one of them.
2. We hereby specifically authorize the said Attorneys to attend and appear for Registration and to admit execution of agreements for Sale of Flats/ Shops /Bunglows and such other premises on behalf of the said Companies and said Firms before the said Sub Registrar of assurances.

क्रमांक. ४९४८ /२०९६

82/10

To do all or any other acts, deeds, matter and things for the purpose of effectually getting the said Agreements for Sale of Flats/Shops/Bunglows and such other premises registered with Sub-Registrar of Assurance at Mumbai and for all States of Maharashtra.

4. This Power of Attorney is still valid and subsisting till the same is revoked or cancelled by me and/or the aforesaid constituted attorneys remain in employment in one of the group Companies/ Firms and / or ceased to be constituted attorneys holder of the said Companies and said Firms.



5. AND we hereby agree to ratify and confirm in capacity as Power of Attorney Holders of the said Companies and said Firms whatever the said Attorneys shall do or cause to be done by virtue of these presents.

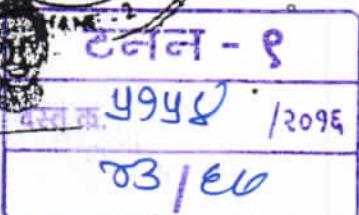
IN WITNESS WHEREOF WE Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI MRS. RUTUJA OAK and MS. TEJAL ENGINEER, Constituted Attorney holders of the said Companies and said Firms have put my hands to these presents on \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and withinnamed  
ODEON THEATRES AND PROPERTIES PRIVATE LIMITED  
By and through Its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

SIGNED SEALED AND DELIVERED  
BY and withnnamed  
KIDDERPORE HOLDINGS LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. PUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

SIGNED SEALED AND DELIVERED  
BY and withnnamed  
LODHA ELEVATION BUILDCON PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....

SIGNED SEALED AND DELIVERED  
BY and withnnamed  
LODHA PRANIK LANDMARK DEVELOPERS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of .....



Mr. SURENDRAN NAIR, MUS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER

**Signature and Photograph of Constituted Attorney**

Dated this Day of 08/08/201



1. - PANDHARI KESARKAR

1. P.R. Kesarwani

- ## 2. RAHUL WANDEKAR

2.



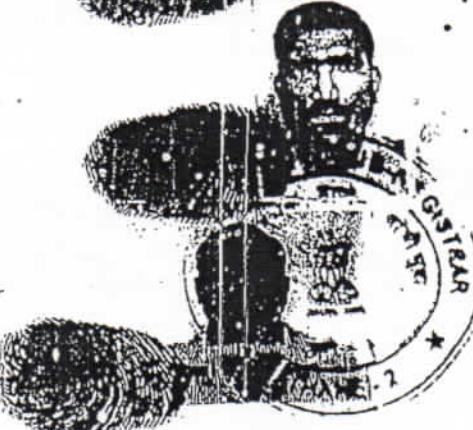
- ### 3. RAMESH RAWAL

3. ~~Zomesh~~



- #### 4. PRAMOD KAMBLE

4.  b.c.



5. ANIL PALANDE

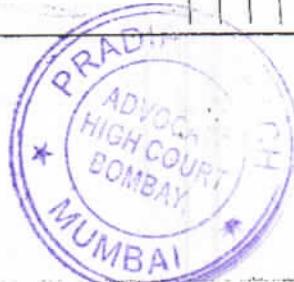
5.  John L. Johnson

Power of attorney holder of

Power of a  
120%

88 | rev

M/S. LODHA PRANIK LANDMARK DEVELOPERS PRIVATE LIMITED  
M/S. LODHA ELEVATION BUILDCON PRIVATE LIMITED  
KIDDERPORE HOLDINGS LIMITED  
ODFON THEATRES AND PROPERTIES PRIVATE LIMITED



→ Mälär

) Ch



3

1) P. R. Kesarkar



*John M. V.*

9) Zomesh



A photograph showing a handwritten signature "Dr. R. H. Duncanson" on the left and a circular postmark or stamp on the right.

e) Antworten:

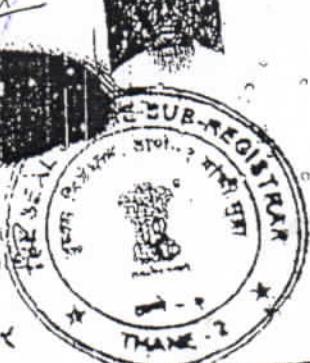
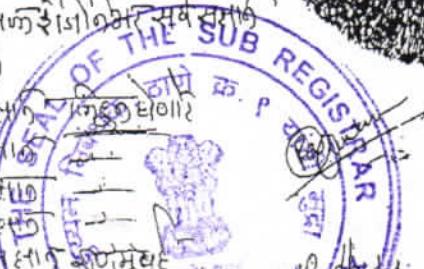
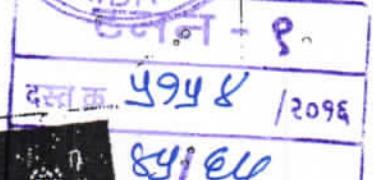


