

टनन - २	
दस्तावेज क्रमांक	१९५५०
25.	WAIVER / २०२१
२४	

Any delay tolerated or indulgence shown by the Assignor in enforcing any of the terms of this Deed or any forbearance or extension of time for payment of installment to the Assignee by the Assignor shall not be construed as waiver on the part of the Assignor of any breach or non-compliance of any of the terms and conditions of this Deed by the Assignee nor the same shall in any manner prejudice or affect the rights of the Assignor.

26. **ENTIRE DEED**

The Parties agree that the Deed, Schedules, Annexures and Exhibits and Amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Deed overrides, supersedes, cancels any prior, oral or written, all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Assignor in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Assignor and the Assignee which may in any manner be inconsistent with what is stated herein. This Deed shall not be amended or modified except by a writing signed by both the Parties.

27. **CORRESPONDENCE**

All correspondence including emails should carry the customer ID quoted in Annexure 2 hereto in following manner "CI: xxxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be non-est/null and void.

28. **CONFIDENTIALITY**

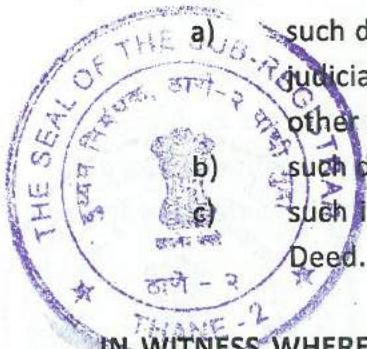
28.1 The Assignee hereto agree that all the information, documents etc exchanged to date and which may be exchanged including the contents of this Deed and any documents executed in pursuance thereof ("**Confidential Information**") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of the Assignor. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Assignee and shall always be in full force and effect.

28.2 The Assignee shall not make any public announcement regarding this Deed without prior consent of the Assignor.

28.3 Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-

- such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating organization or other recognized investment exchange having jurisdiction over the Parties; or
- such disclosure is required in connection with any litigation; or
- such information has entered the public domain other than by a breach of the Deed.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.



[Handwritten signature]

SCHEDULE OF THE PROPERTY
(the said Property)

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दस्त क्रमांक 94990 / 2029
24/12/2020

Firstly: ALL THAT piece and parcel of land bearing Plot No. F-4 admeasuring 28,316 sq. yards equivalent to 23,675.782 sq.mtrs or thereabouts situate lying and being at Thane Industrial Area within the limits of Village Panchpakhadi, Taluka and District Thane.

Secondly: ALL THAT piece and parcel of land bearing Plot No. F-4/1 admeasuring 10,985 sq. yards equivalent to 9185 sq.mtrs or thereabouts situate lying and being at Thane Industrial Area within the limits of Village Panchpakhadi, Taluka and District Thane.

SIGNED AND DELIVERED

By the within named Assignor

NATIONAL STANDARD (INDIA) LIMITED

through the hands of its Authorised Signatory

Arinpur Lonappen Kurian

In the presence of:

- Arin Kurian*
- Adil Kadam*



L-31498 19.7.19



SIGNED AND DELIVERED

By the within named Assignee

TEQSYS CONSULTING & SERVICES LLP.

through the hands of its Authorised Signatory

MADHUSUDAN MAHARUDRA BHOR

In the presence of:

- Madhusudan Maharudra Bhor*
- Adil Kadam*



RECEIVED on the day and year first

Hereinabove written of and from the

Within named Assignee the sum of

Rs. **6541505** /- Rupees **Sixty five**

Lacs, fortyone thousand five hundred and five only

Being the amount to be paid by the

Assignee on execution of these

Presents by **Cheque No. RTGS,**

dated **24.12.2020 & 8.10.2021**

Drawn on **SBI** Bank

Thane Branch

Rs. **6541505** /-



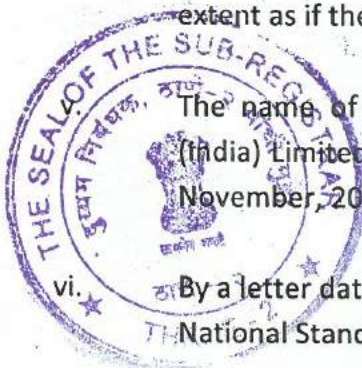
WE SAY RECEIVED
FOR NATIONAL STANDARD (INDIA) LIMITED

Arin
AUTHORISED SIGNATORY

टन न - २
दस्त क्रमांक १९५५० / २०२९
२६ / २५

ANNEXURE "1"

