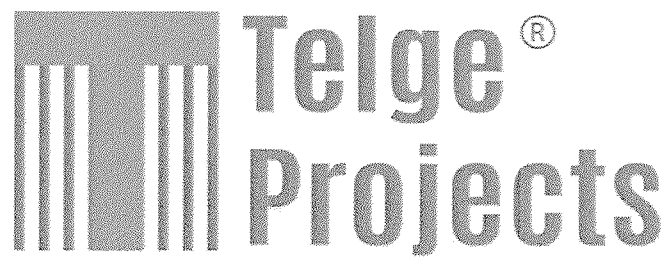


**Site Visit Report  
of  
Telge Projects Limited**



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## Introduction

Company Name	Telge Projects Limited
Period of Visit	May 26, 2025
Visit Conducted By	Ms. Purni Raval
Visit Hosted By	Ms. Shraddha Shailesh Telge
Site Name & Address	<b>Registered Office:</b> Unit No. 502A, 5th floor, Om Chambers, Plot No. T-29, 30, 31, T Block, Bhosari I.E., Pune, Pune City-, 411026, Maharashtra, India. <b>Pune Office (Other):</b> Office No 304-2, Third Floor T 29-31, Om Chambers T Block Pune 411026 <b>Proposed Office:</b> 4 <sup>th</sup> floor, 402(2), Om Chambers, Telco Road, Bhosari, Pune 411026, Maharashtra, India

I undertook the site visit as mentioned above for the proposed SME IPO of Telge Projects Limited.

This report has been prepared with all reasonable skill, care and diligence and summarises the findings from the site visit.

All values quoted in this Report are based on information provided by the Client.

## Summary of Business

The Company is presently engaged in comprehensive range of engineering design services, such as building information modeling (BIM), structural engineering design, material take-offs (MTO), 2D drafting and architectural design to ensure seamless project execution. The services emphasize the use of modern methodologies over traditional approaches. The Company serves to EPC (Engineering, Procurement, and Construction) firms, fabricators, and contractors by delivering accurate, cost-effective engineering services in a timely manner. Further its clientele includes companies across the commercial, industrial, infrastructure, institutional and residential sectors in both domestic and international market. In India, Company has developed its presences in Maharashtra and Odisha and It has also developed the presence in the global market, successfully exporting its services to over eleven (11) countries including Australia, Canada, Ireland, Latvia, Malaysia, New Zealand, Poland, Singapore, Sweden, UK (United Kingdom) and USA (United States of America).

## History of the Company

The Company was originally incorporated as “*Telge Projects Private Limited*” vide Certificate of Incorporation dated January 16, 2018, as a Private Limited Company. Mr. Uttam Gangadhar Telge and Mrs. Shraddha Shailesh Telge were the initial subscribers to the Memorandum of Association of the Company. The Company was subsequently converted into a public limited company and the name of Company was changed to “*Telge Projects Limited*” and a fresh certificate of incorporation dated January 02, 2024, was issued by the Registrar of Companies, Pune.

## Site Visit Officer

I, Ms. Purni Raval, Deputy Manager at Merchant Banking Division of Smart Horizon Capital Advisors Private Limited (*Formerly known as Shreni Capital Advisors Private Limited*), the Merchant Banker to the proposed Public Issue of Telge Projects Limited, met with Ms. Shraddha Shailesh Telge, the Promoter of the Company at the Registered Office of the Company and I have examined various documents related to the Company's operations and Management. I also visited the Company's other office at office No 304-2, Third Floor T 29-31, Om Chambers T Block Pune 411026 and proposed office at 4th floor, 402(2), Om Chambers, Telco Road, Bhosari, Pune 411026, Maharashtra, India.

## Promoter

Following is the profile of Promoter based on the documents and discussion with the Promoter:

**Ms. Shraddha Shailesh Telge**, aged 33 years, is the Promoter, Chairman, Managing Director Cum Chief Executive Officer (CEO) of the Company. She has completed her Diploma in Civil Engineering from Government Polytechnic, Amravati in 2011. Further she has completed B. Tech (Bachelor of Technology) in Civil Engineering from Collage of Engineering Pune (Savitribai Phule, Pune University) in the year 2014. She has been associated with the Company since its incorporation and further designated as Chief Executive Officer (CEO) from January 2024. She has more than 9 (Nine) years of experience in the Civil and Construction industry. In her previous stint, she was associated with M/s. Precision Precast Solutions Private Limited since August 2014 to April 2017. Currently she is responsible for strategic and operational leadership, corporate

governance, team building and risk management of the Company. She has a practical approach to achieving the necessary goals. Her experience helps the Company to achieve goals in a dynamic and challenging corporate environment. She has conferred with the “Start-up of the Year 2020” award by Marathwada Yuva Manch and “Promising Entrepreneur Award 2020-21” by Rotary Club of Pune Kothrud.

## Directors

A Brief meeting on the business of the Company was held. I examined all the documents relating to the Non-Executive Directors. The profile of the Non-executive directors are given below based on the documents submitted by them to me:

### Mr. Telge Vishal Uttam

**Mr. Telge Vishal Uttam**, aged 37 years, is the Non-Executive Director of Company. He has completed his Diploma in Mechanical Engineering from Maharashtra State Board of Technical Education in the year 2008. He has also completed Bachelor of Engineering (Mechanical) from University of Pune (D.Y. Patil College of Engineering, Akurdi, Pune) in the year 2011. He has been associated with the Company since January 2024. Previously, he was associated with M/s. Uttam Tools since June 2011 to January 2014. He is currently a director on the board of Manar Farminex Private Limited since June, 2017 and Manar Tools Private Limited since January 2014. He has a work experience of more than 13 (Thirteen) years in the field of engineering. He is providing advisory services for the informed strategic decision in the Company. He is contributing to key discussions on corporate governance, risk management and long-term planning.

### Ms. Priti Vishal Telge

**Ms. Priti Vishal Telge**, aged 34 years, is the Non-Executive Director of the Company. She has completed her Bachelor of Management Studies in the year 2011 and Master of Management Studies in the year 2013 from University of Mumbai. She is associated with M/s. Manar Tools Private Limited since September 2020. In her previous stint, she was associated with M/s. Uttam Tools as an Executive HR since September 2018 to August 2020. She has more than 6 (Six) years of experience in the human resource management. She has been associated with the Company since April 2024. She provides strategic support to the Company in the field of human resources.

### Mr. Ravi Pandit

**Mr. Ravi Pandit**, aged 69 years, is the Non-Executive Independent Director of the Company. He is a Company Secretary and Chartered Accountant by profession. He is a fellow member of the Institute of Chartered Accountants of India since 2015 and an associate member of Institute of Company Secretaries of India since 1981. He is currently a director on the board of M/s Octillion Power Systems India Private Limited and M/s. AFS Intercultural Programs India. He has been associated with the Company since January 12, 2024. He is a Practicing Chartered Accountant since February 2015. He has a work experience of more than 21 years in the field of accounts, finance and compliance.

### Mr. Avinash Sureshkumar Sachdev

**Mr. Avinash Sureshkumar Sachdev**, aged 32 years, is the Non-Executive Independent Director of the Company w.e.f. June 20, 2025. He has completed his Bachelor of Commerce (B.com) from North Maharashtra University, Jalgaon in the year 2014. Further he has awarded Secretarial Executive certificate from the Institute of Company Secretaries of India in the year 2025. He is also appointed as a Director in M/s Vipram Technologies Private Limited from September, 2023 and M/s. Corplan Advisors Private Limited from October 2019. He is designated partner in Micro3d Manufacturers LLP since October 2019. He possesses more than 5 (Five) years of experience in the field of corporate advisory, compliance strategies, legal and regulatory compliance, knowledge on corporate governance. He is also having experience in handling due diligence, strategic financial planning, corporate structuring and Risk Mitigation.

## Human Resources

Human resource is the key element for developing a company's growth strategy and handling the day-to-day activities within the organization. According to the company's records, there have around 166 employees altogether on the payroll as of March 31, 2025.

Department	Number of permanent employees
Accounts Department	2
Finance Department	1

Business Development	6
Social Media Department	1
Human Resource Department	1
Housekeeping Department	1
Information Technology Department	1
Management Department	2
Precast Detailing Department	36
Steel Detailing Department	112
<b>Total</b>	<b>166</b>

### Shareholders

The following are the shareholders' holding in the Company as on May 26, 2025:

Sr No	Name	No. of Equity Shares
1.	Ms. Shraddha Shailesh Telge	9,99,994
2.	Mr. Amit Kumar	9,321
3.	Mr. Rit H Desai	9,321
4.	M/s. Kingsman Wealth Fund PCC KIF II	4,661
5.	M/s. Tryrock Capital Trust I	4,661
6.	Ms. Rutuja Nagnath Ujalambkar	1
7.	Ms. Priti Vishal Telge	1
8.	Mr. Nilesh Anandrao Chincholkar	1
9.	Ms. Telge Shobha Uttam	1
10.	Mr. Uttam Gangadhar Telge	1
11.	Mr. Telge Vishal Uttam	1
	<b>Total</b>	<b>10,27,964</b>

### Business Activities

Based of discussions with Promoter, company provides majorly 5 five services namely:

#### Building Information Modeling (BIM) Services:

BIM modelling is a digital representation of a building project, capturing both its physical attributes and functional characteristics. In this service, Company delivers detailed models across all levels of development (LOD 100 to LOD 300), tailored to the specific requirements of each project phase.

#### Structural Engineering Design Services:

Structural 3D modeling services range from developing structural drawings to creating detailed 3D models. These models enhance visualization, streamline coordination with architects, and help reduce project timelines by presenting clear and comprehensive structural designs.

#### Material Take- Offs (MTO):

A material takeoff (MTO) is a comprehensive list of all materials needed for a construction project, including their quantities and specifications.

#### 2D Drafting Services:

2D drafting is the process of creating two-dimensional technical drawings using software. It is the process of producing accurate technical drawings that illustrate the dimensions, layout, and structure of objects or spaces.

#### Architectural Services:

Architectural drafting services translate architectural designs into technical drawings used for construction.

### Property

I have visited the company's registered office situated at unit No. 502A, 5th Floor, Om Chambers, Plot No. T-29, 30, 31, T Block, Bhosari, I.E., Pune, Pune City-411026, Maharashtra, another office of Company situated at office No 304-2, Third Floor T 29-31, Om Chambers T Block Pune 411026 and the proposed office which the

Company is intending to purchase situated at 4th floor, 402(2), Om Chambers, Telco Road, Bhosari, Pune 411026, Maharashtra respectively.

### **Subsidiary Company**

The Company has one (1) subsidiary namely Telge Projects Inc which is incorporated in Texas, USA. Further Telge Projects Inc has two (2) as its step-down subsidiaries namely Draftco Inc and Midwest Detailing LLC which is incorporated in USA.

### **Object of the Issue**

The Company has planned to utilize the IPO Proceeds from the Issue towards the following:

#### **Funding of capital expenditure towards purchase of additional office premises at Pune, Maharashtra:**

The Company is presently engaged in comprehensive range of engineering design services, such as building information modeling (BIM), structural engineering design, material take-offs (MTO), 2D drafting and architectural design. They render their services through owned registered office situated at Pune along with other rented offices situated at Pune and Latur.

The Company proposes to acquire a new office premises at Pune to build the Company's owned office or infrastructure and create additional space for enhancing business opportunities and for increasing ability to accommodate additional skilled manpower in the new office premises. Their current offices accommodate 166 employees which are stretched beyond its capacity.

#### **Funding of capital expenditure requirements towards Purchase of computers, laptops, other related accessories and Purchase of software subscriptions:**

The Company has worked on the projects in commercial, industrial and infrastructural segments using advanced software tools including Tekla Structures, Bluebeam, Enercalc, AutoCAD, SDS2, Autodesk Revit Structure, and Cads RC. For the expansion of business by extending workforce at proposed office premises, the Company intends to purchase additional computers, laptops, related accessories and purchase of software subscriptions for their usage.

At present, the Company utilizes both owned and rented computers and laptops to carry out business operations. In order to reduce rental costs and enhance operational efficiency, the Company intends to purchase new computers, laptops, and related accessories, which will be deployed at the proposed office premises.

#### **Hiring of Manpower in Company:**

As part of ongoing growth and innovation strategy, the Company is actively seeking professionals to join their team across key departments. They are looking to hire candidates for Sales and Marketing division and Operational division who can effectively promote cutting-edge BIM, build strong client relationships and drive business growth in domestic and international markets. Additionally, they invite applications for Research and Development department, where team members will play a critical role in developing and implementing next-generation technologies, including AI-powered tools, automation systems, and custom tailored for the AEC industry.

#### **Investment in subsidiary for hiring Manpower in Telge Projects Inc:**

The majority of customers are from Australia, Canada, Ireland, Latvia, Malaysia, New Zealand, Poland, Singapore, Sweden, UK (United Kingdom) and USA (United States of America). The Company is reliant on international markets for its business operations. Their global presence will not only enhance ability to serve clients globally but also fosters innovation and knowledge-sharing across borders, strengthening position as a trusted partner in the engineering design services industry.

To effectively expand presence in international markets and build strong client relationships, it is essential to engage with prospective clients through direct, in-person interactions. As such, they are in the process of hiring employees to represent the company in the respective global area. This strategic move will enable them to better understand client needs, provide timely support, and strengthen business development efforts through face-to-face meetings and on-ground relationship management.

Since their subsidiary company is based in the United States, it is serving the face of Telge Projects Limited in accessing and responding to market needs. With its expertise in the U.S. local market, the subsidiary company is playing a key role in driving business strategy.

### Analysis of other documents and conclusion

I have examined the registers, records, books and papers of Telge Projects Limited. In my opinion and to the best of information and according to the examinations carried out by me and explanations furnished to me by the company and its officers, the company has kept and maintained all registers and all entries therein have been duly recorded.

The Company has obtained necessary approvals for its business operations in its own name and everything was found to be in order and in compliance with various laws applicable to the Company.



### Mode of Conveyance

The Site Visit officer had travelled by Road to the Registered Office.

### Photographs of Registered Office

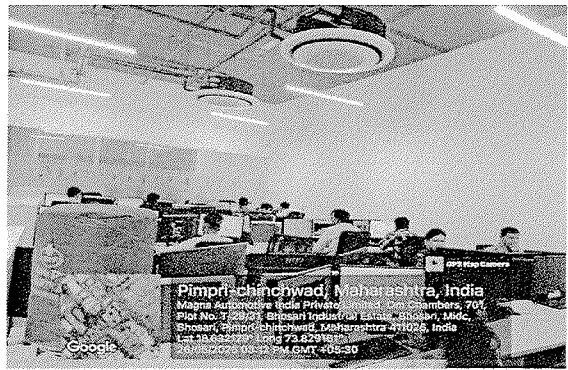
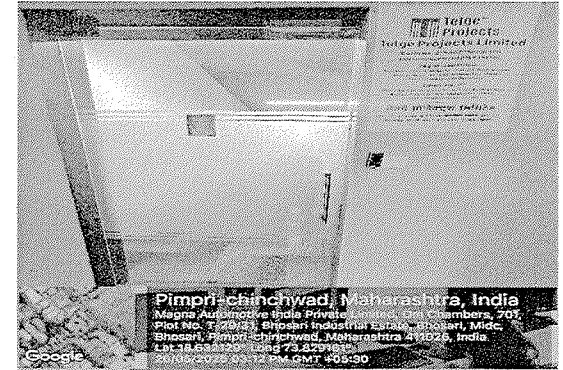
#### PHOTOS OF THE REGISTERED OFFICE LOCATED AT:

Unit No. 502A, 5th Floor, Om Chambers, Plot No. T-29, 30, 31, T Block, Bhosari I.E., Pune, Pune City, Maharashtra, India, 411026.

<p>Figure 1.1</p> 	<p>Figure 1.2</p> 
<p>At the entrance of Registered office of Telge Projects Limited from left to right, Ms. Purni Raval from Smart Horizon Capital Advisors Private Limited along with Ms. Shraddha Shailesh Telge, Promoter of Telge Projects Limited.</p>	<p>Employees working area</p>

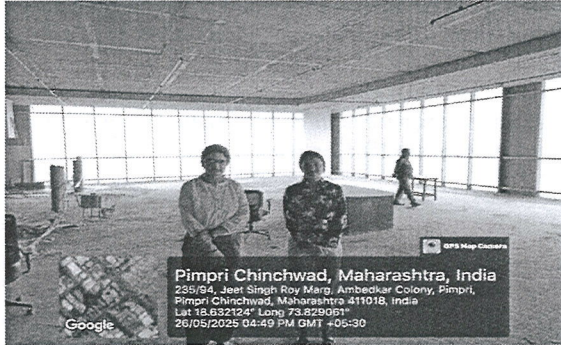

#### PHOTOS OF THE PUNE OFFICE LOCATED AT:

Office No 304-2, Third Floor T 29-31, Om Chambers T Block Pune 411026

<p>Figure 1.1</p> 	<p>Figure 1.2</p> 
<p>Employees working area</p>	<p>At the entrance of Pune office</p>

**PHOTOS OF THE PROPOSED OFFICE LOCATED AT:**

4th floor, 402(2), Om Chambers, Telco Road, Bhosari, Pune 411026, Maharashtra, India.