→ पैलट संख्या ४६३ | २०७७

पालकुड़ा वृक्ष १०९३ २०५७  
सुदूर पश्चिमाञ्चल प्रदेश - अजमेर जिला १०९३ २०५७



सह दुर्योग निवारक ठाणे क्र २  
टिप्प संवर गुप्त व्यार पजामधम भारत पांग भाष्ट व्याहरन





Annexure 'A'

335/B593  
Tuesday September 02, 2014  
7:00 PM

पावती

Original/Duplicate  
नोटरी क्र. 39M  
Regn. 39M

पावती क्र.: 10656 दिनांक: 02/09/2014

गावाचे नाव, पांचगाखाडी  
दस्तऐवजाचा अनुक्रमाक टनन 5-8593-2014  
दस्तऐवजाचा प्रकार: 36-अ-लिन्हू औंड लायसेंस  
सादर करणाऱ्याचे नाव: लोधा एलिवेशन विल्डकॉन प्रा. सी. तफे कु मु सुरेन्द्रग नायर तफे कु मु  
पहरीनाथ कंगरकर

नोटरी की	रु. 1000.00
दस्त हाताळणी की	रु. 2160.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 108	

एकूण रु. 3180.00

आपणास मूळ दस्त, ऐडनेल प्रिट, सूची-२ व सीडी अदाजे 7.14 PM हा तेला मिळाला

Joint Sub Registrar, Thane 5

प्र सह दुर्घाम निवधक ठाण क्र. ५

बाजार मुळ्य रु 33001668/-  
भरलेस मुद्राक शुल्क रु 992000/-

मोबाइल: रु 5500278/-

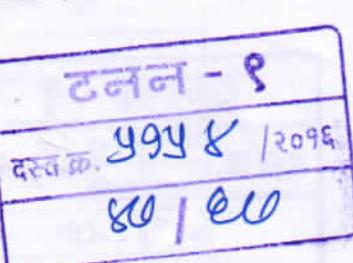
- 1) देयकाचा प्रकार: eChallan रकम: रु 1000/-  
डीडी/धनादेश/ओईट क्रमांक: MH002614659201415M दिनांक: 01/09/2014  
वरेन्य नाव व पत्ता,
- 2) देयकाचा प्रकार: By Cash रकम: रु 2180/-

P.R. Kulkarni

CERTIFIED TRUE COPY

For Lodha Elevation Builders Pvt. Ltd.

~~Director/Authorised Signatory~~



CHALLAN  
MTR Form Number-6

GRN	MH002614799201415M	BARCODE	Date	01/09/2014-14:27:58	Form ID	38A			
Department	Inspector General Of Registration	Payer Details							
Type of Payment	Non-Judicial Customer-Direct Payment	TAX ID (If Any)							
	Sale of Non Judicial Stamps IGR Rest of Maha	PAN No. (If Applicable)	AAACT1796R						
Office Name	THN5 THANE NO 5 JOINT SUB REGISTRAR	Full Name	WILLIS PROCESSING SERVICES IND						
Location	THANE		IA PVT LTD						
Year	2014-2015 One Year	Flat/Block No.	SURVEY NO 72/7 PART 72/8 PART AND						
	Account Head Details	Amount in Rs.	Premises/Building	72/8 PART					
0030046401	Sale of NonJudicial Stamp	992000.00	Road/Street	71893.95 SQ FT 7TH FLOOR A/B WING LODHA					
			Area/Locality	PANCHPAKAHDI					
			Town/City/District						
			PIN	4	0	0	6	0	7
			Remarks (If Any)						
			PAN2=PN=LODHA ELEVATION BUILDCON P VT LTD=CA=0						
<b>दस्त क्र.</b>	<b>टनन - ९</b>	Amount In	Nine Lakh Ninety Two Thousand Rupees Only						
Total	4948/2098	992000.00	Words						
<b>FOR USE IN RECEIVING BANK</b>									
<b>85/20</b>		Cheque/DD Details	BANK OF MAHARASHTRA	REF No.	02300042014090231812 190579255				
Cheque/DD No			Bank Branch	Date	02/09/2014-13:17:34				
Name of Bank			Bank Branch	BANK OF MAHARASHTRA					
Name of Branch			Stamp No.	Date	Not Verified with Scroll				
Mobile No.: Not Available									



टनन - ९	
क्रमांक	543
क्रमांक	9/905



**LODHA**

BUILDING A BETTER LIFE

Date: 2nd September 2014

To

Willis Processing Services (India) Pvt. Ltd,  
Plant No. 6, Godrej & Boyce Mfg. Co. Compound,  
L.B.S. Marg, Vikhroli (West),  
Mumbai- 400 079.