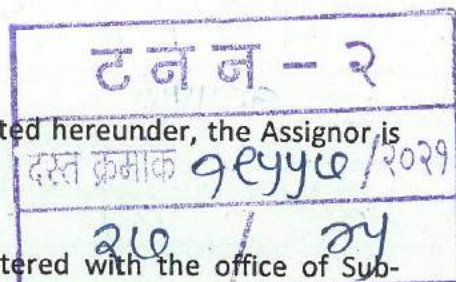
- i. By and under an Indenture of Lease dated 3rd April, 1964 (registered with the office of the Sub-Registrar of Assurances, Thane under Serial No. 1049/1964) executed by and between Maharashtra Industrial Development Corporation ("MIDC"), therein referred to as the Lessor of the One Part and National Standard Duncan Limited ("NSDL"), therein referred to as the Lessee of the Other Part, the MIDC demised unto the NSIL, the land bearing Plot No. F-4 admeasuring 23,675.782 sq. mts. or thereabouts lying, being and situate at Thane Industrial Estate within the limits of Village Panchpakhadi, Taluka and District Thane and more particularly described Firstly in the **SCHEDULE OF THE PROPERTY** hereinabove mentioned, for a term of 99 years commencing from 1st August 1962 subject to payment of rent and compliance of the terms, conditions and covenants set out therein (hereinafter referred to as "Plot F-4").
- ii. By a Supplemental Indenture of Lease dated 18th April, 1967 (registered with the office of the Sub-Registrar of Assurances, Thane under Serial No. 1685/1967) executed by and between MIDC, therein referred to as the Lessor of the One Part and NSDL, therein referred to as the Lessee of the Other Part, the MIDC demised unto the NSDL, the land bearing Plot No. F-4/1 admeasuring 9185 sq. mts. or thereabouts lying, being and situate at Thane Industrial Estate within the limits of Village Panchpakhadi, Taluka and District Thane and more particularly described Secondly in the **SCHEDULE OF THE PROPERTY** hereinabove mentioned, for a term of 99 years commencing from 1st August 1962 subject to payment of rent and compliance of the terms, conditions and covenants set out therein (hereinafter referred to as "Plot F-4/1").
- iii. The said Plot F-4 and Plot F-4/1 are hereinafter collectively referred to as "said Property".
- iv. By a Deed of Confirmation dated 4th January 1984 (registered with the office of Sub Registrar of Assurances at Bombay under serial no. 812/1984) executed by and amongst the Governor of Maharashtra, therein referred to as the Government of the First Part, the MIDC, therein referred to as the Lessor of the Second Part and the NSDL, therein referred to as the Lessee of the Third Part, the Government ratified and confirmed that the Indenture of Lease dated 3rd April, 1964 and the Supplemental Indenture of Lease dated 18th April, 1967 and the demise of the said Property thereunder by MIDC to the intent that the Indenture of Lease dated 3rd April, 1964 and the Supplemental Indenture of Lease dated 18th April, 1967 shall be deemed to be and was and shall continue to be of full effect and binding on the Government in the same manner and to the same extent as if the Government had originally executed or caused the same to be executed.
- v. The name of National Standard Duncan Limited was changed to National Standard (India) Limited ("NSIL") and in that regard a fresh Certificate of Incorporation dated 5th November, 2003 was issued by Registrar of Companies, West Bengal (Kolkatta).
- vi. By a letter dated 20th May, 2008 MIDC took note of change of name of the Assignor from National Standard Duncan Limited to National Standard (India) Limited.
- vii. By virtue of the aforesaid Indenture of Lease dated 3rd April, 1964 and Supplemental Indenture of Lease dated 18th April, 1967 and subject to the covenants to be observed



[Handwritten signature]



and performed on the part of the Assignor as contemplated hereunder, the Assignor is entitled to leasehold rights in respect of the said Property.



- viii By a Deed of Mortgage dated 3rd February 2012 (registered with the office of Sub-Registrar of Assurances at Thane, under serial no. TNN-2/01170/2012), the Assignor has created a mortgage in favour of the Housing Development Finance Corporation Limited (HDFC) for credit facilities on the security of the Property and construction thereon including receivables.

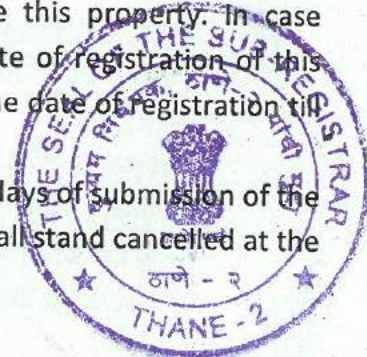
ANNEXURE - 2

- (I) **Customer Id:** TEQSYS CONSULTING & SERVICES LLP
- (II) **Unit:**
- (i) Unit : 617
 - (ii) Floor : Sixth Floor
 - (iii) Type of Unit : I T/ ITES (in I T Park)
 - (iv) Carpet Area : 1475 sq. ft. equivalent to 137.03 sq. mtrs.
 - (v) Car Parking Spaces : Two Car parks covered; Open parking no. P1 294
Covered parking no. P0 071
- (III) **Building:** Lodha Supremus - II
- (IV) **Total Consideration:** Rs. 2,22,50,000 (Rupees Two Crore Twenty Two Lacs Fifty thousand only) inclusive of Other Charges described in annexure -2, point VIII.
- (V) **Payment Schedule:**

PAYMENT SCHEDULE	
Application money paid on 24.12.2020	55,60,000
Balance Amount paid on 08.10.2021	9,81,505
1% TDS to be deducted and paid on Consideration value	2,08,495
Bank Loan	1,55,00,000
Total Consideration Value	2,22,50,000

M/s Teqsys Consulting & Services LLP is availing Bank loan of Rs 1.55 cr (Rs One Crore Fifty Five Lakhs) to be paid directly to assignor to purchase this property. In case payment of loan disbursement is delayed beyond 10 days after date of registration of this Deed of Assignment, interest @7.50% p.a. is chargeable from the date of registration till date of receipt of payment.

If bank loan disbursement is not received by assignor within 30 days of submission of the duly registered Deed of Assignment, this Deed of Assignment shall stand cancelled at the option of the Assignor, as provided in this Deed of Assignment.