<p>Figure 1.1</p> 	<p>Figure 1.2</p> 
<p>At the proposed office of Telge Projects Limited from left to right, Ms. Purti Raval from Smart Horizon Capital Advisors Private Limited along with Ms. Shraddha Shailesh Telge, Promoter of Telge Projects Limited.</p>	<p>Proposed office</p>



**Ms. Purti Raval**

Authorised Signatory

Smart Horizon Capital Advisors Private Limited



**Date:** May 26, 2025

**Enclosures:**

- Annexure 1: List of Employees of March 31, 2025
- Annexure 2: Registered office Agreement
- Annexure 3: Agreement of other office at Pune
- Annexure 4: Electricity bill of Registered Office for April, 2025
- Annexure 5: Cab Invoice for Site Visit



**List of Employees as on March 31, 2025**

Sr No	Employee ID	Name of Employee	Date of Appointment	Designation	Functional Areas/Department
1	TP101	Shraddha Shailesh Telge	28-Nov-17	Director	Management
2	TP102	Shailesh Uttam Telge	01-Apr-21	Director	Management
3	TP103	Nilesh Anandrao Chincholkar	28-Nov-17	Chief Operating Officer	Management
4	TP1030	Rushikesh Someshwar Patil	04-Sep-23	Jr.Structural Detailer	Steel Detailing
5	TP1031	Swapnil Balaji Makne	04-Mar-24	Trainee Engineer	Steel Detailing
6	TP1032	Rutik Dnyanoba Kamble	04-Mar-24	Jr.Structural Detailer	Steel Detailing
7	TP109	Akshanda Suresh Jairaj	04-Sep-18	Team Leader	Precast Detailing
8	TP120	Vrajesh Dipak Lad	21-Jan-19	Chief Project Officer	Steel Detailing
9	TP139	Hiraji Bhagwat Gaikwad	16-Sep-19	Sr.Structural Detailer	Steel Detailing
10	TP144	Rani Ankush Rahane	01-Oct-19	Sr.Structural Detailer	Steel Detailing
11	TP150	Megharani Eknath Melage	25-Nov-19	Structural Drafter	Precast Detailing
12	TP153	Akansh Kashyap	02-Dec-19	Chief Marketing Officer	Business Development
13	TP157	Baswaraj Shivshankar Hatte	12-Dec-19	Team Leader	Precast Detailing
14	TP168	Nishant Lahu Gavhane	09-Sep-20	Ass.Team Lead	Precast Detailing
15	TP175	Jayesh Santosh Tatiya	01-Jan-21	Team Leader	Precast Detailing
16	TP176	Hirabai Shivaji Dhane	01-Feb-21	Cleaner	Housekeeping
17	TP188	Neha Deepak Patil	01-Jul-21	Ass.Checker	Steel Detailing
18	TP190	Khilesh Pandit Bhole	02-Aug-21	Structural Detailer	Precast Detailing
19	TP193	Pragati Himmat Rajpure	13-Jul-21	Jr. checker	Precast Detailing
20	TP199	Karishma Salim Shikalgar	01-Oct-21	Ass.Team Lead	Steel Detailing
21	TP203	Madda Naren	04-Oct-21	Sr.Structural Detailer	Precast Detailing
22	TP204	Yogesh Balaso Ghadage	21-Oct-21	HR Operations Officer	HR-Admin
23	TP210	Kalyani Abhishek Jadal	11-Nov-21	Structural Detailer	Precast Detailing
24	TP211	Sanyogita Kishor Shinde	15-Nov-21	Jr.Structural Detailer	Precast Detailing
25	TP213	Bhagwat Pradiprao Shinde	18-Nov-21	Team Leader	Precast Detailing
26	TP223	Pratik Sudhakar Patil	21-Dec-21	Ass.Team Lead	Steel Detailing
27	TP225	Shraddha Chidgumpi	03-Jan-22	Sr.Structural Detailer	Precast Detailing
28	TP226	Pratiksha Eknath Doke	03-Jan-22	Sr.Structural Detailer	Precast Detailing
29	TP231	Jyotsna Rajkumar Kasliwal Jain	12-Jan-22	Senior Checker	Precast Detailing
30	TP236	Alawane Leena Baban	01-Feb-22	Sr.Structural Detailer	Steel Detailing
31	TP239	Shivaji Subhash Patil	07-Mar-22	Project Manager	Steel Detailing
32	TP135	Bhagyashri Gaikwad	01-Apr-22	Executive	Business Development
33	TP244	Dipika Virkumar Pattanshetti	14-Apr-22	Sr.Structural Detailer	Precast Detailing
34	TP245	Somesh Nandkishor Deshpande	18-Apr-22	Sr.IT Executive	IT
35	TP246	Pratiksha Chetankumar Bambori	02-May-22	Executive	Business Development
36	TP248	Samiksha Sanjay Kapale	16-Jun-22	Sr. Account Executive	Accounts
37	TP249	Rajashree Shashikant Kolte	23-Jun-22	Sr.Structural Detailer	Steel Detailing
38	TP253	Pranita Vasant Nalawade	01-Jul-22	Structural Detailer	Precast Detailing
39	TP254	Waman Trupti Vishwas	11-Jul-22	Sr.Structural Detailer	Precast Detailing
40	TP256	Shahaji Krushnat Patil	11-Jul-22	Structural Detailer	Steel Detailing
41	TP257	Atul Raju Hulsure	17-Jul-22	Quality Checker	Precast Detailing
42	TP260	Om Watse	21-Sep-22	Structural Detailer	Precast Detailing
43	TP261	Abhishek Dattatray Arkel	01-Nov-22	Sr.Structural Detailer	Precast Detailing
44	TP262	Hitesh Madhukar Patil	01-Nov-22	Sr.Structural Detailer	Steel Detailing
45	TP265	Yogesh Gokul Shinkar	07-Nov-22	Structural Detailer	Steel Detailing
46	TP268	Ujjwal Sambhaji Patil	14-Nov-22	Ass.Team Lead	Steel Detailing
47	TP270	Vipul Somshekhar Mathpati	14-Dec-22	Sr.Structural Detailer	Precast Detailing
48	TP272	Sagar Bhimrao Lohar	05-Dec-22	Ass.Checker	Steel Detailing
49	TP273	Shradha Prakash Koli	07-Dec-22	Structural Detailer	Steel Detailing
50	TP274	Shivaji Ananda Yadav	02-Jan-23	Sr.modeler	Steel Detailing
51	TP276	Siddharth Hanchinal	23-Jan-23	Ass.Team Lead	Steel Detailing
52	TP277	Afroja Raj Ahmad Mujawar	01-Feb-23	Jr.Structural Detailer	Steel Detailing
53	TP278	Sujay Navnath Phalke	01-Feb-23	Jr.Structural Detailer	Steel Detailing
54	TP279	Ritesh Ishwar Thakare	01-Feb-23	Jr.Structural Detailer	Steel Detailing



55	TP281	Vidya Bhagwan Gaikwad	01-Feb-23	Sr.Structural Detailer	Steel Detailing
56	TP282	Sukhadev Shankar Tippe	01-Feb-23	Sr.Structural Detailer	Steel Detailing
57	TP283	Indrayani Suryakant Donge	01-Feb-23	Jr. checker	Steel Detailing
58	TP284	Nitin Valmik Yewale	15-Feb-23	Jr.Structural Detailer	Steel Detailing
59	TP285	Shankar Subhashrao Swami	02-Mar-23	Sr.Structural Detailer	Precast Detailing
60	TP287	Shivappa Kundargi	13-Mar-23	Senior Checker	Steel Detailing
61	TP288	Shendage Satyajeet Shivaji	12-Mar-23	Structural Detailer	Steel Detailing
62	TP289	Mayur Vilas Shelke	16-Mar-23	Jr.Structural Detailer	Precast Detailing
63	TP291	Shubham Tanaji Patil	24-Apr-23	Sr.modeler	Steel Detailing
64	TP292	Ganesh Dattatray Jaybhaye	05-Jun-23	Senior Checker	Steel Detailing
65	TP294	Rohan Haribhau Shelke	19-Jul-23	Structural Detailer	Steel Detailing
66	TP296	Saurabh Rajendra Unavane	24-Jul-23	Sr.modeler	Steel Detailing
67	TP297	Vikas Omprakash Dubay	01-Aug-23	Jr.Structural Detailer	Steel Detailing
68	TP298	Bhavana Vyankatesh Adam	07-Aug-23	Jr.Structural Detailer	Precast Detailing
69	TP299	Pratik Baburao Patil	10-Aug-23	Jr.Structural Detailer	Steel Detailing
70	TP300	Nitin Harrison	01-Aug-23	Vice President	Business Development
71	TP301	Tejas Madhukar Pawar	12-Sep-23	Modeler	Steel Detailing
72	TP303	Kunal Vilas Patil	15-Sep-23	Jr.Structural Detailer	Steel Detailing
73	TP304	Avinash Kailas Shinde	15-Sep-23	Jr.Structural Detailer	Steel Detailing
74	TP305	Irfan Mahamadalli Shaikh	21-Sep-23	Senior Checker	Steel Detailing
75	TP309	Sanket Dnyaneshwar Patil	25-Oct-23	Jr. Modeler	Steel Detailing
76	TP310	Nikita Anil Panchal	20-Nov-23	Structural Detailer	Steel Detailing
77	TP311	Sukanya Liladhar Suryawanshi	04-Dec-23	Jr. checker	Steel Detailing
78	TP312	Anees Salim Shaikh	07-Dec-23	Senior Checker	Steel Detailing
79	TP314	Rushikesh Kantilal Chaudhari	18-Dec-23	Jr. Modeler	Steel Detailing
80	TP315	Barkha Bharuka	11-Dec-23	Company Secretary	Management
81	TP316	Aishwarya Ankush Deshmukh	01-Jan-24	Sr.Structural Detailer	Steel Detailing
82	TP317	Pranav Wamanrao Patil	01-Jan-24	Jr.Structural Detailer	Precast Detailing
83	TP318	Abhijit Ramakant Patil	08-Jan-24	Sr.modeler	Steel Detailing
84	TP320	Dhiraj Babasaheb Kunjire	22-Jan-24	Structural Detailer	Steel Detailing
85	TP321	Nilesh Hanamant Patil	22-Jan-24	Senior Checker	Steel Detailing
86	TP322	Patil Harshal Kishor	05-Feb-24	Structural Detailer	Steel Detailing
87	TP323	Sourav Guchhait	19-Feb-24	Asst. Team Leader	Steel Detailing
88	TP324	Aniket Satyendra Salunkhe	04-Mar-24	Sr.Structural Detailer	Steel Detailing
89	TP326	Shruti Sanjay Kulkarni	11-Mar-24	Ass.Checker	Steel Detailing
90	TP329	Amaresh Minajagi	01-Apr-24	Jr.Structural Detailer	Steel Detailing
91	TP330	Avadhut Tanaji Rodge	01-Apr-24	Jr.Structural Detailer	Steel Detailing
92	TP332	Mahesh Popat Ekhande	01-Apr-24	Jr.Structural Detailer	Steel Detailing
93	TP333	Milind Ramesh Mahamuni	01-Apr-24	Jr.Structural Detailer	Steel Detailing
94	TP334	Priti Jagannath Gujar	01-Apr-24	Jr.Structural Detailer	Steel Detailing
95	TP335	Rushikesh Kailas Jadhav	01-Apr-24	Jr.Structural Detailer	Steel Detailing
96	TP336	Rutuja Gunderao Thormothe	01-Apr-24	Jr.Structural Detailer	Steel Detailing
97	TP337	Sayali Jalindar Lohar	01-Apr-24	Jr. checker	Steel Detailing
98	TP338	Prasenjeet Vilasrao Gajbhare	15-Apr-24	Executive	Social Media (Business Development)
99	TP340	Sahil Gaikwad	02-May-24	Account Assistant	Accounts
100	TP341	Shubham Vilas Patil	08-May-24	Structural Detailer	Steel Detailing
101	TP342	Manjunath Dharwadkar	08-May-24	Team Leader	Steel Detailing
102	TP343	Mayur Narayan Narkhede	10-Jun-24	Sr.Structural Detailer	Steel Detailing
103	TP344	Rahul Sopan Yelake	10-Jun-24	Structural Detailer	Steel Detailing
104	TP345	Akshay Basavraj Tangadi	10-Jun-24	Jr.Structural Detailer	Steel Detailing
105	TP346	Avanish Santosh Pathare	10-Jul-24	Structural Detailer	Steel Detailing
106	TP347	Vaishnavi Anil Wadile	10-Jul-24	Jr. checker	Steel Detailing
107	TP348	Rushikesh Arvind Kadam	16-Jul-24	Jr.Structural Detailer	Steel Detailing
108	TP349	Rutuja Ujalambkar	01-Aug-24	CFO	Finances
109	TP350	Shubham Jadhav	01-Aug-24	Trainee Engineer	Steel Detailing
110	TP351	Abhishek Bendre	01-Aug-24	Trainee Engineer	Steel Detailing
111	TP352	Pooja Pawar	01-Aug-24	Trainee Engineer	Steel Detailing
112	TP353	Shaikh Junaid Sajjadhusen	01-Aug-24	IT Assistant	IT
113	TP354	Namrata Sudhakar Bhaise	14-Aug-24	Sr.Structural Detailer	Steel Detailing



*[Handwritten signature]*



114	TP355	Maresh Suresh Kapadnis	12-Aug-24	Sr.Structural Detailer	Steel Detailing
115	TP356	Ganesh Arun Unde	02-Sep-24	Structural Detailer	Precast Detailing
116	TP357	Sanmati Chavan	09-Sep-24	Team Leader	Steel Detailing
117	TP358	Lokesh Dharkar	01-Oct-24	Jr. Modeler	Steel Detailing
118	TP359	Dipali Baviskar	01-Oct-24	Business Development Executive	Business Development
119	TP360	Karan Bhosale	01-Oct-24	Manager	Business Development
120	TP361	Rutuja Khairnar	01-Oct-24	Trainee Engineer	Precast Detailing
121	TP362	Prashant Chopade	11-Nov-24	Sr.Structural Detailer	Steel Detailing
122	TP363	Sandesh Nikam	02-Dec-24	Sr.Structural Detailer	Steel Detailing
123	TP364	Sayali Arsul	02-Dec-24	Ass. Checker	Steel Detailing
124	TP365	Sonal Madurkar	02-Dec-24	Designer	Steel Detailing
125	TP366	Nilkanth Sawant	02-Dec-24	Chief Project Officer	Steel Detailing
126	TP367	Kiran Kshirsagar	09-Dec-24	Senior Checker	Steel Detailing
127	TP368	Onkar Madankar	09-Dec-24	Trainee Engineer	Steel Detailing
128	TP369	Vijayanand Bansode	09-Dec-24	Trainee Engineer	Steel Detailing
129	TP370	Harshita Kale	09-Dec-24	Trainee Engineer	Precast Detailing
130	TP371	Aniket Gaikwad	01-Jan-25	Structural Detailer	Steel Detailing
131	TP372	Nikhil Chavan	01-Jan-25	Trainee Engineer	Steel Detailing
132	TP373	Poonam Mandavkar	03-Feb-25	Senior Checker	Steel Detailing
133	TP374	Priyanka Nehe	03-Feb-25	Ass. Checker	Steel Detailing
134	TP375	Suhas Bhirud	10-Feb-25	Sr.Structural Detailer	Steel Detailing
135	TP376	Shivani Giri	10-Feb-25	Trainee Engineer	Steel Detailing
136	TP377	Bhushan Patil	05-Mar-25	Structural Detailer	Steel Detailing
137	TP378	Nikhil Khairmode	05-Mar-25	Sr.Structural Detailer	Precast Detailing
138	TP380	Mohil Vidhate	17-Mar-25	Project Manager	Precast Detailing
139	TP381	Mayur Karpe	17-Mar-25	Structural Detailer	Precast Detailing
140	TP382	Kalyani Kalokhe	17-Mar-25	Jr.Structural Detailer	Steel Detailing
141	TP383	Pruthviraj Nikam	19-Mar-25	Structural Detailer	Steel Detailing
142	TPL1001	Dhiraj Omprakash Bavage	01-Jul-21	Structural Detailer	Steel Detailing
143	TPL1003	Prasad Vijay Suryawanshi	05-Jul-21	Sr.Structural Detailer	Steel Detailing
144	TPL1004	Suresh Shripati Vyavhare	08-Jul-21	Sr.Structural Detailer	Steel Detailing
145	TPL1005	Amjat Janemiyani Shaikh	01-Oct-21	Sr.Structural Detailer	Steel Detailing
146	TPL1006	Vishwajit Mahendra Zadte	10-Nov-21	Structural Detailer	Steel Detailing
147	TPL1008	Shashikant Vilas Chavan	10-Nov-21	Structural Detailer	Steel Detailing
148	TPL1009	Gopal Madhavrao Sutar	09-Dec-21	Sr.Structural Detailer	Steel Detailing
149	TPL1010	Vaishnav Bajirao Suryawanshi	15-Dec-21	Structural Detailer	Precast Detailing
150	TPL1014	Vaibhav Ramdas Balwad	15-Dec-21	Structural Detailer	Precast Detailing
151	TPL1015	Sharma Krishna Dinesh	15-Dec-21	Structural Detailer	Precast Detailing
152	TPL1018	Omkar Damodar Gaikwad	21-Mar-22	Structural Detailer	Steel Detailing
153	TPL1025	Zameeroddin Sirajoddin Shaikh	01-Oct-22	Structural Detailer	Precast Detailing
154	TPL1027	Shubham Bhagwan Jadhav	10-Aug-23	Jr.Structural Detailer	Steel Detailing
155	TPL1028	Rushikesh Sunil Deshpande	10-Aug-23	Jr.Structural Detailer	Steel Detailing
156	TPL1029	Vijay Vyankat Rathod	23-Aug-23	Jr.Structural Detailer	Steel Detailing
157	TPL1033	Virbhadr Swami	01-Aug-24	Trainee Engineer	Steel Detailing
158	TPL1034	Sanjay Jadhav	01-Aug-24	Jr.Structural Detailer	Steel Detailing
159	TPL1035	Shamprasad Bansude	01-Aug-24	Trainee Engineer	Steel Detailing
160	TPL1036	Abhishek Khandapure	01-Aug-24	Trainee Engineer	Steel Detailing
161	TPL1037	Sachin Solanke	01-Oct-24	Trainee Engineer	Precast Detailing
162	TPL1038	Lakhan Panchal	09-Dec-24	Trainee Engineer	Steel Detailing
163	TPL1039	Parikshit Patil	09-Dec-24	Trainee Engineer	Steel Detailing
164	TPL1040	Datta Kulkarni	10-Feb-25	Trainee Engineer	Steel Detailing
165	TPL1041	Pratik Gadekar	10-Feb-25	Trainee Engineer	Steel Detailing
166	TPL1043	Sachin Khandade	10-Feb-25	Trainee Engineer	Steel Detailing



*[Handwritten Signature]*

SCANNED  
Haveli - 14  
Time 9:02 to 9:02

h:

2000  
2000



332/20047

पावती

Original/Duplicate

Wednesday, September 04, 2024

नोंदणी क्र.: 39म

4:14 PM

Regn.: 39M

पावती क्र.: 21230 दिनांक: 04/09/2024

गावाचे नाव: पिंपरी वाधेरे

दस्तऐवजाचा अनुक्रमांक: हवल14-20047-2024

दस्तऐवजाचा प्रकार : भाडेपट्ट्याचे हस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मे. तेलगे प्रोजेक्ट्स लिमिटेड तर्फे डायरेक्टर सौ. श्रद्धा शैलेश तेलगे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

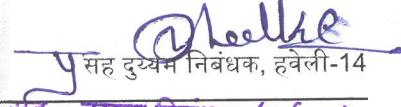
पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:33 PM ह्या वेळेस मिळेल.


 सह दुय्यम निबंधक, हवेली-14

सह - दुय्यम निबंधक (वर्ग-२)

हवेली क्र. १४, पुणे.