Dear Sir,

Sub: Leave and License Agreement executed between Lodha Elevation Buildcon Private Limited ("LEBPL"), Simtools Private Limited ("SIMTOOLS") and Willis Processing Services (India) Pvt. Ltd ("Willis") with respect to IT/ITES Unit on full 7<sup>th</sup> floor in Wing- A & B situated at I-Think Techno Campus, Off Pokhran Road No. 2, Behind TCS, Off to Eastern Express Highway, Thane (West) - 400 607 ("Unit") together with 110 car parks. ("Car Parks").

1. We refer to the Leave and License Agreement dated 2<sup>nd</sup> September 2014 registered with Registrar of Sub-Assurances on 2<sup>nd</sup> September 2014 bearing registration number Thane 5/8593/2014 ("Leave and License Agreement"). In terms of the above Leave and License Agreement, we have granted you a non-transferable, non-assignable and non heritable license to use the said Unit and Car Parks for a period of 60 (Sixty) months commencing from the date of execution of the Leave and License Agreement ("Term 1") subject to the terms and conditions stated therein.
2. As mutually agreed, the term of the License shall be further extendable by a further term of 60 (Sixty) months ("Term 2"). Willis shall have an option to renew the Leave and License Agreement by giving 3 (three) months advance notice in writing prior to the expiry of the Term 1 and upon exercise of such renewal option, LEBPL and SIMTOOLS shall execute and register the renewed Leave and License Agreement, at the cost and expenses of Willis.
3. The renewed Leave and License Agreement for Term 2 shall be on the same terms and conditions set out in the captioned Leave and License Agreement except that there shall be no lock in period applicable to Willis during Term 2. However, the



OFFICES FINANCIAL PARTNERSHIPS  
Corporate Office : Lodha Excelus, N.M.Joshi Marg, Malad (W), Mumbai 400 012, India.  
T +91 22 2302 4400, F +91 22 2302 0693, [www.lodhagroup.com](http://lodhagroup.com)  
Regd. Office : 216, Shah & Nohar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai 400 018.

ठाने - ९
दस्तक्र. ५७४८ /२०१६
५०/८०



# LODHA

BUILDING A BETTER LIFE

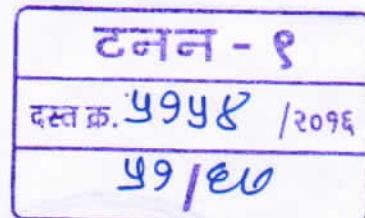
Licensee Fees shall be escalated by 15 % after every 3 years as set out in the Schedule enclosed herewith. This Schedule shall form an integral part of the Leave and License Agreement and the said Leave and License Agreement shall be read and construed in conjunction with this letter.

4. The interest free, adjustable, refundable security deposit for an amount of Rs. 3,30,01,668/- (Rupees Three Crore Thirty Lacs One thousand Six hundred and Sixty Eight Only) deposited as per the terms and conditions provided in the Leave and License Agreement with LEBPL shall remain deposited with LEBPL till the expiry of Term 2, on same terms and conditions as provided in the said Leave and License Agreement.
5. In the event any stamp duty and/or penalty are applicable on this letter including the schedule hereunder, shall be borne by Willis, only.

We have to request you to sign at the bottom of this letter as a token of confirmation of the above understanding arrived at and return the same to us for our record purpose.

Yours faithfully,

For Lodha Elevation Buildcon Private Limited,



Authorised Signatory

We confirm the above,



RESIDENCES | OFFICES | INTEGRATED TOWNSHIPS

Corporate Office : Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011, India  
T +91 22 2302 4400, F +91 22 2300 0693, [www.lodhagroup.com](http://www.lodhagroup.com)

Regd. office : 216, Shah & Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai 400 018

टनन - ९
दस्त क्र. ५९५८ /२०१६
५२१६०



# LODHA

BUILDING A BETTER LIFE

For Simtools Pvt. Ltd.

Authorised Signatory

We confirm the above,

For Willis Processing Services (India) Pvt. Ltd.



Authorised Signatory



## SCHEDULE

टर्नल - ९
दस्तक. ५६४ /२०१८
५३/८०

Term	License Fees (Per Month)	Period
First Three Years	Rs 55,00,278	2 <sup>nd</sup> September 2014 to 1 <sup>st</sup> September 2017
Second Three Years	Rs 63,25,320	2 <sup>nd</sup> September 2017 to 1 <sup>st</sup> September 2020
Third Three Years	Rs 72,74,118	2 <sup>nd</sup> September 2020 to 1 <sup>st</sup> September 2023
Tenth Year	Rs. 83,65,235	2 <sup>nd</sup> September 2023 to 1 <sup>st</sup> September 2024

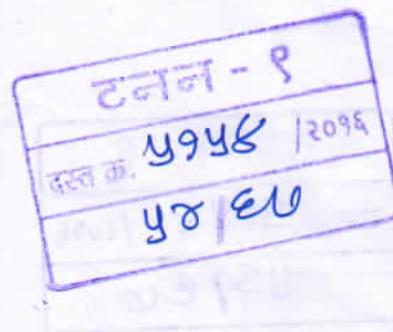


RESIDENCES • OFFICES INTEGRATED TOWNSHIPS

Corporate Office : Lodha Excelus, N.M.Joshi Marg, Mahalaxmi, Mumbai 400 011, India  
T +91 22 2302 4400, F +91 22 2300 0693, www.lodhagroup.com

Regd. office : 216, Shah & Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai 400 018.