- (VI) **Date of Offer of Possession:** At Registration . Unit is already completed



टन न - २	
दस्तावेज क्र. (VII)	१९५५० / २०२९
२८	Unit 902, Lodha Supremus I, Road 22, Wagle Industrial Estate, Thane, Maharashtra - 400604

(VIII) **OTHER CHARGES* (Payable on or before the Date of Offer of Possession):**

a) **CAM Charges:**

Rs. 4,23,063 (Rupees Four Lakhs Twenty Three thousand and Sixty three only) towards provisional CAM charges for period of 18 months from Date of Offer of Possession.

b) **Cost of Ultimate Organisation & related charges payable on date of offer of possession (for fitouts)**

Rs. 29,050 (Rupees Twenty nine thousand and fifty only)

c) **Provisional Property Tax (Payable on or before the Date of Offer of Possession):**

Rs. 1,69,225 (Rupees One Lac Sixty nine thousand and Two hundred and Twenty five only) as an advance towards provisional property tax in respect of the Unit for a period of 18 months from Date of Offer of Possession.

d) **Building Protection Deposit (Payable on or before the Date of Offer of Possession):**

NOT APPLICABLE

e) **Land Under Construction (LUC) Reimbursement Charges (Payable on or before the Date of Offer of Possession):**

Rs NIL - towards provisional amount of reimbursement for LUC for the period from start of construction till the Date of Offer of Possession.

f) **Electricity Deposit Reimbursement (Payable on or before the Date of Offer of Possession):**

Rs. 14,000 (Rupees Fourteen thousand only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Assignee's behalf. The benefit of the said deposit shall stand transferred to the Assignee when meter is transferred to Assignee's name.

g) **Administrative Expenses (Payable on or before the Date of Offer of Possession):**

Rs. NIL towards Administrative Expenses.

h) **Legal Expenses (Payable on or before the Date of Offer of Possession):**

Rs. 28,000 (Rupees Twenty Eight thousand only) towards Legal Expenses.

i) **Electric & Water Connection and Related infrastructure payable (Payable on or before the Date of Offer of Possession):**

Rs. 83,000/- (Rupees Eighty three thousand only) towards Electric & Water Connection and Related Expenses.

Note:

Delay in payments will attract interest as per RARA rules from the dates they fall due till realization of the payments and shall constitute on event of default.

*Service Tax, MVAT and any other such taxes, (including but not limited to GST) shall be payable, extra as applicable.

Additionally, stamp duty and registration charges shall be payable by the Applicant to the concerned authority (ies).

Common Area and Amenities ***

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२९ / ०५

Key Amenities:

1. Vastu Compliant design.
2. Air-conditioned offices (with split air handling units, ducting , tubing /related items to be arranged by the Assignee. Only outdoor unit is provided by Assignee) #.
3. Virtually column free office space** to maximize interior design flexibility and space utilization
4. Executive toilet provision in each office
5. Pantry provision in each office
6. Separate Ladies and Gents toilets on each floor.

Key Facilities (Building):

1. LEED certified** building.
 2. Impressive entrance to complex
 3. Grand double height air-conditioned entrance lobby.
 4. Elegant Lift lobby on each floor.
 5. Picturesque views of Yeoor Hills or Podium Garden
 6. Expansive floor to floor height of 4 m (13'1")
 7. 4 nos. hi-speed passenger elevator by leading brands like ThyssenKrupp / Schindler / Otis*.
 8. Separate service elevator for goods and service staff movement.
 9. Rooftop Garden & Outdoor Lounge, spread over 6000sq. ft. with stunning Yeoor Hills views.
 10. Gymnasium/Day care (pay by usage basis)
 11. Café
 12. ATM
 13. Large podium landscape area spread over 25,000 sq.ft. with;
 - o Manicured Maze lawn.
 - o Stroll Walkway.
 - o Break-out congregation seating amidst planters.
 - o Event space / Amphitheatre Podium landscape
 14. Professional facilities management services
 15. 4-level security with:
 - o Access control to building
 - o Visitor e-tracking
 - o CCTV monitoring of key areas
 - o RFID access control for parking areas
 16. Car parking
- * or equivalent.
- ** see plan for details

High side only. Internal distribution within office to be done by office occupant.



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GOVERNMENT OF MAHARASHTRA

महाव्यवस्थापक, जिल्हा उद्योग केंद्र, ठाणे

General Manager, DIC, Thane

कमर्शियल कॉम्प्लेक्स बिल्डिंग पहिला मजला, मुलुंड चेकनाका समोर, वागळे इस्टेट, ठाणे ४००६०४.

1st Flr. Commercial Complex Bldg., Opp. Mulund Check naka, Wagle Estate, Thane-400604

Phone - 022-25822013, Fax - Extn. 28, email:-didicthane@maharashtra.gov.in

जा क्र.जिउकेठा/मु.शु.मा.प्र.प.क्र.२६१२/ Teqsys Consulting & Services LLP/२०२१-२२

दिनांक :- ०१/०९/२०२१

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दस्ता क्रमांक १९५५०/२०२१

३०/०९/२१

प्रमाणपत्र

मे. Teqsys Consulting & Services LLP., युनिट नं. ६१७, ६ वा मजला, लोढा सुप्रीमस-२, फेज- २, प्लॉट नं. एफ-४ व एफ-४/१, रोड नं. २२, वागळे इंडस्ट्रीयल इस्टेट, ठाणे (प)-४००६०४. या बिगर सार्वजनिक क्षेत्रातील माहिती तंत्रज्ञान पार्क मध्ये युनिट नं. ६१७ चे चटई क्षेत्र १४७५ चौ.फु. (एकूण चटई क्षेत्र चौदाशे पंच्याहत्तर चौ. फु.). नवीन माहिती तंत्रज्ञान सहाय्यभुत सेवा उद्योगासाठी सदर घटक मुंबई मुद्रांक शुल्क अधिनियम- १९५८ अंतर्गत शासन आदेश क्र. मुद्रांक-२०१५/४५७/अनौ.सं.क्र. ०९/प्र.क्र. ११२/म-१, दिनांक ३१.१०.२०१५ नुसार खाजगी माहिती तंत्रज्ञान उद्यानातील “ नवीन माहिती तंत्रज्ञान सहाय्यभुत सेवा घटक ” म्हणून प्रमाणित करण्यात येत आहे.