बाजार मूल्य: रु. 44927199.84 /-

मोबदला रु. 76000000/-

भरलेले मुद्रांक शुल्क : रु. 950000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924042304166 दिनांक: 04/09/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007783467202425E दिनांक: 04/09/2024

बँकेचे नाव व पत्ता:

मुळ दस्त पक्षकारास परत केला







सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 14

09/09/2024

दस्त क्रमांक : 20047/2024

नोंदणी :

Regn:63m

## गावाचे नाव : पिंपरी वाघेरे

(1)विलेखाचा प्रकार	भाडेपट्ट्याचे हस्तांतरणपत्र
(2)मोवदला	76000000
(3) बाजारभाव(भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	44927199.84
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन : , इतर माहिती: गाव मौजे पिंपरी वाघेरे येथील तसेच एमआयडीसी हद्दीतील व पिंपरी औद्योगिक विभागातील टी ब्लॉकमधील प्लॉट नं. टी-29,टी-30,टी-31 यावर बांधलेल्या "ओम चेंबर्स" या बिल्डिंग मधील पाचव्या मजल्यावरील आयटी युनिट नं. 502(ए)यांसी क्षेत्र 555.96 चौ. मीटर बिल्ट अप व वेसमेंट मधील दहा कार पार्किंग नं. वी-01ते वी-10 हि मिळकत.(उद्योग,उर्जा व कामगार विभाग यांचे शासन निर्णय क्र. आयटीपी-2013/(प्र.क्र.265)/उद्योग-2,दि. 25/08/2015,व शासन निर्णय क्र.मातंगो-2020/(प्र.क्र.45)/उद्योग-2,दि. 25/06/2020 प्रमाणे(अनुच्छेद 60 खालील)( ( Plot Number : T-29 TO T-31 ; ) )
(5) क्षेत्रफळ	1) 555.96 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. व्हर्बस आय टी सर्व्हिसेस एलएलपी तर्फे भारीदार श्री. दानिश इकबाल . वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- फ्लॅट नं. ए5/401, लुंकड स्काय व्ही, विमान नगर, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411014 पॅन नं:-AAQFV7056B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. तेलगे प्रोजेक्ट्स लिमिटेड तर्फे डायरेक्टर सौ. श्रद्धा शैलेश तेलगे वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ऑफिस नं. 302(1), तिसरा मजला, टी-29 ते 31, ओम चेम्बर्स, भोसरी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411026 पॅन नं:-AAGCT5848L
(9) दस्तऐवज करून दिल्याचा दिनांक	04/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	09/09/2024
(11)अनुक्रमांक,खंड व पृष्ठ	20047/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	950000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्काकारताना निवडलेला अनुच्छेद :-

If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.



दस्तऐवज बतची प्रत

सह-दुय्यम निबंधक (वर्ग-२)  
हवेली क्र. १४, पुणे

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ms TELGE PROJECTS LIMITED	eChallan	02300042024090427815	MH007783467202425E	950000.00	SD	0004311791202425	04/09/2024
2		DHC		0924042304166	1000	RF	0924042304166D	04/09/2024
3	Ms TELGE PROJECTS LIMITED	eChallan		MH007783467202425E	30000	RF	0004311791202425	04/09/2024

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



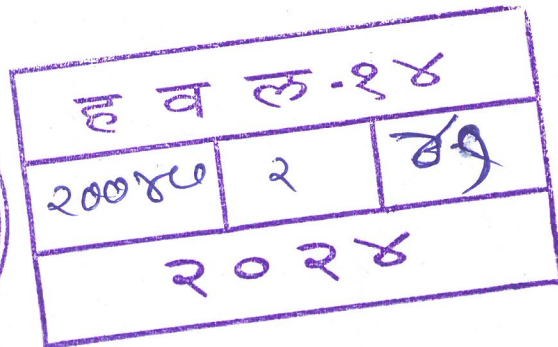
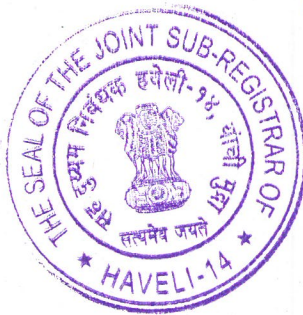




मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID		202409042461		04 September 2024,12:21:35 PM	
हवल14					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	पुणे				
मूल्य विभाग	तालुका : हवेली विभागाचे नाव : ( वि.क्र.1) पिंपरी वाघिरे व पिंपरी कॅप (पिंपरी चिंचवड महानगरपालिका)				
उप मूल्य विभाग	1/19.1-MIDC पिंपरी ( ब्लाक क्र.एफ-1, एफ-2, एच ) ( महाराष्ट्र राज्य औद्योगिक विकास महामंडळाच्या हद्दीतील सर्व प्रकारच्या भूखंडासाठी, निवासी गाळे, औद्योगिक गाळे, कार्यालये, व्यापारी गाळे, यासाठी विक्रीचे हस्तांतरणाचे दर महामंडळ वेळोवेळी, निश्चित करेल त्यानुसार ग्राह्य राहतील.) टेल्को सि.टी.एस.नंबर जमिनीचा दर वाणिज्य वापर				
क्षेत्राचे नांव	Pune Municipal Corporation		सर्व्हे नंबर /न. भू. क्रमांक :		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
37460	0	0	0	0	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	555.96चौ. मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर/RCC	Rs.26620/26620
उद्वाहन सुविधा -	आहे	मजला -	5th to 10th Floor	बांधकामाचा दर	
संमिश्र वापराच्या 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					
$= (\text{जमिनीचा दर} + \text{घसा-यानुसार बांधकामाचा दर} ) * \text{Factor} * \text{मजला निहाय घट/वाढ}$ $= ( 37460 + (26620 * (100 / 100) ) ) * 1.2 * (105 / 100)$ $= \text{Rs.80741/-}$					
मिळकतीच्या क्षेत्रानुसार मूल्यदर = 95% of 80741 = 76704					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 76704 * 555.96					
= Rs.42644355.84/-					
E) बंदिस्त वाहन तळाचे क्षेत्र					
बंदिस्त वाहन तळाचे मूल्य = 125 चौ. मीटर					
= 125 * (73051.2 * 25/100 )					
= Rs.2282844/-					
Applicable Rules = 3 ,6(ii) क , 18, 19,8 क ,15					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 42644355.84 + 0 + 0 + 0 + 2282844 + 0 + 0 + 0 + 0 + 0					
=Rs.44927200/-					
= ₹ चार करोड एकोणपन्नास लाख सत्तावीस हजार दोन शे -/-					

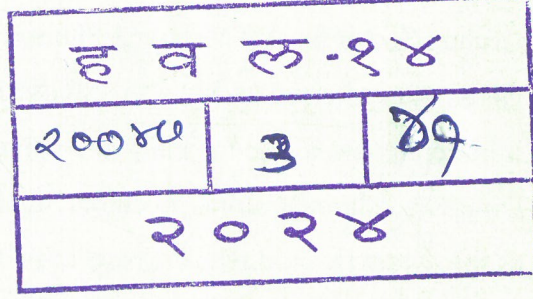
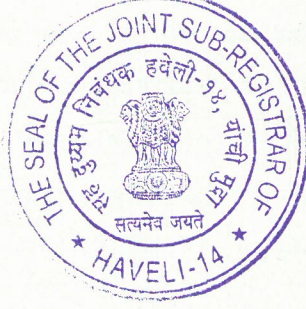
Home

Print









### **DEED OF ASSIGNMENT**

#### **(Transfer of Lease)**

This Deed of Assignment is made and entered into at Pune on 04<sup>th</sup> day of Sept. 2024, between :

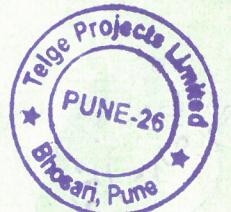
*[Handwritten signatures]*

1) M/S.Verves IT Services LLP, PAN- AABFL3279M, a Company incorporated under the Limited Liability Partnership Act, 2008 and having its registered office at Flat No.401, Building A-5, Lunkad Sky Vie, S.No.211, Viman Nagar, Pune - 411014 Through its Partner, Mr. Danish Equbal PAN (ABXPE4545J ) Age:34 Occupation: Business Residing at Survey No.13, Flat No -A1/304 Kumar Kruti Building, Co-Housing Society, Opposite D-Mart, Vadgaon Sheri Pune – 411014. Hereinafter referred to as the 'ASSIGNOR' (which expression shall unless it be repugnant to the meaning and context thereof, mean and include its Directors, administrators, executors, liquidators and assigns in the manner as the context would require, respectively) of the ONE PART.

AND



*[Handwritten signature]*



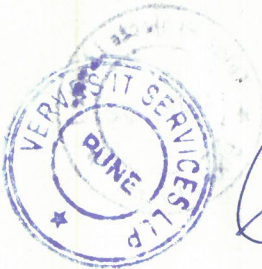


2) M/S. Telge Projects Limited, A Company incorporated under the provisions of the Companies Act, 2013 and having its registered office at Office No 302-1, Third Floor T 29-31, Om Chambers, Bhosari I.E, Pune - 411026, represented by its Director and Authorized Representative, Mrs. Shraddha Shailesh Telge (PAN: AXLPJ0004B) Occupation: Business, residing at Gangadham Road No.5, Plot No.26 Near Sai Vivekanand Ground Sector No.18, Mahatma Phule Nagar Chinchwad Pune – 411019. Hereinafter referred to as the 'ASSIGNEE' (which expression shall unless it be repugnant to the meaning and context thereof, mean and include its Directors, administrators, executors, liquidators and assigns in the manner as the context would require, respectively) of the OTHER PART.

WHEREAS the Maharashtra Industrial Development Corporation, a Corporation constituted under the Maharashtra Industrial Development Act 1961, having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093 (hereinafter referred to as M.I.D.C.) set up an Industrial Estate known as Pimpri Industrial Estate M.I.D.C., Pune, within the Village Pimpri, falling in the jurisdiction of registration sub-district of Haveli at Dist. Pune and sub-divided and marked the said area into various Plots of lands and allotted the same on lease to various person for Industrial.

AND WHEREAS by Lease Deed dated the 25<sup>th</sup> day of February, 2010 made between the M.I.D.C. (the Lessor therein) of the one part and M/s. Poona Fibre Products Pvt. Ltd. (therein Lessee) of the other part and registered in the office of the Sub-Registrar of Assurances at Haveli No. 15 under the Serial Nos. 01437 & 01438 on 4<sup>th</sup> March, 2010 (hereinafter referred to as "the said Lease Deed") whereby the Lessor demised unto the M/s. Poona Fibre Products Pvt. Ltd., all that piece or parcel of land known as Plot No. T-29, 30, 31 T Block in Pimpri Industrial Area, village limits of Pimpri and within the limits of Pimpri Chinchwad Municipal Corporation, Taluka and Registration Sub-District Haveli, District and Registration District Pune admeasuring 9118.00 sq. mtrs. or thereabout (hereinafter referred to as "the said Plots") more particularly described in the first schedule there underwritten and also in the first schedule here underwritten and delineated on the plan thereof annexed and therein shown surrounded by a red colored boundary line for the terms of 95 years computed from the First day of February, 1972 on the terms and conditions contained therein.

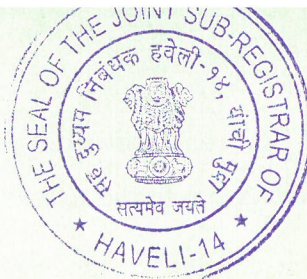
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AND WHEREAS the name of the Company M/s. Poona Fibre Products Private Limited was changed to M/s. Pune IT Space Solutions Private Limited with the prior approval of the Central Government as is evident from the Fresh Certificate of Incorporation Consequent upon change of name issued by the Registrar of Companies, Maharashtra, Pune under section 23(1) of the Companies Act, 1956 on 28<sup>th</sup> June, 2013.

AND WHEREAS the M.I.D.C. has taken a note of the change in name of company from M/s. Poona Fibre Products Private Limited to M/s. Pune IT Space Solutions Private Limited vide letter No. MIDC/RO(ROP)/PMP/LMS-2257/1754 dated 21<sup>st</sup> March, 2014.

AND WHEREAS prior to execution of the said Lease Deed, the Assignor has obtained permission for change in use on the said plots for activity of I.T. / I.T.E.S. vide letter No. ROP/MIDC/4873/08 dated 30/06/2008 issued by the M.I.D.C., note of which was not taken in the said Lease Deed. Further, vide said letter of M.I.D.C., it is requested to the Assignor to obtain permission from the Development Commissioner Industries, Mumbai to set up I.T. Park on the said plots. Accordingly, the Assignor has obtained permission for setting up I.T. Park on the said plots from General Manager, District Industries Centre, Pune vide Letter of Intent No. DIC/Pune/L.O.I. – 113/ I.T.Park/2008/719 dated 19/07/2008.

AND WHEREAS in the said Lease Deed change in use on the said plots for activity of I.T. / I.T.E.S. was not noted and hence Supplemental Lease Deed was executed on 19<sup>th</sup> day of August, 2016 between M.I.D.C. (the Lessor therein) and the Assignor (the Lessee therein) for the said plots and registered the said Supplemental Lease Deed in the office of the Sub-Registrar of Assurances at Haveli No. 14, Pune under the Serial No. 5970 on 22<sup>nd</sup> August, 2016 (hereinafter referred to as "the said Supplemental Lease Deed").

AND WHEREAS schedule of the said plots in the first schedule written in Lease Deed dated 25<sup>th</sup> day of February, 2010 and Supplemental Lease Deed dated 19<sup>th</sup> day of August, 2016 was mistaken and to rectify the same, Rectification Lease Deed was executed on 14<sup>th</sup> December, 2017 between MIDC and the Assignor and said Rectification Lease Deed dated 14<sup>th</sup> December, 2017 registered at office of the Sub-Registrar of





Assurances at Haveli No. 14, Pune under the Serial No. 11135 on 15<sup>th</sup> December, 2017 (hereinafter referred to as "the said Rectification Lease Deed").

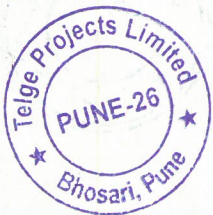
AND WHEREAS the Assignor has constructed I.T. Park on the said plots as per the plans approved vide letter No. E.E./(C)/D36873/of 2015 dated 06/11/2015 and obtained Part Occupation Certificate vide No. EE(Civil)/D71469/of 2015 dated 14/12/2015 from the Special Planning Authority of the M.I.D.C.

AND WHEREAS the Assignor has constructed further floors in the I.T. Park/ Building named as "Om Chambers", on the said Plots as per the plans approved vide Letter No. E.E. (C)/C65531/ of 2018 dated 06/08/2018 and obtained Part Occupancy Certificate up-to 8<sup>th</sup> Floor vide No. MIDC/SPA/D-37189 of 2018 dated 09/10/2018 from Special Planning Authority of the M.I.D.C., Civil Division, Pune.

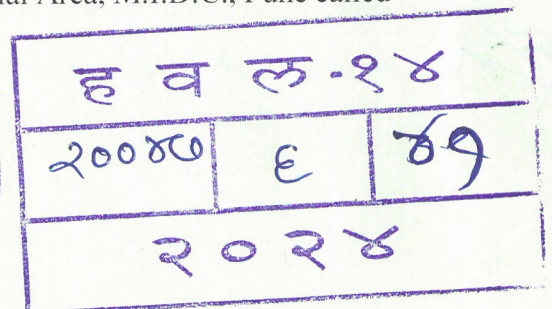
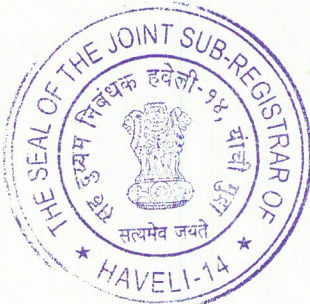
AND WHEREAS the Assignor has constructed further floors in the I.T. Park/ Building named as "Om Chambers", on the said Plots as per the plans approved vide Letter No. E.E. (C)/C65531/ of 2018 dated 06/08/2018 and obtained Occupancy Certificate up to 9<sup>th</sup> Floor vide No. MIDC/SPA/ A96626/2021 dated 19/03/2021 from Special Planning Authority of the M.I.D.C., Civil Division, Pune.

Pune IT Space Solutions Pvt Ltd transferred the Property to Verves IT Solutions LLP with registered Deed of Assignment vide Document No. HVL17-711-2019 on 19/01/2019 in the office of the Sub Registrar, Pune

AND WHEREAS the Assignee hereto being interested in acquiring/purchasing the premises referred to as Unit No. 502(A) admeasuring on or about 555.96 Sq.Mtrs. Built-up Area on the 5<sup>th</sup> Floor along with the parking space for 10 Cars in parking slots Nos. B-1 To B-10 at basement level in the Om Chambers of the building situated at Plot No. T-29, 30, 31 T Block in Pimpri Industrial Area, M.I.D.C., Pune called

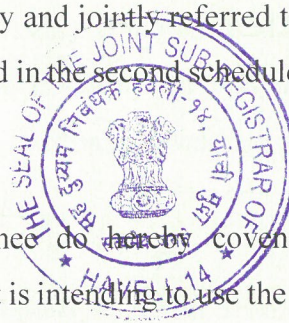


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as "OM CHAMBERS" (The aforementioned Unit No. 502(A) on the 5<sup>th</sup> Floor and together with all the easements, rights and interests associated with the said premises respectively and together with the parking spaces for 10 Cars are hereinafter collectively and jointly referred to as the "said property") more particularly described in the second schedule written here under.



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AND WHEREAS the Assignee do hereby covenant with the Assignor and do hereby declare that it is intending to use the said property for its IT/ ITES ACTIVITIES for which the necessary statutory permissions and certificates will be obtained by the assignee which establishes the fact that the 'Assignee' is eligible to occupy I.T. unit in Om Chambers I T Park by availing all exemptions under I. T. Policy of Govt. of Maharashtra.

AND WHEREAS the Assignor being a Company registered under the Partnership Act-2008, do hereby covenant with the Assignee that the necessary resolution for and in respect of the transfer and assignment of the said Property for and against the consideration and other certain terms and conditions and covenants, more particularly unto and in the hands of the Assignee herein and whereas the Assignee herein being Registered public company incorporated under the public company Act-2013;

AND WHEREAS both the parties hereto have applied to MIDC for the grant of the requisite consent, for the referred transfer and assignment and whereas The Area Manager (RO-1), MIDC, PUNE upon making the due scrutiny; and upon confirming the eligibility of the Assignee herein more particularly under the relevant policy including the Govt. Resolution (GRs), dealing with the eligibility of Private INFORMATION AND TECHNOLOGY PARK, vide its order bearing No. MIDC/RO(PUNE)/Pimpri/2727 dated 30/07/2024 has granted the consent to transfer and assign the said Property in favour of the Assignee herein on the terms and conditions contained therein.