## TRILOKESH CITY DEVELOPERS LLP

C-109 Hind Saurashtra, Industrial Estate, 85/86, M.V.Road, Marol Naka, Andheri (East) Mumbai 400 059

Certified True Copy of the resolution passed at the meeting of Designated Partners of TRILOKESH CITY DEVELOPERS LLP held on September 8th 2015. At the registered office of the LLP at C-109 Hind Saurashtra, Industrial Estate, 85/86, M.V.Road, Marol Naka, Andheri (East) Mumbai 400 059.

"Resolved that permission of the Designated Partners be and hereby given to purchase commercial property at 7th Floor of Wings A and B of i Think Techno Campus, Pokhran Road No. 2, Off Eastern Express Highway, Thane (West), 400607."

"Resolved further that permission of the Designated Partners be and hereby given to raising Debt for Financing Purchase of the above mentioned commercial property."

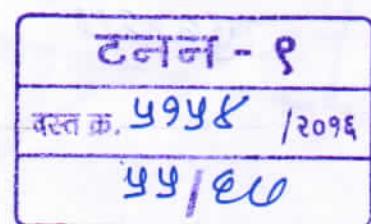
"Resolved further that permission of the Designated Partners be and hereby given to mortgage the above mentioned commercial property with Aditya Birla Finance Limited, raising Debt for Financing Purchase of the above mentioned commercial property."

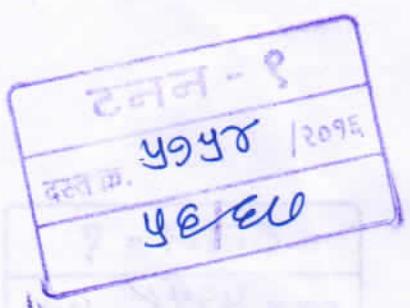
"Resolved further that either Mrs. Pragna Kirti Kedia representing as Managing Trustee of JSK Private Trust or Mr. Kirti Kedia, Designated Partner of the Limited Liability Partnership are hereby authorized to sign, execute and submit such applications, requisite documents, writing and deeds, registration of the mortgage deed as may be deemed necessary or expedient to give effect to this resolution."

For and behalf of TRILOKESH CITY DEVELOPERS LLP

Designated Partner

Place: Mumbai





# TRILOKESH CITY DEVELOPERS LLP

C-109 Hind Saurashtra, Industrial Estate, 85/86, M.V.Road, Marol Naka, Andheri (East) Mumbai- 400 059

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF TRILOKESH CITY DEVELOPERS LLP HELD ON SEPTEMBER 21st 2015 AT THE REGISTERED OFFICE OF THE LLP AT C-109 HIND SAURASHTRA, INDUSTRIAL ESTATE, 85/86, M.V.ROAD, MAROL NAKA, ANDHERI (EAST) MUMBAI 400 059.

RESOLVED FURTHER THAT the draft of the Amendment to Leave and License Agreement for the entire 7th Floor of Wings A and B of i-Think Techno Campus, Pokhran Road No. 2, Off Eastern Express Highway, Thane (West), 400607 from Lodha Elevation Buildcon Private Limited and Willis Processing Services (India) Private Limited as placed before the Designated Partners be and is hereby approved Mr. Rajesh Hodge, an authorized representative of the LLP to amend, alter, modify sign, seal, execute, deliver and submit the Amendment to Leave and License Agreement and ancillary transaction documents including all such applications, requisite documents, writing and deeds as may be deemed necessary or expedient to give effect to the aforesaid transaction.

RESOLVED FURTHER THAT Mr. Rajesh Hodge, an authorized representative of the LLP be and is hereby severally authorized to present, apply for and lodge in the office of the jurisdictional Sub-Registrar of Assurances at Thane and to admit execution of said Amendment to Leave and License Agreement and other ancillary documents and register the same and to do all acts and things necessary for effectively registering the said Amendment to Leave and License Agreement and other ancillary documents entered into or executed in relation to the aforesaid transaction.