सदर प्रमाणपत्र हे मुंबई मुद्रांक शुल्क अधिनियम - १९५८ (१९५८ चा मुंबई ६०) यांचे कलम ०९ च्या खंड (अ) प्रमाणे (अनुच्छेद ६० खालील) भाडेपट्ट्याचे अभिहस्ततांतरण पत्र, एकूण चटई क्षेत्र १४७५ चौ.फु. (एकूण चटई क्षेत्र चौदाशे पंच्याहत्तर चौ. फु.). निष्पादित करणेसाठी योग्य असलेल्या मुद्रांक शुल्काच्या ७५ टक्के मुद्रांक शुल्क माफीसाठी पात्रता प्रमाणपत्र देण्यात येत आहे.



महाव्यवस्थापक
जिल्हा उद्योग केंद्र, ठाणे

कार्यालयीन पत्ता :-

मे. Teqsys Consulting & Services LLP., युनिट नं.१४४, १ ला मजला, लोढा बुलवर्ड कमर्शियल मॉल, माजिवाडा, ठाणे (प)-४००६०१.

कारखान्याचा पत्ता :-

मे. Teqsys Consulting & Services LLP., युनिट नं. ६१७, ६ वा मजला, लोढा सुप्रीमस-२, फेज- २, प्लॉट नं. एफ-४ व एफ-४/१, रोड नं. २२, वागळे इंडस्ट्रीयल इस्टेट, ठाणे (प)-४००६०४.

प्रत:-

- १) जिल्हा सह निबंधक तथा मुद्रांक जिल्हा अधिकारी, शहरी विभाग - ठाणे.
- २) उद्योग सह संचालक, कोकण विभाग, ठाणे.
- ३) निवड नस्ती



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

This certificate is accompaniment of letter No. MIDC/DETA/PA/TH/SP/A/F-4/L
F-4/1/ IFMS-A98492/of 2016, dated 30/03/2016.



OCCUPANCY CERTIFICATE.

This is to certify that the development work of proposed 11
PARK BUILDINGS D & E and LT, Support services residential buildings
Wing A & B including podium, basements, parking area & Ground on Plot
No. F-4 & F-4/1 in Thane (Wagle) Industrial Area for M/s. National
Standard (India) Ltd., Thane has been completed under the supervision of
Mrs. Devyani Khadilkar of M/s. Spaceage Consultants, Mumbai (w) Architect
License No. CA/90/13184 is permitted to be occupied for total B.U.A. as stated
in Building Completion Certificate attached.

Thanking you.