AND WHEREAS the Assignor has represented to the Assignee that as on this date there is no charge or encumbrance over and in respect of the said property and any part thereof and excepting the rights of M.I.D.C. under the said Lease Deed, no other person whosoever has got any right, title or interest or claim over and in respect of the said property and the



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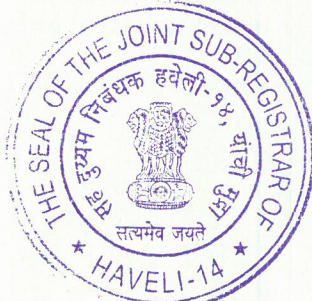
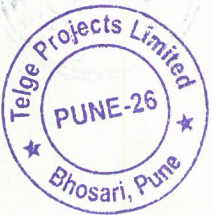
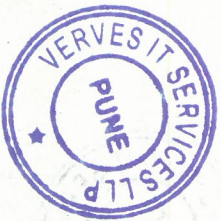
Assignor as on this date, do have the absolute authority and power and the requisite competence to assign the said Property and all other rights, easements and benefits associated to the same, unto and in favor of the Assignee and further to get the said assignment of the property, incorporated and mutated in the records of M.I.D.C. in the manner as may be required. The Assignor has also declared that its rights to assign the said property unto any other person and more particularly in favor of the Assignee, has not been jeopardized or restricted to any extent on any count whatsoever.

AND WHEREAS the Assignor has also represented to the Assignee that it has made the due compliance under the relevant statues or enactments in the manner as required for assigning and handing over the said Property in to the hands of the Assignee and further the persons executing this Deed, have been properly empowered and authorized and as such are competent to execute and sign this Deed and any further deed, document, or writing in the manner as may be required, for giving proper effect to the assignment of the said Property as contaminated herein and the Assignor is aware that based on the representations made by it as aforesaid, the Assignee has decided to acquire and get assigned the said Property in the manner as contemplated herein.

AND WHEREAS the Assignor and Assignee, being contractually bound or otherwise intending to execute and enter into this 'Deed of Assignment in respect of the transfer and assignment of the said Property as contemplated herein, between them into writing; do hereby record and execute the same in the manner as appearing hereinafter.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) That the recitals hereinabove contained and every part thereof, do form and for all purposes and intents whatsoever, shall always be considered to be forming an integral part of this Deed.
- 2) That in pursuance of the said original Lease Deed dated 25<sup>th</sup> day of February, 2010 and further in pursuance of the Supplemental Lease Deed dated on 19<sup>th</sup> day of August, 2016 and further in pursuance of the recent order/ consent bearing No.



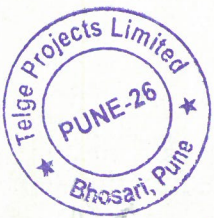
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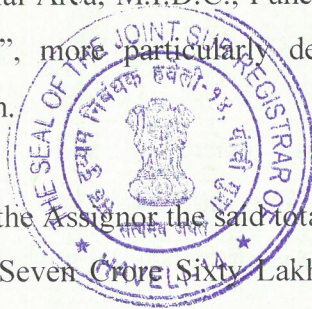
MIDC/RO(PUNE)/Pimpri/2727 dated 30/07/2024, issued by MIDC and for the consideration of Rs. 7,60,00,000/- (Rupees Seven Crore Sixty Lakhs Only) agreed to be paid by the Assignee to the Assignor as well as Yes Bank Limited in the manner as has been mutually agreed to, between them and mentioned hereinafter, the Assignor herein doth hereby transfer and assign unto the Assignee herein the said Property, comprising of premises No. 502(A), admeasuring on or about 555.96 Sq.mtrs of built up Area on the 5<sup>th</sup> floor in the said building together with the easements, rights and interests associated with the said Property respectively and along with the parking space for 10 Cars, situated at Plot No. T-29, 30, 31 T Block in Pimpri Industrial Area, M.I.D.C., Pune called as "OM CHAMBERS I.T. PARK", more particularly described in the Schedule hereunder written.

- 3) The Assignee shall pay to the Assignor the said total consideration of 7,60,00,000/- (Rupees Seven Crore Sixty Lakhs Only) in the manner as mentioned herein below.

- a. Rs.50,00,000/-(Rupees Fifty Lakhs Only) have already been paid by the Assignee to the Assignor by DD/RTGS No.000009 dt. 10/04/2024 drawn on IDFC Bank, for, the receipt whereof the Vendor hereby admits. As such the Assignor doth hereby admit and acknowledge the receipt of the same prior to execution of this Deed of Assignment.
- b. Rs.3,96,97,471/- (Rupees Three Crore Ninety-Six Lacs Ninety-Seven Thousand Four Hundred Seventy-One Only) is to be paid by the Assignee to the by DD No.954778 dt. 27/08/2024 drawn on IDFC Bank for Yes Bank Limited for closure of the charge on office No.502(A) and after the payment Yes Bank issue no dues certificate in the name of Assignor.
- c. Rs.1,89,33,203/- (Rupees One Crore Eighty-Nine Lakhs Thirty-Three Thousand Two Hundred Three Only) have already been paid by the Assignee to the Assignor by DD/RTGS No.954779 dt. 27/08/2024 drawn on IDFC Bank, for, the receipt whereof the Vendor hereby admits. As such the Assignor doth hereby



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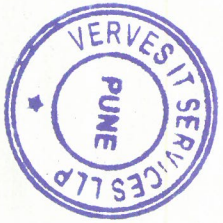
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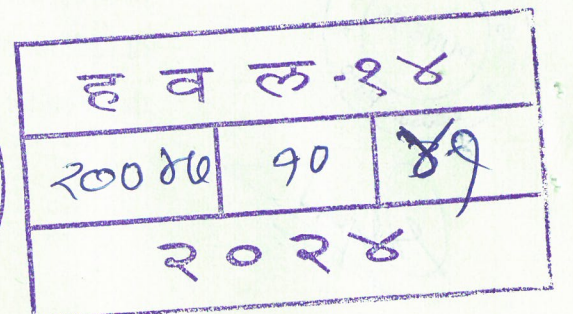
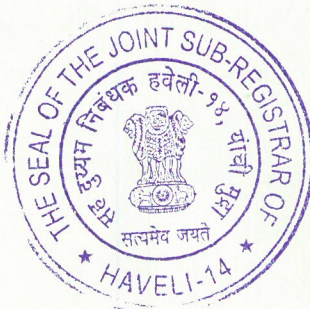


admit and acknowledge the receipt of the same prior to execution of this Deed of Assignment

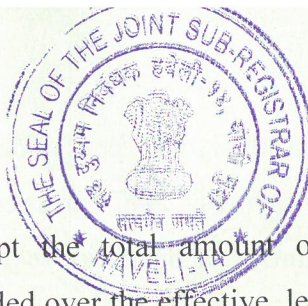
- d. Rs. 66,09,326/-(Rupees Sixty-Six Lakhs Nine Thousand Three Hundred Twenty-Three Only) have already been paid by the Assignee to the Assignor by DD/RTGS No. IDFB52024083000443657 dt. 30/08/2024 drawn on IDFC Bank, for, the receipt whereof the Vendor hereby admits. As such the Assignor doth hereby admit and acknowledge the receipt of the same prior to execution of this Deed of Assignment.
- e. Rs. 50,00,000/-(Rupees Fifty Lakhs Only) have already been paid by the Assignee to the Assignor by DD/RTGS No. 004039162 dt. 31/08/2024 drawn on IDFC Bank, for, the receipt whereof the Vendor hereby admits. As such the Assignor doth hereby admit and acknowledge the receipt of the same prior to execution of this Deed of Assignment.
- f. An amount of Rs.7,60,000/- (Rupees Seven Lakhs Sixty Thousand Only) paid/deposited by the Assignor to the Income Tax Department or the competent authority towards the 1% TDS deductible as source as per Section 194 – IA of the Income Tax Act, And as such the Assignor doth hereby admit card acknowledgement the receipt of full consideration for Rs. 7,60,00,000/- (Rupees Seven Crore Sixty Lacs Only) from the Assignee herein.
- g. The Assignor hereby agrees to observe, perform and comply with all the terms and conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter, and shall, before causing to hand over the possession of the premises to the Assignee, obtain from the concerned local authority occupation and/ or completion/ completions certificates in respect of the said Property.



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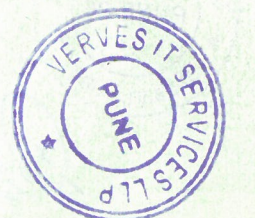
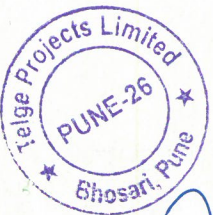


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- h. That upon receipt the total amount of consideration the Assignor has handed over the effective, legal possession of the said property, as herein contemplated, together with all the easement rights pertaining to the use of the common areas of the building, in the hands of the Assignee more particularly mentioned herein above, without any reservation whatsoever and that the Assignor doth hereby agree that upon handing over the possession of the said Property they shall not claim any right or interest over and in respect of the said Property at any time in future and the Assignor doth hereby convene with the Assignee that Notwithstanding any act, deed mater thing hereto before done, made, executed or committed by the Assignor or any person claiming through it or in trust or otherwise, or any account whatsoever, the Assignee as on this date do have good right and full power and absolute authority to grant assign and transfer its rights, title and interest in the said Property, in the manner as contemplated herein, unto the Assignee in the manner as contained herein, however subject to the terms and conditions of the said original Lease Deed dated 25<sup>th</sup> day of February, 2010, Supplemental Lease Deed dated 19<sup>th</sup> day of August, 2016 and subject to the terms and conditions of the transfer order No. MIDC/RO(PUNE)/Pimpri/2727 dated 30/07/2024 issued by M.I.D.C. under the information and Technology Policy of the Government of Maharashtra and also subject to the rules and regulations of MIDC.

- i. That it is mutually agreed and provided that this Deed of assignment of the said Property, shall always be subject to the said original Lease Deed dated 25<sup>th</sup> day of February, 2010 and also subsequent Supplemental Lease Deed dated 19<sup>th</sup> day of August, 2016 and accordingly both the parties agree and undertake to observe and make all the necessary compliance and formalities in the manner as may be required by M.I.D.C. or by any Act or statute, any of the Deeds as aforesaid and all in all for giving effect to the assignment of the said Property in the hands of the Assignee herein, in the manner as contained herein.

- j. It is hereby agreed, acknowledged and provided that :





- i. The Assignor, has undertaken to complete all the formalities and proceeding, whether contractual, statutory or otherwise related to the said Property, all in all for getting effected the transfer and assignment of the said Property in the hands of the Assignee.
- ii. The Assignor doth hereby agree to execute and sign any further agreement, declaration and any further document or writing in the manner as may be required for getting effected the transfer and assignment of the said Property in the name of and in the hands of the Assignee. It is however provided that all the costs and expenses in this regards shall be equally borne and paid by the Assignor & Assignee. However stamp duty & Registration charges as applicable for registration of this "Deed of Assignment" shall be borne by the Assignee.
- iii. The Assignor has handed over the peaceful physical possession of the said property to the Assignee herein on the receipt of the full and final payment.
- iv. The Assignor doth hereby consent and permit the Assignee to put up and display its glow sign name board and steel letters and other sign boards on the outer portion of the said Property in the manner as may be deemed fit and proper by the Assignee as per rules and norms of M.I.D.C. Any taxes, charges levied by the concerned Competent Authority will be paid by the Assignee.
- v. The terrace on the top floor of the building shall remain to be the property of the Assignor however provided that the assignee herein will not be denied the access to the terrace.
- vi. The common amenities provided by the Assignor, shall always remain to be the joint property of all the owners or holders of the respective tenements or the premises to be contained in the said building and the same shall be available for use of the all joint owners, the manner of

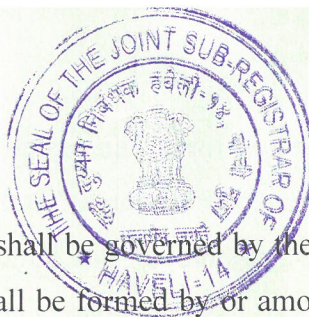


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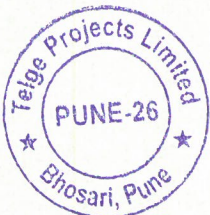
which shall be governed by the separate common body that shall be formed by or amongst the referred holders of the respective tenements.

k. And the Assignor doth hereby covenant with the Assignee as follows:

(a) The said original Lease Deed dated 25<sup>th</sup> day of February, 2010, Supplemental Lease Deed dated on 19<sup>th</sup> day of August, 2016 and the corresponding orders and certificates and writings issued by MIDC in respect of the said plots are as on this date, valid and subsisting.

(b) That all the rents reserved and the covenants to be performed by the Assignor and the conditions contained in the said original Lease Deed have been paid, observed and performed by the Assignor up to the date of presents and M.I.D.C. has not issued any notice nor raised any demand nor imposed any restriction whereby the rights of the Assignor to hold and use the said property and further to assign the same would get jeopardized or affected however provided that all the statutory taxes, cess and other incidental outgoings in respect of the said property in the time of actual handing over of the possession of the said property, in the hand of the Assignee, shall be borne and paid by the Assignor alone.

(c) That it shall be lawful for the Assignee from time to time and at all times, after the execution of the Deed Of Assignment and the payment of consideration as herein provided, and during the said term of the lease, or thereafter for such term as may be re-fixed or revised by M.I.D.C. to peaceably and quietly hold, possess and enjoy the said Property hereby assigned or expressed so to be with the appurtenance and receive the rents, and profits thereof and to occupy and use the same to its own use and benefit without any eviction, interruption, claim or demand whatsoever from or by the Assignor or from or by any other person or persons lawfully or equitably claiming by from



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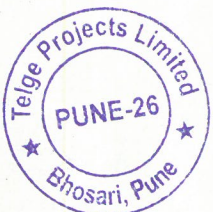


under or in trust for it. The Assignee shall always be entitled to use the common areas and common facilities and amenities available to the building containing the said property. The Assignee shall hence forth be entitled to use, occupy, transfer, sell, mortgage, etc the said unit as per its choice & wish.

(d) That the said building constructed thereon, shall always remain subject to the provisions of the said original Lease Deed dated 25<sup>th</sup> day of February, 2010 and Supplemental Lease Deed dated on 19<sup>th</sup> day of August, 2016 as may be applicable from time to time more particularly in view of the rules and regulations of MIDC but however Subject to the said Lease Deed, the said property is/ are free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Assignor and the Assignee shall always be well and sufficiently saved defended kept harmless and indemnified of, from and against all estates charges and encumbrances, whatever made executed occasioned or suffered by the Assignor or by any other person or persons having or lawfully claiming by from under or in trust for them.

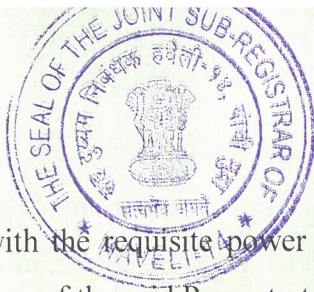
(e) That the Assignor and all persons having or lawfully claiming by, from under or in trust for them shall and will from under or in trust for them shall and will from time to time and at all times hereafter during the said term at the request and costs of the Assignee do and execute or cause to be done and executed all such further and other lawful and reasonable acts deeds, things, matters and assurances in the law whatsoever for further and more perfectly and absolutely assuring the said Property hereby agreed to be assigned or expressed so to be and every part thereof unto the benefits and to the use of the Assignee for the residue of the said term or otherwise thereafter and in manner aforesaid as shall or may be reasonably required.

f. It is mutually agreed that the Assignor at its own cost shall provide the Electrical Cables up to the respective Floor of the



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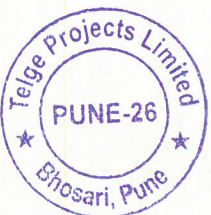




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said Property, with the requisite power load, before handing over the possession of the said Property to the Assignee herein.

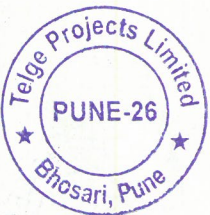
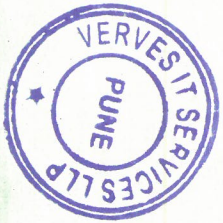
- g. The Assignor doth hereby covenant with the Assignee and to undertake to promote and form a co-operative society or any other form of corporate body, amongst the owners or holders of the respective tenements or the premises to be contained in the said building in the manner and at the exclusive discretion of the Assignor herein. Further provided that the each owner or holder of the respective tenement in the said building shall have the controlling interest in such / referred corporate body, in the proportion of the carpet area held by each owner/ holder respectively. Further provided that maintenance of all the common areas, passages and common amenities such as common lifts, Parking System, Diesel Power Generator Set, Transformer, Common Electric apparatus, Panels etc will be the responsibility of the above referred Corporate Body.
- h. Notwithstanding anything contained at any other place, it is specifically provided that the said plots, together with all the rights, interest and benefits associated thereto, in the manner as contemplated herein or otherwise is/are and shall always remain the absolute property of the Assignor herein and no person other than MIDC, shall have any right or interest over and in respect of the said plots.
- i. Notwithstanding anything contained at any other place, It is specifically provided that in case, any additional FSI becomes available under the rules and regulations of M.I.D.C. or any other local authority, in respect of the said plots, the same shall always be the absolute property and right of the Assignor and Assignor shall be at liberty to construct the area corresponding to the said additional FSI or in the alternate to sell such additional FSI to any other person in any manner whatsoever subject to applicable rules and regulations and subject to obtaining necessary permissions for the same. The Assignee shall not raise any objection or claim in the respect of the right of the Assignor over such additional FSI.