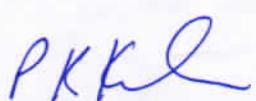
*Certified to be true,*

For and behalf of  
TRILOKESH CITY DEVELOPERS LLP

  
Kirti Kedia

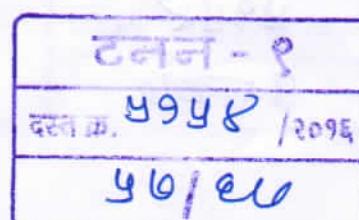
Designated Partner

Place: Mumbai

  
Pragna Kedia

Designated Partner representing JSK  
Pvt. Trust

Place: Mumbai



क्रमांक - ९
दस्तावेज़ / २०१८
५८६०



# Willis

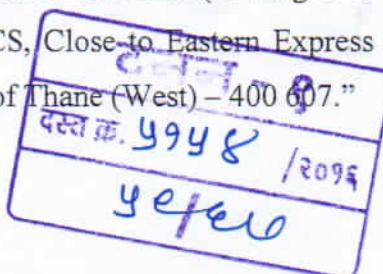
Vikhroli	Thane - I	Thane - II
Telephone +91 22 2519 2000	+91 22 2172 6000	+91 22 6210 6600
+91 22 6642 2000	+91 22 6683 6000	+91 22 7112 6600
Fax +91 22 2518 8607	+91 22 2533 9105	+91 22 6210 6992

## TRUE COPY

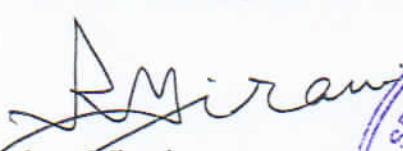
True Copy of the Circular Resolution of the Board of Directors of Willis Processing Services (India) Private Limited (the "Company").

The Board of Directors of the Company passed the following circular resolution on the 6<sup>th</sup> November 2015.

"RESOLVED THAT Mr. Prashant Mirani – Director & Company Secretary of the company be and hereby authorised to sign and execute the lease agreement with M/s. Trilokesh City Developers LLP, a limited liability partnership firm, M/s Lodha Elevation Buildcon Private Limited, a company incorporated under the Companies Act, 1956 & Simtools Private Limited, a company incorporated under the Companies Act, 1956, in relation to the lease property situated at 7th Floor (A wing & B wing), i-Think Techno Campus, off Pokhran Road No. 2, Behind TCS, Close to Eastern Express Highway, Village of Panchpakhadi, Registration Sub-registrar District of Thane (West) – 400 607."



For Willis Processing Services (India) Private Limited

  
Prashant Mirani  
Director & Company Secretary



Willis Processing Services (India) Private Limited

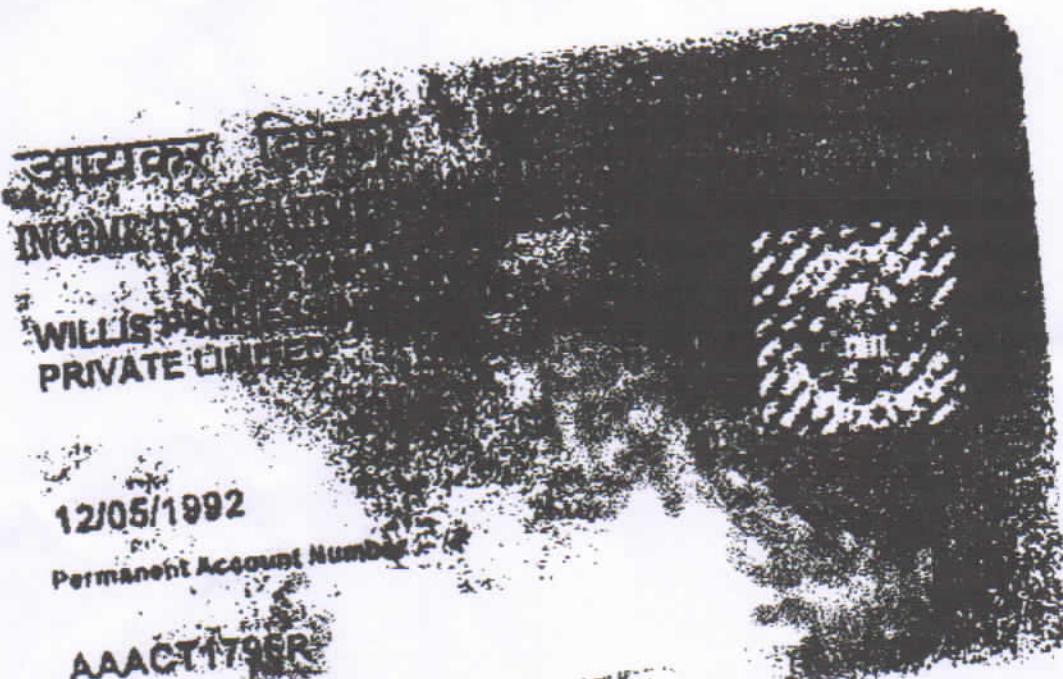
Corporate Identity Number: U72300MH1992PTC066724

Registered Office : Plant No. 6, Godrej & Boyce Mfg. Co. compound, Pirojshanagar, L.B.S. Marg, Vikhroli (West), Mumbai - 400 079. India.