Your's faithfully,

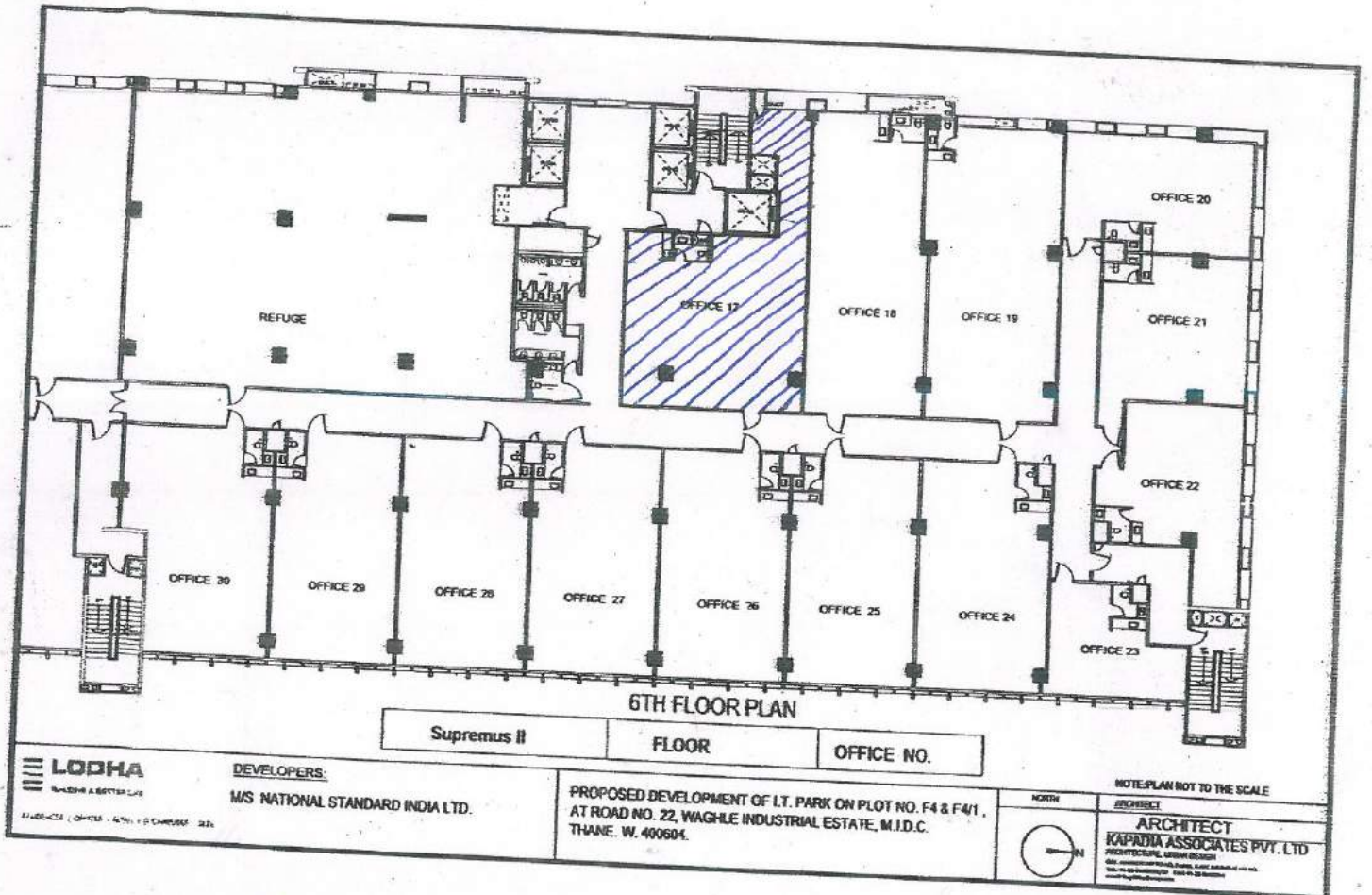


Deputy Engineer & PA-III
Special Planning Authority Sub Div.
MIDC Division No. II, Thane.



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टन न - २
दस्त क्रमांक १९५५७/२०२१
३२ / ०५



Signature

Signature



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION.

(A Government of Maharashtra Undertaking)

Head office : "Udyog Sarathi" Mahakali Caves Road, Andheri (East), Mumbai-400093.

☎ 022- 2687 0027 / 52 / 54 / 73 FAX: 022-26871587

No./MIDC/TA/004

Date :- 07/01/2021

IT/(SV)/Letter of Intent/11/24/MIDC/02160

Date: 07/01/2021

Old Lol No. IT/(SV)/Letter of Intent/11/24/MIDC/01397 dt.30/08/2018.

This is to certify that

M/s. TEQSYS CONSULTING & SERVICES LLP,

having their Office Address

Unit No. 144, 1st Floor, Lodha Boulevard Commercial Mall, Majiwada, Thane (West).

Telephone No.

997888888

Fax No.

--

E-mail

madhusudan.bhor@teqsys.in

Business Address

"Lodha Supremus-II, Phase-II", Unit No.617, 6th Floor, Plot No. F-4 & F-4/1 Road No.22, Wagle Estate (W), Thane-400604.

Telephone No.

997888888

Fax No.

--

E-mail

madhusudan.bhor@teqsys.in

This Letter of Intent for their Proposed IT/ITES unit for following activities.

1. Data Processing or Data Mining.
2. Engineering & Design.
3. Remote Maintenance.
4. Call Centre or Contact Centre Services.

IT/ITES

The unit shall utilize the entire premises for above mentioned ITES activity and the same should be marketed ITES activity only & annual turnover in ITES activity shall always exceed 75% of total turnover. The unit shall maintain percentage of local person as per Govt. of Maharashtra policy.

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

Lol bearing No. IT/(SV)/Letter of Intent/11/24/MIDC/01397 dt.30/08/2018 issued on the "Lodha Supremus-II, Phase-II", Unit No.617, 6th Floor, Plot No. F-4 & F-4/1 Road No.22, Wagle Estate (W), Thane-400604 in name of M/s. Lakhani Industries Limited, stands Cancelled.

Place : Mumbai.

Date :- 07/01/2021

For Technical Advisor
M.I.D.C. Mumbai-400093.

C.C. to: 1. M/s. Lakhani Industries Limited, Unit No.617, 6th Floor, Plot No. A-195, Road No.16A, Wagle Estate, Thane-400604

2. Regional Officer, MIDC, Thane-I/ Mahape for information and further needful.

3. General Manager, District Industries Centre, Wagle Estate, Thane-400604.

NATIONAL STANDARD (INDIA) LIMITED

Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 011, India

टन न - २

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT ITS MEETING HELD ON 12TH NOVEMBER, 2018 AT LODHA EXCELU, JOSHI MARG, MAHALAXMI, MUMBAI 400 011, INDIA.

१२/११/२०१८

AUTHORITY TO SIGNING AND REGISTRATION OF AGREEMENTS

३४ / २५

"RESOLVED THAT in partial modification to the resolution passed by the Board of Directors at its meeting held on 25th May, 2017, consent of the Board of Directors of the Company be and hereby is accorded to authorize Mr. Kurian Lonappen Arimpur, Director of the Company to sell/lease the units in Lodha Supremus at Mumbai on such terms and conditions as may be mutually agreed between the Company and the Purchaser/Leasee.

RESOLVED THAT Mr. Kurian Lonappen Arimpur, Director of the Company be and is hereby authorised to sign, execute and register documents including Agreement to Sell, Agreement to Lease, registration, undertakings and other ancillary documents before the concerned Sub-Registrar of Assurances and such other Regulatory Authorities in relation to registration of the units in Lodha Supremus.

RESOLVED FURTHER THAT any one Director of the Company or the Company Secretary of the Company be and are hereby authorized to issue a 'true copy' of the resolution to the concerned authorities / parties as may be necessary and they be requested to act thereon."

Certified True Copy
For National Standard (India) Limited

Varun S. Shah
Varun Shah
Company Secretary



Date: 15th November, 2018



NATIONAL STANDARD (INDIA) LIMITED

Letter of Allotment

Sh. Madhusudan Maharudra Bhor
Tegsys Consulting & Services LLP,
First Floor, No 144, Lodha Boulevard Mall,
Lodha Paradise PH1, Majiwada, Thane,
Maharashtra 400601

टन न - २ December 23, 2020
दस्त क्रमांक 98994/2029
३५ / ३५

Sub: Allotment of Unit no. 617 in the Building known as "LodhaSupremus II", in Project Lodha Supremus II, situated at Road no. 22, Wagle Estate, MIDC, Thane (West) Pin - 400604 ("Unit")

Dear Sh. Madhusudan,

We thank you for your email dt. 26.10.2020 and for the payments required for the purpose of allotment of your chosen Lodha Unit. It is indeed our pleasure to inform you that the Unit booked by you by email dt. 26.10.2020 has now been allotted to you.