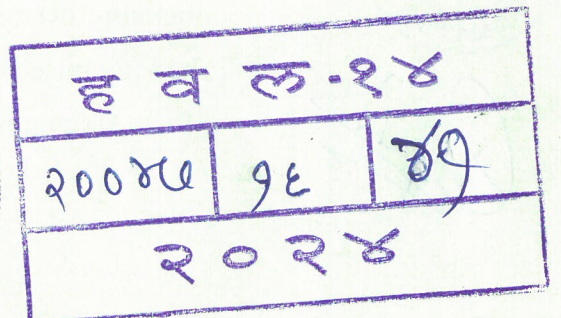
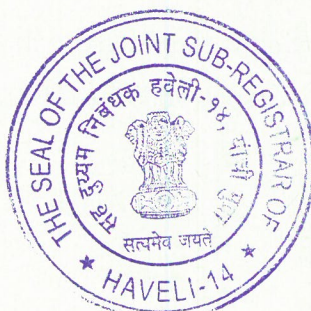


- j. Nothing contained in these presents is intended to be, nor shall be constructed to be the grant, demise or assignment in law, in favour of the Assignee herein, in respect of the said plots and buildings being constructed thereon or any part thereof, save and except the said property herein agreed to be Assigned.
- k. The Assignor, jointly, severally or otherwise doth hereby Indemnify and keep indemnified, save harmless the Assignee herein, for all the time and from time to time in future for and in respect of any damage cost or expenses whatsoever, that the Assignee shall have to incur or suffer, on account of any claim of title or otherwise that shall be brought against or levied or account of any financial claim, statutory taxes, cess duty or liability of any nature whatsoever, anyway and anywise concerning the said Property or against the said plots or any part thereof, accruing or originating out of any act of commission or omission on the part of the Assignor, subject however that upon handing over the final possession of the said property it shall be the responsibility and liability of the Assignee to pay all the property taxes, other statutory taxes, either due to MIDC, PMC, State Government of Maharashtra or otherwise and all other cess and outgoings in respect of the said property, at any time in future.
- l. It is mutually agreed and specifically provided that the Assignor, in any case whatsoever, shall hand over the legal peaceful and effective possession of the said Property unto and in the hands of the Assignee on full and final payment as agreed above.

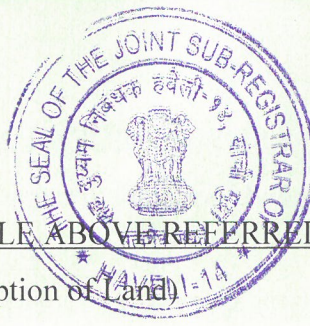
IT IS HEREBY PROVIDED THAT ALL the expenses, charges and cess such as the Stamp Duty, the Registration Charges, etc., in connection with the transfer and assignment of the said property as contemplated herein shall be borne and paid by the Assignee alone.



*[Handwritten signature]*







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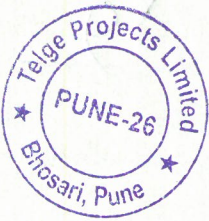
THE FIRST SCHEDULE ABOVE REFERRED TO  
(Description of Land)

All that piece or parcel of land known as Plot No. T-29,30,31, T Block in the Pimpri Industrial Area, within the village limits of Pimpri and within the limits of Pimpri Chinchwad Municipal Corporation, Taluka and Registration Sub-District Haveli, and District and Registration District Pune containing by admeasurements 9,118 Square Meters and bounded as follows, that is to say :

On or towards the North by :- Nala  
On or towards the South by :- Estate Road, R/W 24.40 M.  
On or towards the East by :- Plot No. T-28  
On or towards the West by :- Estate Road, R/W 24.40 M.

THE SECOND SCHEDULE ABOVE REFERRED TO  
(Description of Unit)

All that piece or parcel of unit known as Unit No. 502(A) on 5<sup>th</sup> floor of the building admeasuring on or about 555.96 Square Meters of built up Area, along with exclusive right to use the 10 car parking slots Nos B-1 To B - 10 at basement level in the building known as OM CHAMBERS situated at Plot No. T-29,30,31, T Block in the Pimpri Industrial Area, within the village limits of Pimpri and within the limits of Pimpri Chinchwad Municipal Corporation, Taluka and Registration Sub-District Haveli, and District and Registration District Pune.



*[Handwritten signature]*





IN WITNESS WHEREOF the Assignor and the Assignee have set  
their respective hands hereto on the day and year herein above written.

SIGNED, SEALED AND DELIVERED BY

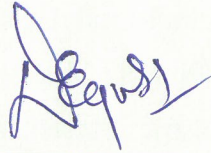
the within-named Assignor

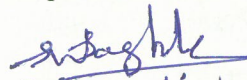
M/S. Verves IT Services LLP


by its Partner

Mr. Danish Equbal

in the presence of



1.   
Sagar Waghole  
Bhosari, Pune

2.   
Karan Mirle  
Pune-41

SIGNED, SEALED AND DELIVERED BY

the within-named Assignee

M/S. Telge Projects Limited

by its Director Mrs. Shraddha Shailesh Telge

pursuant to a resolution of its Board of

Directors passed in that behalf on the 31<sup>st</sup>


day of August, 2024




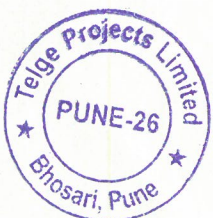
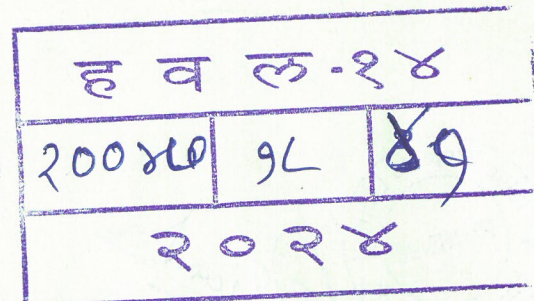
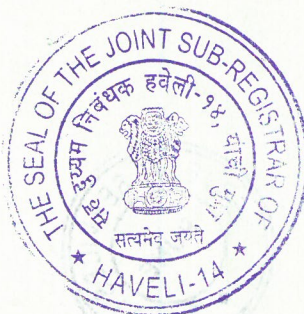
LHT



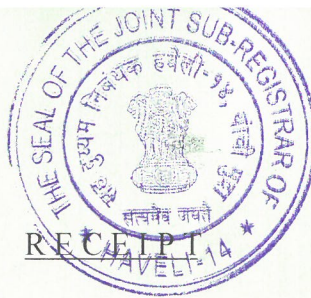
in the presence of

1.   
Sagar's Waghole  
Bhosari, Pune

2.   
Karan Mirle  
Nadgaon Pune-41





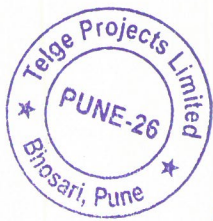


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Received with thanks a sum of Rs.7,60,00,000/- (Rupees Seven Crore Sixty Lakhs Only) from **M/s. Telge Projects Limited** as follows:

DATE	DD/CHEQUE NO/ RTGS.	NAME OF BANK & BRANCH	AMOUNT (Rs.)
10-04-2024	000009	IDFC First Bank	50,00,000/-
27-08-2024	954778	IDFC First Bank	3,96,97,471/-
27-08-2024	954779	IDFC First Bank	1,89,33,203/-
30-08-2024	IDFBR520240 83000443657	IDFC First Bank	66,09,326/-
31-08-2024	004039162	IDFC First Bank	50,00,000/-
		Deducted as TDS by the Assignees under the Income Tax Act and agreed to be deposited by the Assignees with the concerned authority	7,60,000/-
		TOTAL AMOUNT INCLUDING TDS	7,60,00,000/-

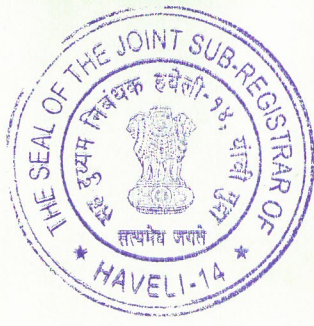
For Verves IT Services LLP.



Partner







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२०२४		



**GOVERNMENT OF INDIA**  
**MINISTRY OF CORPORATE AFFAIRS**

Registrar, Pune

PCNTDA Green Building, BLOCK A, 1st & 2nd Floor, Near Akurdi Railway Station, Akurdi, Pune, Maharashtra, 411044, India

**FORM 16**

**[Refer Section 12(1)(b) of the LLP Act, 2008]**

**CERTIFICATE OF INCORPORATION**

LLP Identification Number: AAM-9770

It is hereby certified that VERVES IT SERVICES LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008.

Given at Maharashtra this Sixteenth day of July Two thousand eighteen.

DS MINISTRY  
OF CORPORATE  
AFFAIRS 07



Registrar, Pune

Note: The corresponding form has been approved by VIJAYA NAGORAO KHANDARE, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

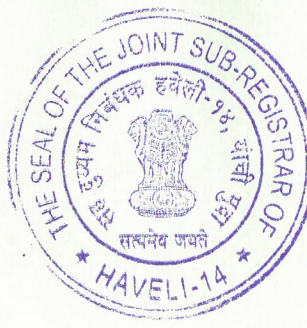
The digitally signed certificate can be verified at the Ministry website ([www.mca.gov.in](http://www.mca.gov.in)).

Mailing Address as per record available in Registrar office:  
VERVES IT SERVICES LLP  
Flat No. 401, Building - A-5, Lunkad Sky Vie,, S. No. 211, Viman Nagar,,  
Pune, Pune,  
Maharashtra, 411014, India.









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## VERVES IT SERVICES LLP

LLP IN: AAM-9770

REGISTERED OFFICE: 5<sup>TH</sup> FLOOR 502, CITTA GIARDINO SOC, BANER GAON, HAVELI, PUNE-411045, MAHARASHTRA

**CERTIFIED TRUE COPY OF RESOLUTION PASSED BY DESIGNATED PARTNERS OF VERVES IT SERVICES LLP IN THEIR MEETING HELD ON SATURDAY, THE 31<sup>ST</sup> DAY OF AUGUST 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT 5<sup>th</sup> Floor 502, Citta Giardino Soc, Baner Gaon, Haveli, Pune- 411045, Maharashtra COMMENCED AT 11.00 A.M. AND CONCLUDED AT 12.30 P.M.**

### AUTHORITY TO PURCHASE AND SELL COMMERCIAL SPACE:

**"RESOLVED THAT** consent of the Designated partners be and is hereby given to sell property of Commercial Spaces for office purposes on such terms and conditions as appropriate and suitable in the best interest of the LLP.

**RESOLVED FURTHER THAT** Mr. Danish Equbal (Pan: ), Authorized Signatory of M/s Verves IT Services LLP be and is hereby authorized for the execution and signing of documents for sell of Commercial Spaces situated at Unit No. 302(1), Om Chamber, Plot No. T-29,30,31, T Block in the Pimpri Industrial Area Bhosari, Taluka Haveli, District Pune -411026 Maharashtra.

**RESOLVED FURTHER THAT** Mr. Danish Equbal (Pan:), being Authorized Signatory of M/s Verves IT Services LLP be and is hereby authorized to acquire, sign and execute registration papers, documents and do all such acts, deeds, things and matters as many be necessary to give effect to the said resolution.

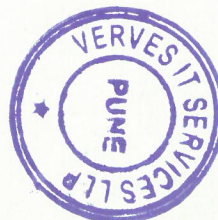
**RESOLVED FURTHER THAT** Mr. Kiran Manohar Chamle /or Mrs. Shreya Vikas Kawtikwar Designated Partners of the LLP be and is/are hereby authorized to issue certified true copy of this resolution to any authority or person, as and when required."

### **CERTIFIED TRUE COPY For VERVES IT SERVICES LLP**

KIRAN MANOHAR CHAMLE  
DESIGNATED PARTNER  
DIN: 08173394

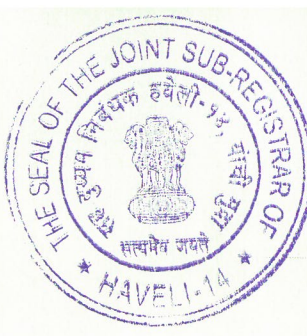
SHREYA KAWTIKWAR  
DESIGNATED PARTNER  
DIN: 08190415

Date: 31/08/2024  
Place: Pune









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30/01/2019

सूची क्र.2

दुय्यम निबधक : सह दु.नि. हवेली 17

दस्त क्रमांक : 711/2019

नोदणी :

Regn.63m

गावाचे नाव : पिपरी वाघेरे

(1) प्लॉटचा प्रकार असाइनमेंट डोंड

(2) नंबरदल 60935000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) भू-मालक, प्लॉटहेल्डर व धरकनाक (असल्यास)

1) पालिकेचे नाव:पिपरी-चिंचवड म.न.पा. इतर वर्णन :, इतर मर्महिती: गाव पिपरी येथील पिपरी इंडस्ट्रियल एरिया मधील टी ब्लॉक मधील प्लॉट नं टी -29,30,31 वरील ओम चेंबर्स या इमारती मधील पाचवा मजल्या तरील युनिट नंबर 502 अ यासी क्षेत्र 555.96 स्केअर मीटर बांधीव क्षेत्र तसेच सदर इमारती मधील तळमजल्या वरील पार्किंग स्पेस नं बी -1 ते बी-10 दहा कार पार्किंग स्पेस सह ही मिळकत ( ( Plot Number : 29 30 31 ; ) )

(5) क्षेत्रफळ 1) 555.96 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-पुर्वीची मे.पुणे फायबर प्रॉडक्टस् प्रायव्हेट लिमिटेड व सध्याचे मे पुणे आय टी स्पेस सोल्युशन्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर अजय कुमार हालन - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: भोसरी पुणे, महाराष्ट्र, पुणे. पिन कोड:-411026 पॅन नं:-AABCP1192J

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

1): नाव:-मे व्हर्वस आयटी सर्विसेस एलएलपी तर्फे भागीदार दानिश इकबाल - - वय:- 29; पत्ता:-, -, -, -, विमाननगर पुणे , 9 इन्ड , MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411014 पॅन नं:-AAQFV7056B  
2): नाव:-मे व्हर्वस आयटी सर्विसेस एलएलपी तर्फे भागीदार अमीन अजीज मर्चंट - - वय:- 47; पत्ता:-, -, -, -, विमाननगर पुणे, 9 इन्ड , MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411014 पॅन नं:-AAQFV7056B  
3): नाव:-मे व्हर्वस आयटी सर्विसेस एलएलपी तर्फे भागीदार प्रॉफीटमार्टे सिक्युरिटीज प्रा लिमिटेड तर्फे डायरेक्टर निरंजन महाजन - वय:-33; पत्ता:-, -, -, -, विमाननगर पुणे, 9 इन्ड , MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411014 पॅन नं:-AAHCM1771E

(9) दस्तऐवज करून दिल्याचा दिनांक 19/01/2019

(10)दस्त नोदणी केल्याचा दिनांक 30/01/2019



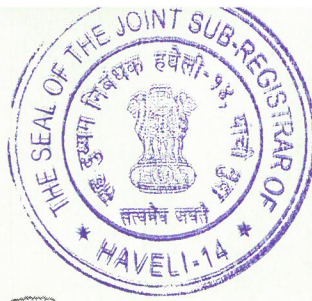
*[Signature]*











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सत्यमेव जयते

**GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS**

ROC Pune  
Pune, PCNTDA Green Building, BLOCK A, 1st & 2nd Floor, Near Akurdi Railway Station, Akurdi, Maharashtra, 411044,  
India

**Certificate of Incorporation Consequent upon conversion to public company**

Corporate Identity Number: U29256PN2018PLC174381

**IN THE MATTER OF TELGE PROJECTS PRIVATE LIMITED**

I hereby certify that TELGE PROJECTS PRIVATE LIMITED which was originally incorporated on SIXTEENTH day of JANUARY TWO THOUSAND EIGHTEEN under Companies Act, 1956 as TELGE PROJECTS PRIVATE LIMITED and upon an intimation made for conversion into public company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the ROC Pune vide SRN AA6459143 dated 25/12/2023 the name of the said company is this day changed to TELGE PROJECTS LIMITED

Given under my hand at Pune this SECOND day of JANUARY TWO THOUSAND TWENTY FOUR

Certification signature by DS Ministry of corporate affairs 7 <roc.pune@mca.gov.in>, Validity Unknown

Digitally signed by  
DS Ministry of corporate affairs 7  
Date: 2024.01.02 16:30:48 IST

Mangesh Jadhav

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

Registrar of Companies

ROC Pune

Note: The corresponding form has been approved by Mangesh Jadhav, Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies and this letter has been digitally signed by the Registrar through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014

Mailing Address as per record available in Registrar of Companies office:

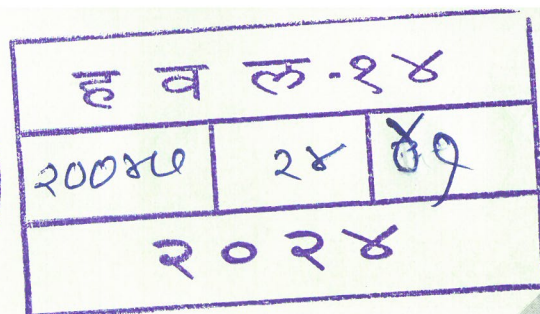
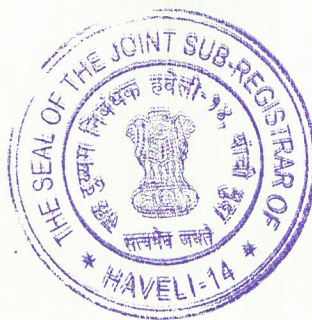
TELGE PROJECTS LIMITED

Office No 302-1, Third Floor T 29-31, Om Chambers Pune, Bhosari I.E., Pune City, Maharashtra, India, 411026.









**CERTIFIED TRUE COPY OF THE RESOLUTION DULY PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF TELGE PROJECTS LIMITED HELD ON SATURDAY, 31<sup>st</sup> DAY OF AUGUST 2024 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT OFFICE NO. 302-1, THIRD FLOOR T 29-31, OM CHAMBERS, BHOSARI I.E, PUNE 411026., COMMENCED AT 11.00 A.M. AND CONCLUDED AT 12.30 P.M.**

#### **AUTHORITY TO PURCHASE COMMERCIAL SPACE**

**“RESOLVED THAT** in accordance with the Memorandum of Association and Articles of Association of the Company, the consent of the Board of Directors be and is hereby accorded to authorize Mrs. Shraddha Shailesh Telge, Director and CEO of the Company to execute and sign all necessary documents for the purchase of commercial spaces situated at Gala No. 502 (A), 5<sup>th</sup> floor, Plot No. T-29 to 31, Om Chambers Building, T-Block, Pimpri Industrial Area, Pune 411026, Maharashtra.

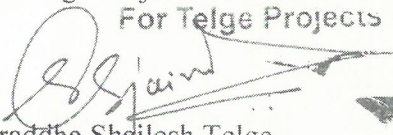
**RESOLVED FURTHER THAT** Mrs. Shraddha Shailesh Telge, Director and CEO of the Company, be and is hereby authorized to execute, on behalf of the Company, such documents and papers as may be required for the acquisition of the aforementioned property and to appear before any relevant authorities as necessary to effectuate the said transaction, and to attend to all matters incidental thereto.