Thane - I Office : Akruti SMC, Unit No. 201, Junction of L.B.S. Marg & Pokhran Road No. 1, Thane - 400 601, Maharashtra. India.

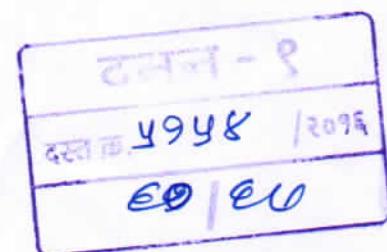
Thane - II Office : i Think Techno Campus, 7th Floor, A & B Wing, Off Pokhran Road No. 2, Close to Eastern Express Highway, Thane (West) - 400 607, Maharashtra. India.

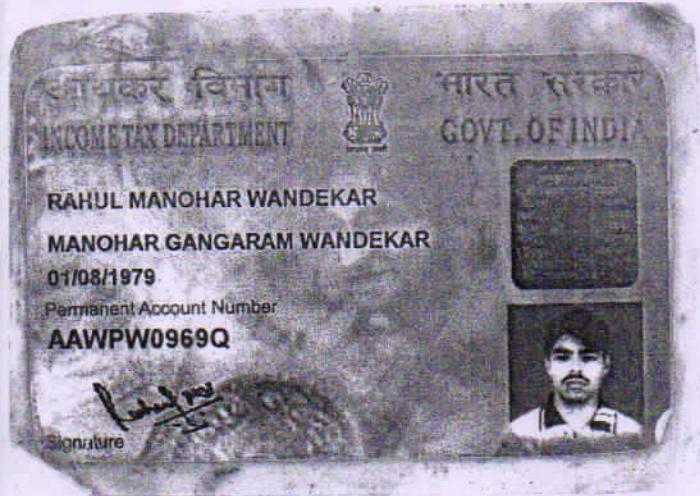
Website : [www.willis.co.in](http://www.willis.co.in)



Permanent Account Number

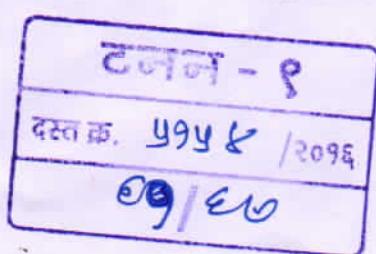
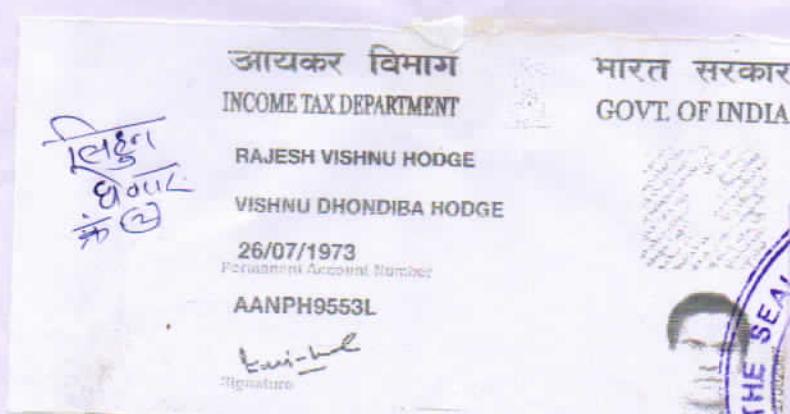
AAACT1796R





13/03/2007  
Permanent Account Number  
AABCL2917M

10042007



आयकर विभाग  
INCOME TAX DEPARTMENT

VINAYAK VISHNU CHITALE

VISHNU LAXMAN CHITALE

17/08/1966

Permanent Account Number:

AFLPC8903J

V.V. Chitale  
Signature

भारत सरकार  
GOVT. OF INDIA



06072012

V.V. Chitale

ठाने - ९
दस्त क्र. ५९४८ / २०१६
८२-६६१८०



536/5154

शुक्रवार, 13 मे 2016 4:42 म.नं.

दस्त गोपवारा भाग-1

टनन9

दस्त क्रमांक: 5154/2016

63140

दस्त क्रमांक: टनन9 /5154/2016

बाजार मूल्य: रु. 3,30,01,668/- मोबदला: रु. 55,00,278/-

भरलेले मुद्रांक शुल्क: रु. 6,93,500/-

द. नि. सह. द. नि. टनन9 यांचे कार्यालयात

अ. क्र. 5154 वर दि. 13-05-2016

रोजी 4:41 म.नं. वा. हजर केला.