The terms and conditions as stated in the Application Form shall continue to be binding in respect of the allotment of the Unit. The details of the Unit allotted and your address in our records for the purpose of correspondence areas under:

Name, Address and Contact Details of Allottee(s)	Tegsys Consulting & Services LLP, First Floor, No 144, Lodha Boulevard Mall, Lodha Paradise PH1, Majiwada, Thane, Maharashtra 400601 Sh. Madhusudan Maharudra Bhor Mob no.: 9967888888 Email ID: madhusudan.bhor@tegsys.in
Unit No & Wing	Unit no. 617, 6 th Floor
Name of Building / Tower	Lodha Supremus II, Wagle Estate, Thane (West)
Type of Unit	I.T. Office
Carpet Area	1,475 Sq.Ft.
Count of Car Parking(s) allotted	Two car parks; One covered P0 071, one open P1 294
Consideration Value	Rs. 2,22,50,000
Payment Received till now	Rs. 55,60,000

You can contact your relationship manager for any queries or assistance at the following coordinates:

Sh. A L Kurian

Contact: +91- 9082061789

Alt. Dr. A.L. ANANTHARAYANAN - 9347500474

We would like to take this opportunity to thank you for the trust that you have reposed in the project (National Standard (India) Limited), and assure you of your best services at all times.

Warm Regards,

For National Standard (India) Limited,

Authorized Signatory



Plot F-4 & F-4/1 LodhaSupremus II, Wagle Estate, Road no. 22, MIDC, Thane (West) 400 604



BILL OF SUPPLY FOR THE MONTH OF

GSTIN: 27AAECM2933K1ZB

Website: www.mahadiscom.in

Aug-2021

HSN CODE: 27160000

THANE (U) CIRCLE - 539 WAGLE ESTATE DIVISI - 409 WAGLE ESTATE S/DN - 642 BU - 4542

Consumer No.:

Consumer Name: 000011621236

Address: NATIONAL STANDARD INDIA LIMITED

OFFICE NO.617, NSIL'D'WING

ROAD NO.22, WAGLE ESTATE, LODHA SUPREMUS II,

Village:

Pin Code:

400004

E-mail:

Activity

Large Scale / Private Sector

Mobile No.:

Meter No.:

Seasonal

Sanctioned Load (KW): 14.00

Connected Load (KW): 14.00

Urban/Rural Flag

Express Feeder Flag

Contract Demand (KVA): 14.00

50% of Con. Demand (KVA): 7.00

Feeder Voltage (KV)

Tariff:

Date of Connection:

Category:

GSTIN:

Supply at:

Elec. Duty:

PAN:

Prev. Highest (Mth):

Prev. Highest Bill Demand (KVA):

Security Deposit Held Rs.:

Addl. S.D. Demanded Rs.:

Bank Guarantee Rs.:

S D Arrears Rs.:

BILLING HISTORY

Bill Month	Units	Bill Demand(KVA)	Bill Amount
Jul-2021	233	0	2959.83
Jun-2021	247	0	3107.51
May-	253	0	3170.79
Apr-2021	261	0	3255.17
Mar-2021	227	0	2950.69
Feb-2021	152	0	2136.91
Jan-2021	245	0	3146.00
Dec-2020	32	0	834.84
Nov-2020	34	0	856.54
Oct-2020	34	0	856.54
Sep-2020	33	0	1385.36
Aug-2020	18	0	1222.61

For making Energy Bill payment through RTGS/NEFT mode, use following details.

Beneficiary Name: MSEDCL

Beneficiary account no.: MSEDCL01000011621236

IFS Code: SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB EKC

Bill Amount: <As per bill>

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.



महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित

STAY HOME. PAY ONLINE & STAY SAFE

FOR MORE DETAILS VISIT WWW.MAHADISCOM.IN

OR

CALL MSEDCL TOLL FREE 1912 / 19120 / 1800-102-3435 / 1800-233-3435

MSEDCL ONLINE PAYMENT FACILITY

- Pay Online to Save your Time and Money
- Safe and Secure
- Pay Online from MSEDCL Official Website
- Mahavitaran Mobile App
- Online payment facility available through Net-Banking, Credit Card, Debit Card, Cash Cards, UPI etc.
- 0.25% discount (up to Rs.500) in next month Bill.
- RTGS Payment facility for HT and LT consumers above 20kW load. For RTGS payment, virtual account number of Consumer and bank details are printed on Consumer bill.

Maintain Harmonic distortion within limit as prescribed by IEEE STANDARD 519-1992 to avoid penalty

Avail Power factor incentive up to 3.5% maintaining power factor above 95% to 100%

Avail load factor Incentive up to 15% by maintaining constant load profile.

Avail 1% prompt payment discount by paying bills within prompt payment date.

Rule & Procedure for Consumer Grievances Redressal is available at www.mahadiscom.in>consumer portal>CGRF

Instead of Printed bill, register for E-bill and avail Rs. 10 per bill as a "Go-green" discount.
For registration visit at www.mahadiscom.in->consumer portal->Quick access->Go-green request

RTGS CONSULTING & SERVICES LLP

INWARD No./OUTWARD No.