**RESOLVED FURTHER THAT** any one Director of the company be and is hereby authorized to sign and to do all other things and acts that are necessary to give effect to this resolution.”

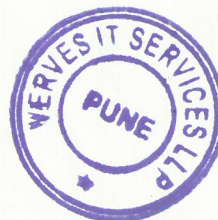
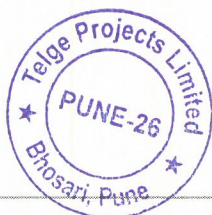
#### **Certified True Copy**

For Telge Projects Limited

For Telge Projects Limited

  
Shraddha Shailesh Telge  
Chairman and Director  
DIN: 08052730

Director



### **Telge Projects Limited**

(formerly known as Telge Projects Private Limited)



#### **OFFICE ADDRESS**

OM Chambers IT Park, Office No. 502(A), T. 29/31, Telco Road, Bhosari, Pune 411026, Maharashtra, INDIA



#### **EMAIL**

info@telgeprojects.com



#### **PHONE**

+917887882012

WEBSITE: WWW.TELGEPROJECTS.COM

CIN: U29256PN2018PLC174381

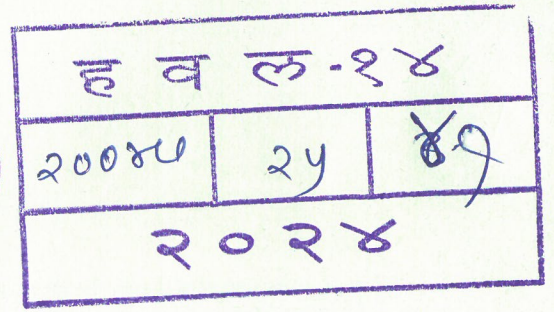
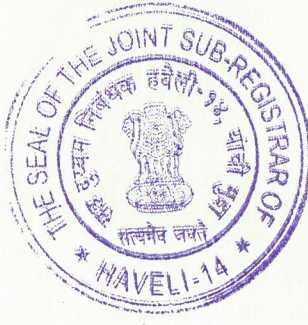
PAN NO: AAGCT5848L

GST NO: 27AAGCT5848LIZO









## Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: 91-20-25819445, 91-20-25819444

Fax: 91-20-25819400

E-mail: ropune1@midcindia.org

REGIONAL OFFICE, PUNE

2ND FLOOR, JOG CENTER, MUMBAI

PUNE HIGHWAY, NEAR BAJAJ

SHOW ROOM,

PUNE - 411003

By Regd. Post A.D.

Letter No.:

MIDC/RO(PUNE)/Pimpri/2727

Date: 30-JULY-2024

Subject :- **Pimpri Industrial Area**

Plot No. **T-29 TO 31**

Request for grant of consent for transfer of

Gala No. 502(A) admeasuring 555.96 sq.mtr.5th Floor

Read :- Letter dated 06.06.2024

### ORDER

**Lease dated the 25th day of February 2010**, Read with Supplemental Lease deed dated 19<sup>th</sup> day of August 2016, Rectification lease Deed dated 14<sup>th</sup> day of December 2017, Transfer Order dt. 28 December 2018 & Deed of Assignment dated 19<sup>th</sup> day of January 2019.

#### Licensee

**M/S. PUNE IT SPACE SOLUTIONS PVT. LTD.**

**Transfer No.1 Order Date : 28-DEC-2018 Deed of Assignment Dated : 19-JAN-2019**

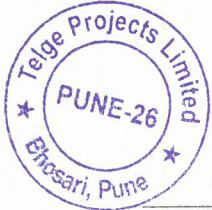
**MR. DANISH EQUBAL,  
MR. AMYN AJIJ MERCHANT &  
M/S. PROFITMART SECURITIES PRIVATE LIMITED,  
PARTNERS OF M/S. VERVES IT SERVICES LLP**

#### Current Transfer No.2

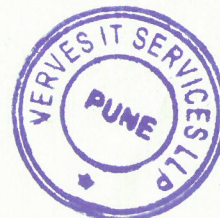
**M/S. TELGE PROJECTS LIMITED**

By a above noted Agreement to Lease executed by the Maharashtra Industrial Development Corporation in favour of the Licensee the Corporation in consideration of the stipulations and conditions on the part of the Licensee therein contained, agreed to grant in favour of the Licensee a Lease of the above said Gala No. 502(A) admeasuring 555.96 sq.mtr. in the manner specified in the said Agreement.

The Licensee in pursuance of sub-clause ( ) of clause 3 of the said Agreement represented to the Corporation for grant to it of a consent transfer and assignment of his interest under or the benefit of the said Agreement in favour of : **M/S. TELGE PROJECTS LIMITED** ( hereinafter called "the transferee"). The Corporation has after due consideration of the said request of the Licensee decided to grant its consent to the transfer & assignment of its interest under the said Agreement to Lease in favour of Transferee undertaking activity of **IT** subject to following conditions.



MIDC/RO(PUNE)/Pimpri-Chinchwad/LMS-4911/





(a) The Licensee shall pay to the Corporation the sum of Rs. **Rs. 18,99,800/- (Rupees Eighteen Lakh Ninety Nine Thousand Eight Hundred Only)** towards Differential Premium with 18% GST paid on dated **26-JULY-2024**

(b) The transferee shall be bound to perform and observe all the stipulations and conditions contained in the said Agreement dated the as if the said Agreement has been executed by the transferee and shall be entitled to the grant of the Lease in its favour of the said Gala No. **502(A)** on the **Fifth Floor** of the standing on the piece or parcel of land comprising in accordance with clause 4 of the said Agreement, such lease to be in the standard form prescribed by the Corporation and subject to the payment of the yearly reserved under the said Agreement.

(c) The Lessee/s shall deliver at the Lessee's expense a copy of the Deed of Assignment to the Corporation as provided in sub-clause() of clause 2 of the said Lease and such copy shall be furnished in duplicate.

(d) The consent is restricted to the transfer and assignment of the said Lease in favour of the transferee/s alone and in case the transferee/s propose/s to make any further transfer of assignment or parting wholly or partially with the possession of the plot of land or any part thereof the transferee/s will have to make a fresh application for consent.

(e) i.e. " the consent hereby granted shall not be operative unless the Deed of Assignment is executed as per sub-para (b) above".

(f) The Transferee shall obtain & produce MPCB's Consent.

SHIVAJI  
TOPU  
RATHOD

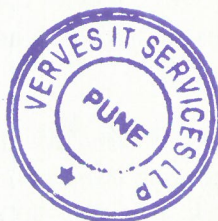
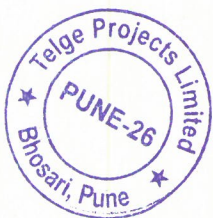
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SHIVAJI TOPU  
RATHOD  
Date: 2024.07.30  
17:58:09 +05'30'

AREA MANAGER,  
MIDC, PUNE

To,  
MR. DANISH EQUBAL,  
MR. AMYN AJIJ MERCHANT &  
M/S. PROFITMART SECURITIES PRIVATE LIMITED,  
PARTNERS OF M/S. VERVES IT SERVICES LLP  
PUNE.

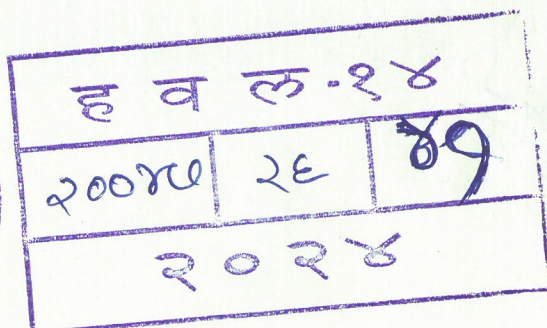
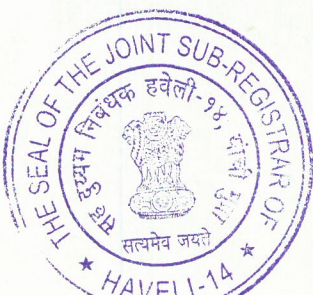
Copy with compliments to  
M/S. TELGE PROJECTS LIMITED  
PUNE

Copy submitted to:  
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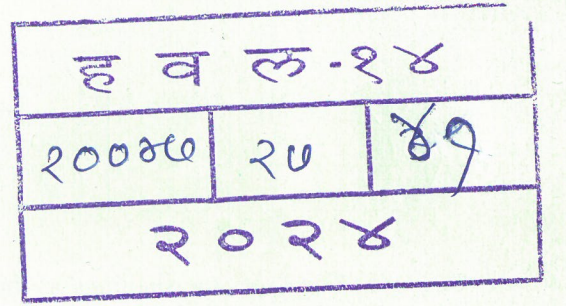
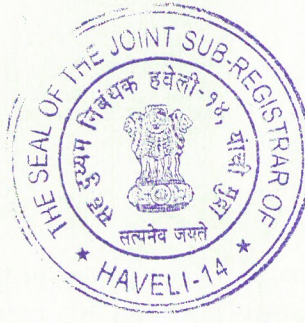


MIDC/RO(PUNE)/Pimpri-Chinchwad/LMS-4911/

Page 2 of 2







## Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: 91-20-25819445, 91-20-25819444

Fax: 91-20-25819400

E-mail: ropune1@midcindia.org

REGIONAL OFFICE, PUNE

2ND FLOOR, JOG CENTER, MUMBAI

PUNE HIGHWAY, NEAR BAJAJ

SHOW ROOM,

PUNE - 411003

By Regd. Post A.D.

Letter No.:

MIDC/RO(PUNE)/Pimpri/2727

Date: 30-JULY-2024

Subject :- **Pimpri Industrial Area**

Plot No. **T-29 TO 31**

Request for grant of consent for transfer of

Gala No. 502(A) admeasuring 555.96 sq.mtr.5th Floor

Read :- Letter dated 06.06.2024

### ORDER

Lease dated the 25th day of February 2010, Read with Supplemental Lease deed dated 19<sup>th</sup> day of August 2016, Rectification lease Deed dated 14<sup>th</sup> day of December 2017, Transfer Order dt. 28 December 2018 & Deed of Assignment dated 19<sup>th</sup> day of January 2019.

#### Licensee

**M/S. PUNE IT SPACE SOLUTIONS PVT. LTD.**

Transfer No.1 Order Date : 28-DEC-2018 Deed of Assignment Dated : 19-JAN-2019

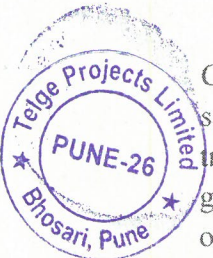
MR. DANISH EQUBAL,  
MR. AMYN AJIJ MERCHANT &  
M/S. PROFITMART SECURITIES PRIVATE LIMITED,  
PARTNERS OF M/S. VERVES IT SERVICES LLP

#### Current Transfer No.2

**M/S. TELGE PROJECTS LIMITED**

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The Licensee in pursuance of sub-clause ( ) of clause 3 of the said Agreement represented to the Corporation for grant to it of a consent transfer and assignment of his interest under or the benefit of the said Agreement in favour of : **M/S. TELGE PROJECTS LIMITED** ( hereinafter called "the transferee"). The Corporation has after due consideration of the said request of the Licensee decided to grant its consent to the transfer & assignment of its interest under the said Agreement to Lease in favour of Transferee undertaking activity of **IT** subject to following conditions.



MIDC/RO(PUNE)/Pimpri-Chinchwad/LMS-4911/





(a) The Licensee shall pay to the Corporation the sum of Rs. **Rs. 18,99,800/- (Rupees Eighteen Lakh Ninety Nine Thousand Eight Hundred Only)** towards Differential Premium with 18% GST paid on dated **26-JULY-2024**

(b) The transferee shall be bound to perform and observe all the stipulations and conditions contained in the said Agreement dated the as if the said Agreement has been executed by the transferee and shall be entitled to the grant of the Lease in its favour of the said Gala No. **502(A)** on the **Fifth Floor** of the standing on the piece or parcel of land comprising in accordance with clause 4 of the said Agreement, such lease to be in the standard form prescribed by the Corporation and subject to the payment of the yearly reserved under the said Agreement.

(c) The Lessee/s shall deliver at the Lessee's expense a copy of the Deed of Assignment to the Corporation as provided in sub-clause() of clause 2 of the said Lease and such copy shall be furnished in duplicate.

(d) The consent is restricted to the transfer and assignment of the said Lease in favour of the transferee/s alone and in case the transferee/s propose/s to make any further transfer of assignment or parting wholly or partially with the possession of the plot of land or any part thereof the transferee/s will have to make a fresh application for consent.

(e) i.e. " the consent hereby granted shall not be operative unless the Deed of Assignment is executed as per sub-para (b) above".

(f) The Transferee shall obtain & produce MPCB's Consent.

SHIVAJI  
TOPU  
RATHOD

Digitally signed by  
SHIVAJI TOPU  
RATHOD  
Date: 2024.07.30  
17:58:09 +05'30'

AREA MANAGER,  
MIDC, PUNE

To,

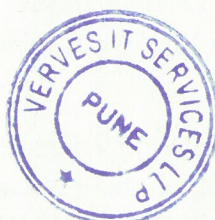
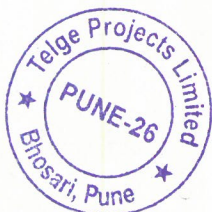
MR. DANISH EQUBAL,  
MR. AMYN AJIJ MERCHANT &  
M/S. PROFITMART SECURITIES PRIVATE LIMITED,  
PARTNERS OF M/S. VERVES IT SERVICES LLP  
PUNE.

Copy with compliments to

M/S. TELGE PROJECTS LIMITED  
PUNE

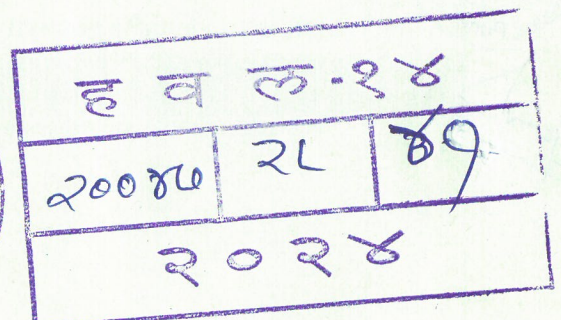
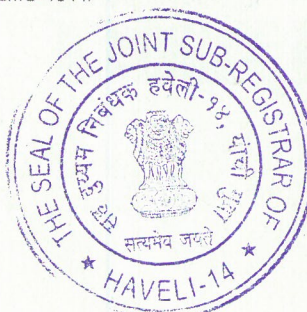
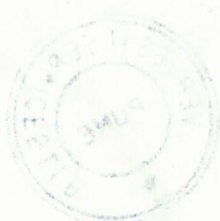
Copy submitted to:

1. EXECUTIVE ENGINEER, MIDC CIVIL DN. CHINCHWAD PUNE

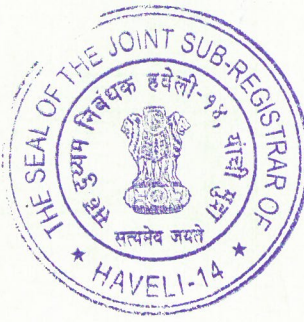


MIDC/RO(PUNE)/Pimpri-Chinchwad/LMS-4911/

Page 2 of 2







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२०२४		

Government of Maharashtra  
Directorate of Industries  
Office of the General Manager, District Industries Centre,  
Agriculture College Compound, Shivaji Nagar, PUNE-411 005.  
Tel.No.020-25537541/25539587 Fax- 25537966 E-Mail ID: didic.pune@maharashtra.gov.in

No. DIC/PUNE/IT/LOI/2024-25/ 912

Date: - 12.06.2024

**Letter of Intent for Information Technology Unit.**

This is to certify that : **M/S.TELGE PROJECTS LIMITED**  
Having their Office : Office No.302(1),3rd Floor, T-29 To 31, Om Chambers,  
Address : Bhosari, Pune - 411026  
Telephone No. : 8087716637  
Fax : -  
E-mail address : shraddha@telgeprojects.com  
Business Address : Unit No.502(A), 5th floor, Om Chambers, Plot No.T- 29,T-  
30,T-31,MIDC, Pimpri Industrial Estate, Pune - 411026  
Telephone No. : -  
Fax : -  
E-mail address : shraddha@telgeprojects.com

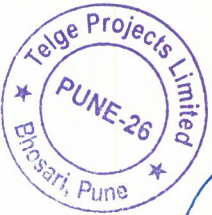
On the basis of affidavit notarized dated 06.05.2024 & subject to fulfill the conditions as per Govt. resolution आयटीपी-2021/(प्र.क्र.170)/ चद्योग-2, दि. 27.06.2023 has granted Letter of Intent as ITES unit for following Services

**IT SOFTWARE DEVELOPMENT**

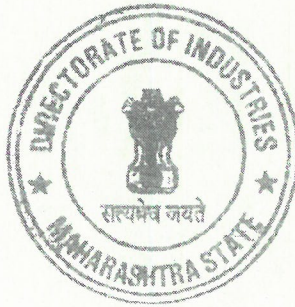
**Note:** The Letter of Intent for Information Technology Unit should be read with following conditions

1. The Enterprise / Unit is required to seek requisite clearance / license/permit required under statutory obligation stipulated under the laws / order of Centrai Govt. / State Govt. regarding information technology unit.
2. The Enterprise has to obtain IT Registration certificate after commercial production/Business within three month period.
3. The Enterprise/Unit have to submit annually Employment to Local Person [ELP – 1] returns for the every financial years after commencing commercial Production/Business.
4. Any changes in business location, investment, constitution, IT/ITES services, etc. if any is required to be informed to this office.
5. The Letter of Intent for Information Technology unit is valid. From 11.06.2024 to 10.06.2027 & may be renewed before three months from the date of validity.

Place: Pune  
Date: 11.06.2024



*[Signature]*



*[Signature]*  
General Manager  
District Industries Centre, Pune.