पावती: 5666

पावती दिनांक: 13/05/2016

मादरकरणाराचे नाव: लोढा एलिवेशन विल्हकॉन प्रा लि तरफे कु  
मु सुरेन्द्रन नायर तरफे कु मु राहुल वंडेकर

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1340.00

पृष्ठांची संख्या: 67

एकुण: 2340.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Thane 9

सह दुष्प्रभ निबधक वर्ग २ ठाणे क्र. १

Sub Registrar Thane 9

सह दुष्यम निबधक वर्ग २ ठाणे क्र. १

दस्ताचा प्रकार: 36-अ-लिह्ह अँड लायसन्सेस

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

शिक्का क्र. 1 13 / 05 / 2016 04 : 41 : 21 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 13 / 05 / 2016 04 : 42 : 20 PM ची वेळ: (फी)





13/05/2016 4 47:03 PM

दस्त गोषवारा भाग-2

टनन9

दस्त क्रमांक:5154/2016

681 ८०

दस्त क्रमांक :टनन9/5154/2016  
दस्ताचा प्रकार :-36-अ-लिब्ह अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वायाचित्र	अंगठ्याचा ठसा
1	नाव:लोदा एलिवेशन बिल्डकॉन प्रा लि तर्फे कु मु सुरेन्द्रन नायर तर्फे कु मु राहुल बंडेकर पत्ता:प्लॉट नं: 412, माळा नं: 4, इमारतीचे नाव: वर्धमान चेंबर्स, ब्लॉक नं: कावसजी पटेल स्ट्रीट, रोड नं: फोर्ट मुंबई , महाराष्ट्र, मुम्बई. पैन नंबर:AABCL2917M	लायसेन्सार वय :36 स्वाक्षरी:- <i>Abhay Mu</i>		
2	नाव:मान्यता देणार-सिमतूल्स प्रा लि तर्फे कु मु सुरेन्द्रन नायर तर्फे कु मु राहुल बंडेकर पत्ता:प्लॉट नं: 412, माळा नं: 4, इमारतीचे नाव: वर्धमान चेंबर्स, ब्लॉक नं: कावसजी पटेल स्ट्रीट, रोड नं: फोर्ट मुंबई , महाराष्ट्र, मुम्बई. पैन नंबर:	मान्यता देणार वय :36 स्वाक्षरी:- <i>Abhay Mu</i>		
3	नाव:विल्लीस प्रोसेसिंग सर्विसेस (इ) प्रा लि तर्फे ऑथो सिग्नेटरी प्रशांत मिराणी - पत्ता:प्लॉट नं: 6, माळा नं: 4, इमारतीचे नाव: गोदरेज अँड बॉइस कं., ब्लॉक नं: एल बी एस मार्ग , रोड नं: विक्रोली प मुंबई , महाराष्ट्र, मुम्बई. पैन नंबर:AAACT1796R	लायसेन्सी वय :44 स्वाक्षरी:- <i>Prashant Mirani</i>		

वरील दस्तऐवज करून देणार तथाकधीत 36-अ-लिब्ह अँड लायसन्सेस चा दस्त ऐवज करून विल्याचे कबुल करतात.

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वायाचित्र	अंगठ्याचा ठसा
1	नाव:भारत टोँडीलकर -- वय:43 पत्ता:मध्यमली तलपव, ठाणे पैन कोड:400601	 स्वाक्षरी	
	नाव:विनायक चितले -- वय:49 पत्ता:कल्याण पैन कोड:421301	 स्वाक्षरी	

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

त्रिलोकेश सिटी डेव्हलपर्स एल एल पी तर्फे ऑथो सिग्नेटरी राजेश होडगे :-

- 1 प्लॉट नं: सी 109, माळा नं: -, इमारतीचे नाव: हिंद सौराष्ट्र इंड. इस्टेट , ब्लॉक नं: एम व्ही रोड मरोळ नाका , रोड नं: अंधेरी पु मुंबई , महाराष्ट्र, मुम्बई.  
AAKFT4459L

*D*  
सह उपलब्धिक वर्ग २ ठाणे क्र. १  
EPayment Details.

sr. Epayment Number  
1 MH000984606201617R

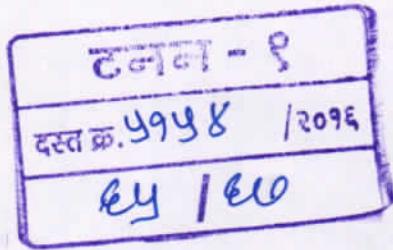
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दस्त गोषवारा भाग-2

टनन9

दस्त क्रमांक:5154/2016

EE/20

दस्त क्रमांक :टनन9/5154/2016  
दस्ताचा प्रकार :-36-अ-लिब्ह अँड लायसन्सेस

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: चिलोकेप सिटी डेव्हलपर्स एल एल पी तर्फे ऑथो सिग्रेटरी राजेश होडगे -  
पत्ता: प्लॉट नं: सी 109, माळा नं: -, इमारतीचे नाव: हिंद सौराष्ट्र इंड. इस्टेट, ब्लॉक नं: एम ब्ही रोड मरोल नाका, रोड नं: अंधेरी पु मुंबई, महाराष्ट्र, मुंबई.  
पैन नंबर: AAKFT4459L

पक्षकाराचा प्रकार  
लायसेन्सार  
वय :43  
स्वाक्षरी:-

L.V.W.