229
14/09/21



Important Message

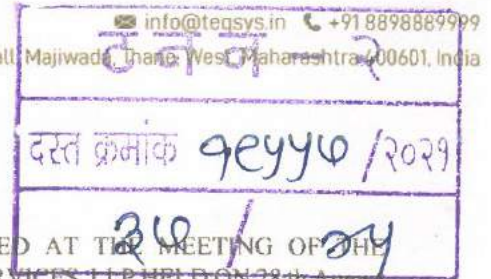
- Consumers can pay online using Net banking, Credit/Debit cards at https://wss.mahadiscom.in/wss/wss after registration.
- Submit/update your E-mail id and mobile number to Circle Office for receiving prompt alerts through SMS.
- Submit/update your PAN & GSTIN to circle office with copies of PAN & GSTIN for verification.
- Special desk is operational for HT Consumers, please contact: htconsumer@mahadiscom.in for any clarification / query or grievance.
- This Electricity Bill should not be use for the address proof and as a proof of property ownership.
- For any payment to MSEDCL, ENSURE & INSIST for computerized receipt with unique system generated receipt number. Do not accept hand written receipt. Pay online to avoid any inconvenience.





TEQSYS

Corporate Office: 144, First Floor, Lodha Boulevard Commercial Mall, Majiwada, Thane, West Maharashtra 400601, India



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNER OF TEQSYS CONSULTING & SERVICES LLP HELD ON 28th August 2020 AT No. 108, Lake City Kodichakianahalli, Bommanahalli, BTM 3rd Stage Bangalore Bangalore Karnataka 560076 IN .

"RESOLVED THAT pursuant to the provisions of Section 25 of the Limited Liability Partnership Act, 2008 read with Rule 10 and 22 of LLP (Incorporation of LLP) Rules, 2009 and other applicable provisions, if any, of the Limited Liability Partnership Act, 2008 and Clause 8 of the LLP Agreement, Mr. Madhusudan Maharudra Bhor with the consent of the remaining Designated Partner(s)/partner(s) of the LLP be appointed as Designated Partner/Partner as agreed upon by the Designated Partner(s)/partner(s) of the LLP.

"FURTHER RESOLVED THAT the LLP Agreement be amended accordingly in order to give effect to the above resolution."

"FURTHER RESOLVED THAT Mr. Madhusudan Maharudra Bhor is designated partner be and is hereby authorized to sign necessary documents, forms, do necessary filings with the Registrar of Companies and to do any such acts and deeds that may be necessary in this regard."

FOR TEQSYS CONSULTING & SERVICES LLP

DESIGNATED PARTNER
MIRKALE NAYAN HARIDAS

Place: Mumbai

Date: 02 Nov 2020



your expert for **FUJITSU** Systems

Registered Office: 108, Yash, Lake City, BTM 3rd Stage, Bangalore, Bengaluru, Karnataka, 560076, INDIA



ट न न - २
दस्त क्रमांक १९५५७/२०२१
३८ / २५

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACPPK6908E

नाम /NAME
ARIMPUR LONAPPEN KURIAN

पिता का नाम /FATHER'S NAME
ARIMUR VARUNY LONAPPEN

जन्म तिथि /DATE OF BIRTH
11-09-1944

हस्ताक्षर /SIGNATURE



आयकर अधिकारी-१, पुणे
Commissioner of Income-tax I, Pune

[Handwritten signature]



टन न - २
दस्त क्रमांक १९५५७/२०२१
३२ / २५

आयकर विभाग
INCOME TAX DEPARTMENT

NATIONAL STANDARD INDIA LIMITED

20/08/1962

Permanent Account Number

AAAGN9808L

Signature

[Handwritten Signature]

इस कार्ड के खोने / चाने पर गुप्तता सुनिश्चित करें / लौटकर :
आयकर नैन सेवा इकाई, एन एस डी यू
पहली मंजिल, टाइम्स टॉवर, कामला मिल कॉम्पाउंड,
एस. बी. मार्ग, लोकर परेस, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Ramala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91 22 2493 1441 Fax: 01-22-2493 0664
e-mail: unitinfo@nsdl.co.in



टन न - २
दस्त क्रमांक 4e444 / 2029
२० / २५



भारत सरकार
Government of India

मधुसूदन महारुद्र भोर
Madhusudan Maharudra Bhor
जन्म तारीख / DOB : 15/07/1980
पुरुष / Male

8747 2107 2088

माझो आधार, माझी ओळख

ट न न - २

दस्त क्रमांक १९५५७/२०२१

२१ / २५

आधार
Unique Identification Authority of India

पत्ता मु पो सांगवी, ता संगमनेर, सांगवी,
धंधारफळ, अहमदनगर, महाराष्ट्र, 422603

Address: Mu PO Sangavi, Ta sangamner,
Sangvi, Dhandharphal, Ahmadnagar,
Maharashtra, 422603