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२००४०	३०	०९
२०२४		

GOVERNMENT OF MAHARASHTRA  
महाराष्ट्र शासन

DIRECTORATE OF INDUSTRIES /  
OFFICE OF THE GENERAL MANAGER, DISTRICT INDUSTRIES CENTRE, PUNE  
उद्योग संचालनालय / महाव्यवस्थापक, जिल्हा उद्योग केंद्र, पुणे

जा.क.जिउके/पुणे/मु.शु.स/मा.तं/2024/1248

दि.23/08/2024

**-: प्रमाणपत्र :-**

मे. तेलगे प्रोजेक्टस लिमिटेड या उद्योग घटकास त्यांचे युनिट नं. 502 (अ), 5 वा मजला, ओम चेंबर्स, प्लॉट नं. टी-29, टी-30, टी-31, एमआयडीसी पिंपरी, पुणे 411026 येथील (एकूण क्षेत्र -555.96 चौ.मी.) माहिती तंत्रज्ञान उद्योगांसाठी उद्योग, उर्जा व कामगार विभाग यांचे शासन निर्णय क्र. आयटीपी-2021/(प्र.क्र.170)/उद्योग-2, दि.27/06/2023 व मुंबई महसूल अधिनियम, 1958 अंतर्गत महाराष्ट्र महसूल व वन विभाग आदेश क्रमांक 2023/अनौ.संक्र.602/म-1, दि. 01/02/2024 प्रमाणे विस्तारीकरण माहिती तंत्रज्ञान उद्योग घटक म्हणून प्रमाणीत करण्यात येत आहे.

सदर मुद्रांक शुल्क प्रमाणपत्र हे उपरोक्त युनिट नं. 502 (अ), 5 वा मजला, ओम चेंबर्स, प्लॉट नं. टी-29, टी-30, टी-31, एमआयडीसी पिंपरी, पुणे 411026 (एकूण क्षेत्र-555.96 चौ.मी.) च्या ) अभिहस्तांतरणपत्र दस्तावेज करणेसाठी मुंबई महसूल अधिनियम, 1958 अंतर्गत महाराष्ट्र महसूल व वन विभाग आदेश क्रमांक 2023/अनौ.संक्र.602/म-1, दि. 01/02/2024 प्रमाणे (अनुच्छेद 60 खालील) भाडेपट्ट्याचे हस्तांतरण दस्तावेज निष्पादित करणेसाठीच्या संलेखावर आकारणीयोग्य असलेल्या मुद्रांक शुल्कास 75 टक्के मुद्रांक शुल्क माफीसाठी प्रमाणपत्र देण्यात येत आहे.

सोबत जोडलेल्या प्रपत्रातील माहिती दस्तावेज निष्पादित केल्यानंतर तात्काळ या कार्यालयास सादर करावे.



(वृषाली सोने)  
महाव्यवस्थापक,  
जिल्हा उद्योग केंद्र, पुणे

प्रति,  
मे. तेलगे प्रोजेक्टस लिमिटेड

**कारखाना:-**

युनिट नं. 502 (अ), 5 वा मजला, ओम चेंबर्स, प्लॉट नं. टी-29, टी-30, टी-31, एमआयडीसी पिंपरी, पुणे 411026

**कार्यालय :-**

ऑफीस नं. 302 (1), 3 रा मजला, ओम चेंबर्स, प्लॉट नं. टी-29, टी-30, टी-31, एमआयडीसी पिंपरी, पुणे 411026

प्रत :-

1. सह जिल्हा निबंधक तथा मुद्रांक जिल्हाधिकारी, पुणे शहर
2. निवड नस्ती

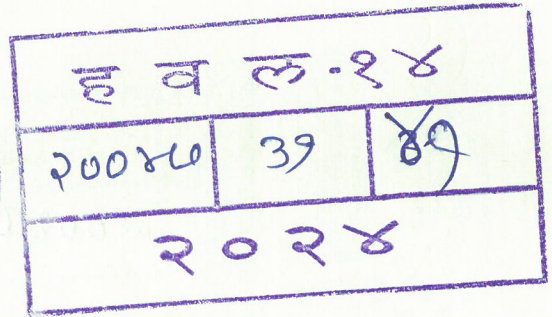
कृषि महाविद्यालय आवार, शिवाजीनगर, पुणे 411005.

Agriculture college campus, Shivajinagar, Pune - 411 005. (Maharashtra)

दुरध्वनी: २५५३७९६६/२५५३७५४९ E-mail: [didic.pune@maharashtra.gov.in](mailto:didic.pune@maharashtra.gov.in) / web : [www.di.maharashtra.gov.in](http://www.di.maharashtra.gov.in)







**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Government of Maharashtra Undertaking)

Telephone No. (020) 27472219, Fax No. (020) 27474568, E-mail : eepunedn1@midcindia.org, Website : www.midcindia.org  
M.I.D.C. Office : Executive Engineer, MIDC, Civil Division, Telco Road, Near Chinchwad Station, Chinchwad, Pune 19.

No. MIDC/SPA/ A96626 /2021

Date: 19/03/2021

**OCCUPANCY CERTIFICATE**

To,

M/s. Pune IT Space Solutions Pvt. Ltd.,  
Plot No-T-29,T-30, T-31, 'T' Block,  
MIDC, Pimpri Chinchwad,  
Indl. Area.

Sub:- Issue of Occupancy certificate for Buildings on Plot No.T-29,T-30,T-31,  
'T' Block, Pimpri Chinchwad Indl. Area.

- Ref: 1. On Line application vide SWC No. 748321 dt. 10/03/2021  
2. Building Completion Certificate By Architect / Licence Engineer  
dt. 27/03/2019.  
3. Final Fire N.O.C. issued vide letter No.MIDC/Fire/D-03604 dt. 13/09/2019.  
4. Plans approval vide letter No.SPA/C-65531 /of 2018 dt. 06/08/2018.  
5. Site Inspection Report submitted by Owner dt. 18/03/2021 .

Dear Sir,

This is certify that, the development work of **Information Technology Building** having total built up area- **2797.36 Sq.m.** on Plot No. T-29,T-30,T-31, 'T' Block situated at **Pimpri Chinchwad Indl. Area, MIDC, Pimpri**, is completed as per details mentioned in Annexure A under the supervision of Architech **Shri Mukesh Bahadur** (License No. **CA/82/7237**).

As requested vide ref. no. 1 & as per site inspection report vide ref no. 5 , you are permitted to occupy this building having total built up area- **23657.68 Sq.m. (FSI-2.59)**.

If any discrepancies observed on site in future with respect to site inspection report submitted vide ref. no. 5, then legal action as per MR&TP Act 1966 as deemed fit shall be taken please note.

Thanking you,

Yours faithfully,

**SANJAY  
VENKATRAO  
KOTWAD**

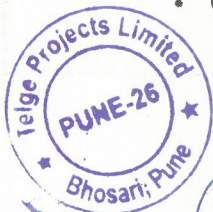
Digitally signed by SANJAY VENKATRAO  
KOTWAD  
DN: cn=PL, ou=Personal,  
2.5.4.20=fe80f:59a:40b:226a:22e9:9073:9cdd:07  
4:79c15a:823k499a:79c0:6d8a:ce71:019  
postalCode=411015, ou=MAHARASHTRA,  
serialNumber=28, o=40556217229ca2358e3e9  
52604ee0a7b0dc4c13d990e0e042c0f0b202625  
30, c=SANJAY VENKATRAO KOTWAD  
Date: 2021.03.19 7:02:49 +05'30'

Special Planning Authority  
And Executive Engineer,  
MIDC, Civil Division  
Chinchwad, Pune -19

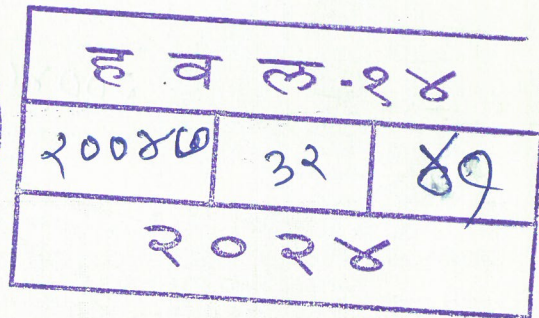
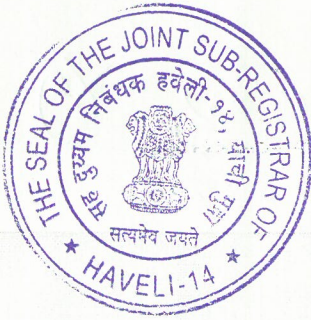
Encl : Annexure A

Copy to ;

- Concerned Regional Officer(1), MIDC, Pune *is requested to upload & update online LMS record of said plot & Plot Master Data accordingly.*
- Copy f.w.c.s. to the Addl. Commissioner, Property Tax, PCMC, Pimpri, Pune-18 for information.
- Deputy Engineer, MIDC, Civil Sub Division, Pune for information.
- Concerned Architect







ANNEXURE A

Accompaniment to letter no. No. No. MIDC/SPA/ A96626 Date: 19/03/2021

1. Name of the Plot holder : M/s. Pune IT Space Solutions Pvt.Ltd.,
2. Address : Plot No- T-29,T-30,T-31, 'T' Block, Pimpri Chinchwad Indl. Area.
3. Plot area : 9118.00 Sqm.
4. Approval of Plans : MIDC/SPA/C-65531 of 2018 dt.06/08/2018
5. Built-up Area Approved : 23657.68 Sq.M.
6. Previous BCC issued : 20870.32Sq.M.videMIDC/SPA/D-37189dt.09/10/2018
7. Position of construction :  
on site as per site Inspection  
report 18/03/2021 : Completed as per approved plans.
  - a) Built up area completed in : 23657.68 Sq. M.  
all respect
  - b) FSI Details : FSI Consumed = 2.59 (i.e.259.00%)
8. Remarks as per Site : Building is completed as per  
Inspection Report ( submitted by : approved plans & as per  
Owner ) MIDC DCR-2009
9. Area that could be considered 20870.32 Sq.M. (Existing)  
2787.36 Sq.M. (9<sup>th</sup> Floor + Excess Area)  
as built up area ( Sq.m. ) : 23657.68 Sq.M.

10. Details of Building Constructed and Built up Area approved :

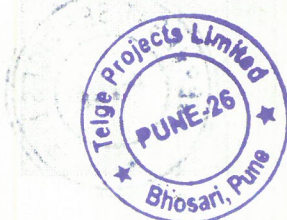
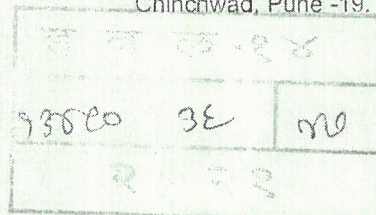
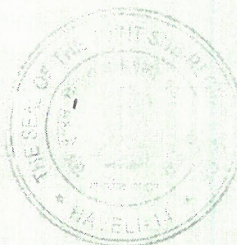
Sr. No.	Building No.	Built up Area ( in sqm.)
1	Building No. 1	23657.68
Total BUA		23657.68

APPROVED

SANJAY  
VENKATRAO  
KOTWAD

Digitally signed by SANJAY VENKATRAO KOTWAD  
DN: cn=SANJAY VENKATRAO KOTWAD, o=MIDC, ou=Special Planning Authority, email=SANJAY.VENKATRAO.KOTWAD@MIDC.PUNE.GOV.IN, c=IN  
Date: 2021.03.19 17:05:41 +05'30'

Special Planning Authority  
And Executive Engineer,  
MIDC, Civil Division,  
Chinchwad, Pune -19.



*[Handwritten signature]*



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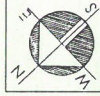
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

STAMP FOR APPROVAL

(6/18)

SIGNATURE OF ARCHITECT

SIGNATURE OF OWNER



TYPICAL FLOOR PLAN

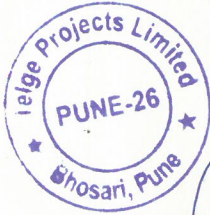
(5TH FLOOR)

SCALE = 1 : 200

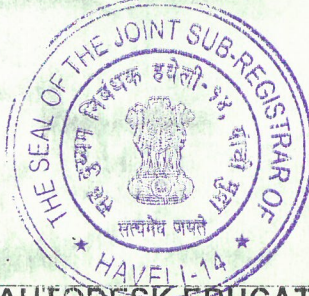
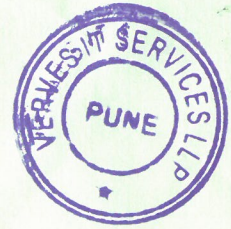
PROPOSED I.T. PARK FOR M/S PUNE IT SPACE SOLUTIONS PVT.LTD.  
AT PLOT NO. T-29,30,31, MIDC BHOSARI, PUNE

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*Q. J. Jones*



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महाराष्ट्र राज्याचे नवीन माहिती तंत्रज्ञान व माहिती तंत्रज्ञान सहाय्यभूत सेवा धोरण-२०२३.

महाराष्ट्र शासन

उद्योग, ऊर्जा व कामगार विभाग

शासन निर्णय क्र. आयटीपी-२०२१/प्र.क्र.१७०/उद्योग-२

मादाम कामा रोड, हुतात्मा राजगुरु चौक,

मंत्रालय, मुंबई-४०० ०३२.

दिनांक:- २७ जून, २०२३

**प्रस्तावना:-**

राज्याचे पहिले माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा धोरण सन १९९८ मध्ये जाहीर करण्यात आले असून, माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा धोरण तयार करणारे महाराष्ट्र हे पहिले राज्य म्हणून अग्रेसर आहे. सन २००३ व २००९ च्या माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा धोरणांचे योग्य नियोजन आणि प्रभावी अंमलबजावणीमुळे या क्षेत्रातील निर्यात तसेच गुंतवणूकीतील सातत्यपूर्ण होणारी वाढ यामुळे महाराष्ट्रातील माहिती तंत्रज्ञान क्षेत्राचा पाया मजबूत झाला आहे. तसेच सन २०१५ च्या माहिती तंत्रज्ञान धोरणात केलेल्या कालानुरूप बदलामुळे महाराष्ट्र राज्य हे जागतिक स्तरावर टिकून राहण्यासाठी केवळ भारतातीलच नव्हे तर आशियातील सर्वोत्तम तंत्रज्ञान गुंतवणूक स्थळांपैकी एक स्थळ बनले आहे. माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा धोरण -२०१५ चा कालावधी दिनांक ३०/०६/२०२० रोजी संपुष्टात आला. त्यामुळे मा.मंत्रिमंडळाच्या मान्यतेने सदर धोरणास नवीन माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा धोरण अस्तित्वात येईपर्यंत मुदतवाढ देण्याचा निर्णय घेण्यात येवून, त्याबाबतचा शासन निर्णय दिनांक २५/०६/२०२० रोजी निर्गमित करण्यात आला आहे.

२. नवीन माहिती तंत्रज्ञान धोरणाचा दस्तऐवज तयार करण्यासाठी, माहिती तंत्रज्ञान क्षेत्रातील विविध भागधारकांशी वेळोवेळी चर्चा करण्यात आली. सदर चर्चेच्या निष्कर्षाच्या आधारे आणि या क्षेत्रातील विकासक, माहिती तंत्रज्ञान क्षेत्रातील तज्ञ प्रतिनिधी, कंपन्यांचे संचालक, नॅसकॉम, टेलिकॉम उद्योगाचे प्रतिनिधी, इतर संबंधित संस्था यांच्याशी विस्तृत चर्चा करण्यात आली. यापूर्वीची माहिती तंत्रज्ञान धोरणे राबवितांना विभागाला आलेल्या अनुभवाच्या आधारे, प्रस्तुत धोरणाचा मसुदा तयार करण्यात आला आहे. सदर धोरणास मान्यता देण्याची बाब शासनाच्या विचाराधीन होती.

**शासन निर्णय:-**

राज्यात माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवांच्या सर्वकष व्यापक विस्तारासाठी माहिती तंत्रज्ञान उद्याने, माहिती तंत्रज्ञान सॉफ्टवेअर उत्पादने, डेटासेंटर, एड्डीजीसी तसेच नाविन्यपूर्ण तंत्रज्ञान त्याचप्रमाणे एकात्मिक माहिती तंत्रज्ञान शहरे विकसित करण्यावर भर देणे आवश्यक आहे. याबाबी विचारात घेवून सर्व समावेशक असे माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा धोरण तयार करण्यात आले असून, महाराष्ट्र राज्याचे नवीन माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा धोरण-२०२३ या शासन निर्णयान्वये जाहीर करण्यात येत आहे. सदर धोरणाची मराठी व इंग्रजी प्रत (परिशिष्ट-२ व परिशिष्ट-३) या शासन निर्णया सोबत संलग्न असून त्यातील पुढे नमूद बाबींना विवक्षितपणे मान्यता देण्यात येत आहे.

२. महाराष्ट्र राज्याचे नवीन माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा धोरण-२०२३ ची उद्दिष्टे व लक्षांक:-

२.१ राज्याच्या माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा धोरणाची उद्दिष्टे:-

- महाराष्ट्र राज्याला जागतिक स्तरावरील एक सर्व समावेशक विकासाचे माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा केंद्र म्हणून विकसित करणे, तसेच राज्याला भारताची तंत्रज्ञान विषयक राजधानी म्हणून स्थापित करून नाविन्यपूर्ण, समन्यायी, सर्व समावेशक तसेच शाश्वत तंत्रज्ञान विकासाच्या दिशेने वाटचाल करणे.









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शासन निर्णय क्रमांक: आयटीपी-२०२१/प्र.प. १००/उद्योग-२

माहिती तंत्रज्ञान व माहिती तंत्रज्ञान सहाय्यभूत सेवा घटकांना मुद्रांक शुल्कात खालीलप्रमाणे सूट अनुज्ञेय राहिल:

अ) झोन १ वगळता राज्यातील इतर क्षेत्रातील नवीन तसेच अस्तित्वातील सार्वजनिक / खाजगी माहिती तंत्रज्ञान उद्यानातील माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा घटकांचे विस्तारीकरणासाठी तारणगहाण, हडप, तारण, हक्कलेखनक्षेप, अभिहस्तांतरण पत्र, गहाण मालमत्तेवरील प्रभार, भाडेपट्टा, गहाणखत आणि गहाणखतावरील प्रतिभूति बंधपत्र या व्यवहारांकरीता मुद्रांक शुल्कात १०० टक्के सूट देण्यात येईल.

ब) राज्यातील झोन १ क्षेत्रातील सार्वजनिक माहिती तंत्रज्ञान उद्यानातील नवीन तसेच अस्तित्वातील माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा घटकांचे विस्तारीकरणासाठी तारणगहाण, हडप, तारण, हक्कलेखनक्षेप, अभिहस्तांतरण पत्र, गहाण मालमत्तेवरील प्रभार, भाडेपट्टा, गहाणखत आणि गहाणखतावरील प्रतिभूति बंधपत्र या व्यवहारांकरीता मुद्रांक शुल्कात ७५ टक्के सूट देण्यात येईल.