TIN9/5154/0390/2016



TIN9/5154/0390/2016

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिब्ह अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 16 / 05 / 2016 01 : 57 : 54 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: भारत टोडीलकर --  
वय: 43  
पत्ता: मखमली तलाव, ठाणे  
पैन कोड: 400601

स्वाक्षरी



TIN9/5154/0390/2016



TIN9/5154/0390/2016

- 2 नाव: विनायक चितके --  
वय: 49  
पत्ता: कल्याण  
पैन कोड: 421301

स्वाक्षरी



TIN9/5154/0390/2016



TIN9/5154/0390/2016

- अनु क्र. पक्षकाराचे नाव व पत्ता  
विल्लीस प्रोसेसिंग सर्विसेस (इ) प्रा लि तर्फे ऑथो सिग्रेटरी प्रशांत मिराणी :-  
प्लॉट नं: 6, माळा नं: 4, इमारतीचे नाव: गोदरेज अँड वॉइस कं, ब्लॉक नं: एल बी एस मार्ग, रोड नं: विक्रोली प मुंबई, महाराष्ट्र, मुंबई.  
AAACT1796R  
लोढा एलिवेशन विल्डकॉन प्रा लि तर्फे कु मु सुरेन्द्रन नायर तर्फे कु मु: राहुल वंडेकर  
प्लॉट नं: 412, माळा नं: 4, इमारतीचे नाव: वर्धमान चेंबर्स, ब्लॉक नं: कावसजी पटेल स्ट्रीट, रोड नं: फोर्ट मुंबई, महाराष्ट्र, मुंबई.  
AABCL2917M  
मान्यता देणार-सिमतूल्स प्रा लि तर्फे कु मु सुरेन्द्रन नायर तर्फे कु मु: राहुल वंडेकर  
प्लॉट नं: 412, माळा नं: 4, इमारतीचे नाव: वर्धमान चेंबर्स, ब्लॉक नं: कावसजी पटेल स्ट्रीट, रोड नं: फोर्ट मुंबई, महाराष्ट्र, मुंबई.

खालील पक्षकाराची कबुली उपलब्ध आहे.

- अनु क्र. पक्षकाराचे नाव व पत्ता  
विल्लीस प्रोसेसिंग सर्विसेस (इ) प्रा लि तर्फे ऑथो सिग्रेटरी प्रशांत मिराणी :-  
प्लॉट नं: 6, माळा नं: 4, इमारतीचे नाव: गोदरेज अँड वॉइस कं, ब्लॉक नं: एल बी एस मार्ग, रोड नं: विक्रोली प मुंबई, महाराष्ट्र, मुंबई.  
AAACT1796R  
लोढा एलिवेशन विल्डकॉन प्रा लि तर्फे कु मु सुरेन्द्रन नायर तर्फे कु मु: राहुल वंडेकर  
प्लॉट नं: 412, माळा नं: 4, इमारतीचे नाव: वर्धमान चेंबर्स, ब्लॉक नं: कावसजी पटेल स्ट्रीट, रोड नं: फोर्ट मुंबई, महाराष्ट्र, मुंबई.  
AABCL2917M  
मान्यता देणार-सिमतूल्स प्रा लि तर्फे कु मु सुरेन्द्रन नायर तर्फे कु मु: राहुल वंडेकर  
प्लॉट नं: 412, माळा नं: 4, इमारतीचे नाव: वर्धमान चेंबर्स, ब्लॉक नं: कावसजी पटेल स्ट्रीट, रोड नं: फोर्ट मुंबई, महाराष्ट्र, मुंबई.

शिक्का क्र.4 ची वेळ: 16 / 05 / 2016 01 : 58 : 25 PM

शिक्का क्र.5 ची वेळ: 16 / 05 / 2016 01 : 58 : 44 PM नोंदणी पुस्तक 1 मध्ये

Sub Register Thane ९  
सह दुव्यम निबंधक वर्ग २ ठाणे क्र. ९

EPayment Details.

ठाणे - ९
दस्त क्र. ५९५४ /२०१६
८०   ८०

sr.      Epayment Number  
1      MH000984606201617R

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मध्ये एकूण पाने ..... ८० ..... आहेत  
पुस्तक क्रमांक ..... ९ ..... वर  
..... ५९५४ ..... क्रमांकावर नौदला.

  
सह दुव्यम निबंधक वर्ग २, ठाणे ९  
तारीख ९८ माह ०४ सन २०१६