8747 2107 2088

1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BBKPB7072F

नाम / Name
MADHUSUDAN MAHARUDRA BHOR

पिता का नाम / Father's Name
MAHARUDRA RAGHUNATH BHOR

जन्म की तारीख / Date of Birth
15/07/1980

17022018

PAN Application Digitally Signed. Card Not Valid unless Physically Signed

THE SUB-REGISTRAR

ठाणे - २

THANE - 2

100% CONSULTING & SERVICES LLP



ट न न - २
दस्त क्रमांक १९५५/२०२१
४२ / ४५



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID		20211011964		11 October 2021, 10:55:51 AM	
मूल्यांकनाचे वर्ष	2021				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	5/16/F-5क) वागळे औद्योगिक वसाहत भुखंड एफ-2ईप				
क्षेत्राचे नाव	Thane Municipal Corporation	सर्व्हे नंबर / व. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
45100	117200	119200	141600	119200	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	150.733 चौ. मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs. 119200/-
उदवाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	137.03 चौ. मीटर
समिश्र वापराल्या इमारतीमधील कार्यालये/व्यावसायिक - नाही					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
= (119200 * (100 / 100)) * 105 / 100					
= Rs.125160/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 125160 * 150.733				
	= Rs.18865742.28/-				
D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र	13.94 चौ. मीटर				
खुल्या जमिनीवरील वाहन तळाचे मूल्य	= 13.94 * (45100 * 40 / 100)				
	= Rs.251477.6/-				
E) बंदिर वाहन तळाचे क्षेत्र	13.94 चौ. मीटर				
बंदिर वाहन तळाचे मूल्य	= 13.94 * (119200 * 25 / 100)				
	= Rs.415412/-				
Applicable Rules	= 3, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपट्टेचे मूल्य + वेडिंगन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिर वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + श्मशानी भोंवतीच्या खुल्या जागेचे मूल्य + बंदिर बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 18865742.28 + 0 + 0 + 251477.6 + 415412 + 0 + 0 + 0 + 0 + 0				
	= Rs.19532631.88/-				
	= ₹ एक करोड पंध्याण्णव लाख वत्तीस हजार सहा शे वत्तीस /-				

Home

Print

ट न न - २

रस्त क्रमांक 9446/2029

४३ / २५



दस्त क्रमांक: दनन2 /19557/2021

बाजार मूल्य: रु. 1,95,32,632/-

मोबदला: रु. 2,22,50,000/-

भरलेले मुद्रांक शुल्क: रु.2,80,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) 1. गट 'अ' आणि 'ब' वर्गीकृत क्षेत्रांमधील खाजगी पार्कातील जैविक तंत्रज्ञान उत्पादन युनिटे आणि माहिती तंत्रज्ञान उत्पादन युनिटे : क्रमांक मुद्रांक 2013 /अनौ. सं. क्र.19 /प्र.क्र.235/ म-1, दि. 16/10/2017अ.क्र.(3)

दु. नि. सह. दु. नि. दनन2 यांचे कार्यालयात

अ. क्र. 19557 वर दि.11-10-2021

रोजी 1:20 म.नं. वा. हजर केला.

पावती:21816

पावती दिनांक: 11/10/2021

सादरकरणाराचे नाव: टेक्सीस कन्सल्टिंग अॅण्ड सर्विसेस एलएलपी तर्फे अधिकृत स्वाक्षरीकार म्हणून मधुसुदन महारुद्र भोर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकुण: 30900.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: असाईनमेंट ऑफ लीज

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 11 / 10 / 2021 01 : 20 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 10 / 2021 01 : 21 : 32 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी नियमा १९०८ नियम १९६९ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तमधील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीकार व सोबत जोडलेले कागदपत्रे दस्ताधी सत्यता कायदेशीर बाबी सादी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर दस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

मिहून वेणार सही

मिहून वेणार सही





11/10/2021 1 24:07 PM

दस्त गोषवारा भाग-2

टनन2 25/25
दस्त क्रमांक:19557/2021

दस्त क्रमांक :टनन2/19557/2021

दस्ताचा प्रकार :-असाईनमेंट ऑफ लीज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:टेक्सीस कन्सल्टिंग अॅण्ड सर्विसेस एलएलपी तर्फे अधिकृत स्वाक्षरीकार म्हणून मधुसुदन महारुद्र भोर - - पत्ता:प्लॉट नं: युनिट नं. 902, माळा नं: 9वा मजला, इमारतीचे नाव: लोडा सुप्रिमस 2, ब्लॉक नं: वागळे इस्टेट एम.आय.डी.सी. रोड नं.22, रोड नं: पांचपाखाडी ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AAPFT5333A	लिहून घेणार वय :-41 स्वाक्षरी:-		
2	नाव:नॅशनल स्टॅंडर्ड (इंडिया) लिमिटेड तर्फे अधिकृत स्वाक्षरीकार म्हणून अरिमपुर लोणाप्पन कुरियन . - पत्ता:प्लॉट नं: ऑफिस नं. 412, माळा नं: 4था मजला, इमारतीचे नाव: 17जी वर्धमान चेंबर्स, ब्लॉक नं: कावसजी पटेल रोड, रोड नं: हॉर्निमन सर्कल फोर्ट मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACN9808L	लिहून देणार वय :-77 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत असाईनमेंट ऑफ लीज चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:11 / 10 / 2021 01 : 22 : 56 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	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनिल क्षत्रिय . . वय:56 पत्ता:मीना अपार्टमेंट, सर्विस रोड, पांचपाखाडी ठाणे पिन कोड:400602		
2	नाव:अधिक उत्तम कदम - - वय:27 पत्ता:त्रिमुर्ती चाळ, ठाणे बेलापूर रोड, पुंडलिक नगर, विटावा ठाणे पिन कोड:400605		

शिवका क्र.4 ची वेळ:11 / 10 / 2021 01 : 23 : 51 PM

शिवका क्र.5 ची वेळ:11 / 10 / 2021 01 : 24 : 09 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TEQSYS CONSULTING AND SERVICES LLP	eSBTR/Simple Receipt	69103332021101150094	MH007336059202122R	280000.00	SD	0003470900202122	11/10/2021
2	TEQSYS CONSULTING AND SERVICES LLP	eSBTR/SimpleReceipt		MH007336059202122R	30000	RF	0003470900202122	11/10/2021
3		By Cash			900	RF		

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

प्रमाणित करण्यात येते कि सदर

दस्त कं 98446 मध्ये 25/10/2021

पाने आहेत.

पहिले संबरचे बुकात अ. नं.

= 98446 वर नोंदला.

[Signature]

(श्री. वी. देशमुख)

सह. दुय्यम निबंधक ठाणे क 2

दि. 99 / 90 / 2029

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