क) राज्यातील झोन १ क्षेत्रातील खाजगी माहिती तंत्रज्ञान उद्यानातील नवीन तसेच अस्तित्वातील माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा घटकांचे विस्तारीकरणासाठी तारणगहाण, हडप, तारण, हक्कलेखनक्षेप, अभिहस्तांतरण पत्र, गहाण मालमत्तेवरील प्रभार, भाडेपट्टा, गहाणखत आणि गहाणखतावरील प्रतिभूति बंधपत्र या व्यवहारांकरीता मुद्रांक शुल्कात ५० टक्के सूट देण्यात येईल.

ड) विशेष आर्थिक क्षेत्रातील माहिती तंत्रज्ञान उद्यानातील तसेच माहिती तंत्रज्ञान विशेष आर्थिक क्षेत्रातील नवीन व अस्तित्वातील माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा घटकांचे विस्तारीकरण आणि एसटीपीआय मार्फत मान्यता देण्यात आलेले नोंदणीकृत माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा घटक यांना तारणगहाण, हडप, तारण, हक्कलेखनक्षेप, अभिहस्तांतरण पत्र, गहाण मालमत्तेवरील प्रभार, भाडेपट्टा, गहाणखत आणि गहाणखतावरील प्रतिभूति बंधपत्र तसेच पब्लिक असाईमेंट लिझ या व्यवहारांकरीता मुद्रांक शुल्कात १०० टक्के सूट देण्यात येईल.

इ) राज्यातील नोंदणीकृत माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा घटकांचे विलीनीकरण, विभक्त आणि फेररचना याकरीता मुद्रांक शुल्कातून ७५ टक्के सूट देण्यात येईल.

### ३.१.२ ऊर्जा सुसूत्रीकरणाचे लाभ (Power Rationalization Benefit) :-

माहिती तंत्रज्ञान आणि माहिती तंत्रज्ञान सहाय्यभूत सेवा घटकांना पुनर्बांधणी (Retrofitting) करण्यासाठी आणि ऊर्जा कार्यक्षमता उपकरणांचा वापर करण्यासाठी रेट्रो फिटिंग खर्चाच्या २५% पर्यंत प्रतिपूर्ती किंवा १० लाख रुपये देण्यात येतील.

### ३.१.३ विद्युत शुल्क (Electricity Duty):-

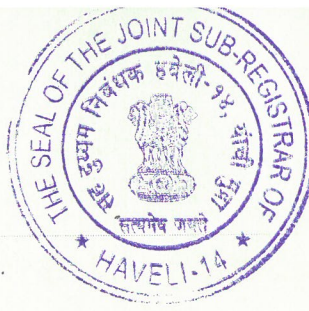
महाराष्ट्र विद्युत शुल्क अधिनियमातील तरतूदीनुसार संबंधित घटकांना ते उत्पादनात गेल्याच्या दिनांकापासून त्यांना खालील अटीच्या अधीन राहून विद्युत शुल्क भरण्यापासून सूट अनुज्ञेय राहिल.

अ) झोन-१ क्षेत्रातील उद्योग संचालनालयाकडे नोंदणीकृत झालेल्या खाजगी/सार्वजनिक माहिती तंत्रज्ञान उद्यानातील नवीन घटकांना १० वर्षांच्या कालावधीसाठी विद्युत शुल्क भरण्यापासून सूट दिली जाईल.

ब) वरील भाग (अ) मध्ये नमूद केलेल्या निकषांची पूर्तता करणाऱ्या तसेच या धोरणान्वये स्थापित झालेल्या घटकांना त्या झोन व्यतिरिक्त राज्यातील इतर भागामध्ये स्थापित नवीन माहिती







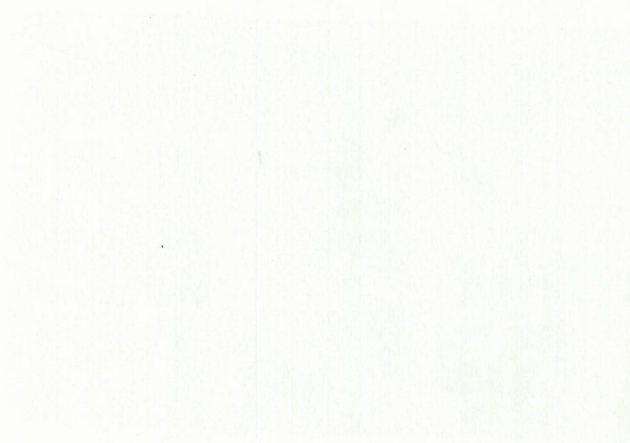
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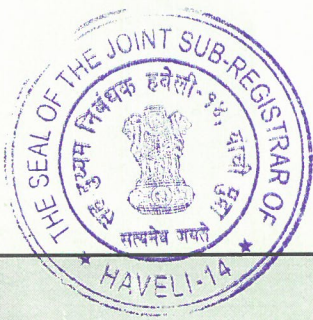
*[Handwritten Signature]*



29-07-15 15  
(8) 1000 11000 9  
1000 11000 9







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२०२४		

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAQFV7056B

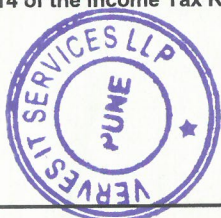
नाम / Name	VERVES IT SERVICES LLP
निगमन/गठन की तारीख Date of Incorporation / Formation	16/07/2018
	

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.  
स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)  
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.  
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".  
संलग्न पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAQFV7056B</p> <p>नाम / Name VERVES IT SERVICES LLP</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 16/07/2018</p>	<p>भारत सरकार GOVT. OF INDIA</p> 	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:</p> <p>आयकर पैन सेवा इकाई, प्रोटेक एगव टेक्नोलॉजीज लिमिटेड (पूर्व में प्रोटेक इन्फ्रास्ट्रक्चर ई-गवर्नेंस इकाई लिमिटेड) बीपी रोड, बाणेर, पुणे - ४११०१५</p> <p>If this card is lost / someone's lost card is found, please inform / return to :</p> <p>Income Tax PAN Services Unit, Protean eGov Technologies Limited (Formerly NSDL e-Governance Infrastructure Limited) 4th Floor, Sapphire Chambers, Baner Road, Baner, Pune - 411045 Tel: 91-20-2721 8080, e-mail: tmiinfo@proteantech.in</p>
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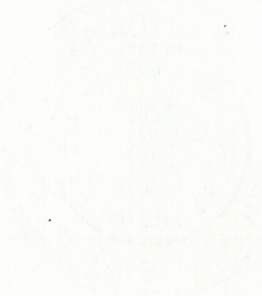
Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



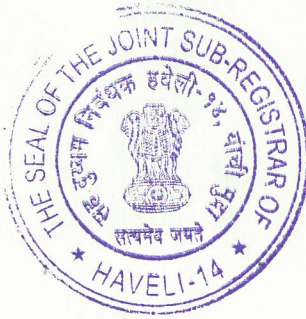
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59-2-5  
90 01 25/002



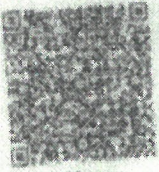
14/3/84



ह व ल-१४		
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२०२४		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card


AXLPJ0004B

नाम/ Name

SHRADDHA SHAILESH TELGE

पिता का नाम/ Father's Name  
SURESH LAXMAN JAYRAJ

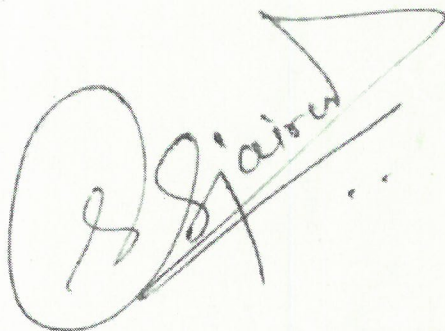
जन्म की तारीख/ Date of Birth  
01/02/1992

  
हस्ताक्षर/ Signature



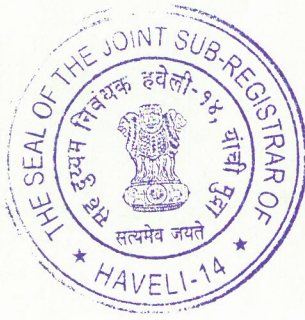
26/22017

२ 









ह व ल-१४		
२००४७	३९	७९
२०२४		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABXPE4545J

नाम / Name  
DANISH EQUBAL

पिता का नाम / Father's Name  
EQUBAL KHAN

जन्म की तारीख /  
Date of Birth  
09/11/1989

हस्ताक्षर / Signature

10112018

Signature





25	10	10
10	10	10
10	10	10



10/10/10



332/20047

बुधवार, 04 सप्टेंबर 2024 4:14 म.नं.

दस्त गोषवारा भाग-1

हवल 14

दस्त क्रमांक: 20047/2024

४०/४९

दस्त क्रमांक: हवल 14 /20047/2024

बाजार मुल्य: रु. 4,49,27,200/-

मोबदला: रु. 7,60,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,50,000/-

दु. नि. सह. दु. नि. हवल 14 यांचे कार्यालयात

अ. क्र. 20047 वर दि.04-09-2024

रोजी 4:12 म.नं. वा. हजर केला.

पावती:21230

पावती दिनांक: 04/09/2024

सादरकरणाचे नाव: मे. तेलगे प्रोजेक्ट्स लिमिटेड तर्फे डायरेक्टर सौ. श्रद्धा शैलेश तेलगे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

दस्त हजर करणाऱ्याची सही:

एकुण: 31000.00

सह दुय्यम निबंधक, हवेली-14

सह दुय्यम निबंधक, हवेली-14

दस्ताचा प्रकार: भाडेपट्ट्याचे हस्तांतरणपत्र

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिक्षा क्र. 1 04 / 09 / 2024 04 : 12 : 18 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 04 / 09 / 2024 04 : 13 : 47 PM ची वेळ: (फी)

## प्रातशापत्र

अदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील सत्यता, वैधता कायदेशीर बाबासाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणार

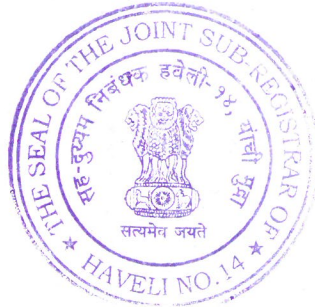
१)

२)

लिहून घेणार

१)

२)





58108.



दस्त गोपवारा भाग-2

हवल14

दस्त क्रमांक:20047/2024

04/09/2024 4 16:57 PM

दस्त क्रमांक :हवल14/20047/2024

दस्ताचा प्रकार :-भाडेपट्ट्याचे हस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. व्हर्वस आय टी सर्व्हिसेस एलएलपी तर्फे भागीदार श्री. दानिश इकबाल . पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नं. ए5/401, लुंकड स्काय व्ही, विमान नगर, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAQFV7056B	लिहून देणार वय :-34 स्वाक्षरी:-		
2	नाव:मे. तेलगे प्रोजेक्ट्स लिमिटेड तर्फे डायरेक्टर सौ. श्रद्धा शैलेश तेलगे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 302(1), तिसरा मजला, टी-29 ते 31, ओम चेम्बर्स, भोसरी, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAGCT5848L	लिहून घेणार वय :-32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्ट्याचे हस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:04 / 09 / 2024 04 : 15 : 00 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:नितीन समदडे -- वय:30 पत्ता:भोसरी, पुणे पिन कोड:411039		
2	नाव:विक्रम अशोक साळुंखे -- वय:40 पत्ता:पिंपळे गुरव, पुणे पिन कोड:411061		

शिक्षा क्र.4 ची वेळ:04 / 09 / 2024 04 : 16 : 35 PM

सह-दुय्यम निबंधक, हवेली-14

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ms TELGE PROJECTS LIMITED	eChallan	02300042024090427815	MH007783467202425E	950000.00	SD	0004311791202425	04/09/2024
2		DHC		0924042304166	1000	RF	0924042304166D	04/09/2024
3	Ms TELGE PROJECTS LIMITED	eChallan		MH007783467202425E	30000	RF	0004311791202425	04/09/2024

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

20047 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

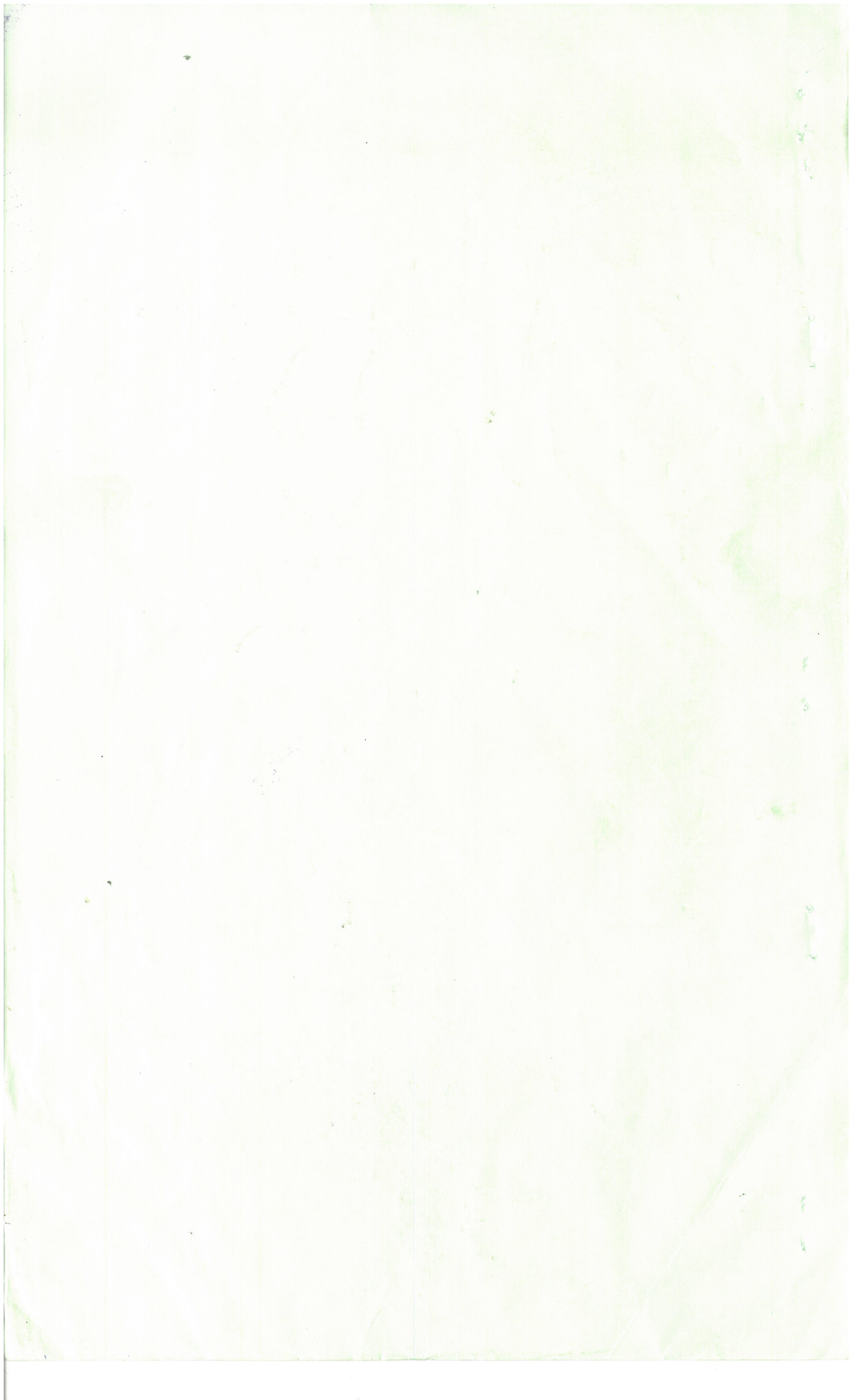
For feedback, please write to us at feedback.isarita@gmail.com











5/18871

पावती

Original/Duplicate

Thursday, October 06, 2022

नोंदणी क्र.: 39म

11:49 AM

Regn.: 39M

पावती क्र.: 19977 दिनांक: 06/10/2022

गावाचे नाव: पिंपरी वाघेरे

दस्तावेजाचा अनुक्रमांक: हवल5-18871-2022

दस्तावेजाचा प्रकार : 36-अ-लिह अंड लायमन्मेस

मादर करणाऱ्याचे नाव: मे. तेलगे प्रोजेक्ट्स प्रा.लि. तर्फे डायरेक्टर श्री. शैलेश उत्तम तेलगे -

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1100.00


पृष्ठांची संख्या: 55

एकूण:

रु. 2100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:02 PM ह्या वेळेस मिळेल.

  
 सह दुय्यम निबंधक, हवेली-5

वाजार मूल्य: रु. 600000/-

मोबदला रु. 105000/-

भरलेले मुद्रांक शुल्क : रु. 16500/-

**सह-दुय्यम निबंधक वर्ग-२**  
**हवेली क्र ५, पिंपरी-चिंचवड**

1) देयकाचा प्रकार: DHC रकम: रु. 1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0510202201030 दिनांक: 06/10/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008822768202223E दिनांक: 06/10/2022

बँकेचे नाव व पत्ता:





CHALLAN  
MTR Form Number-6



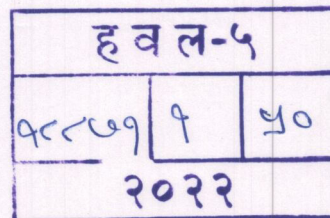
GRN	MH00882276820223E	BARCODE			Date	05/10/2022-17:53:15	Form ID	36A	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID / TAN (If Any)					
Type of Payment Registration Fee				PAN No.(If Applicable) AAGCT5848L					
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name TELGE PROJECTS PVT LTD					
Location PUNE									
Year 2022-2023 One Time				Flat/Block No. OFFICE NO. 304(2), OM CHAMBERS					
Account Head Details			Amount In Rs.	Premises/Building					
0030046401 Stamp Duty			16500.00	Road/Street PLOT NO. T-29, T-30, T-31, MIDC					
0030063301 Registration Fee			1000.00	Area/Locality PIMPRI WAGHIRE, PUNE					
				Town/City/District					
				PIN 4 1 1 0 1 8					
				Remarks (If Any)					
				PAN2=AALFP5378D-SecondPartyName=Ms PRECITEK-					
Total			17,500.00	Amount In	Seventeen Thousand Five Hundred Rupees Only				
				Words					
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	02300042022100554439 222789026271			
Cheque/DD No.				Bank Date	RBI Date	05/10/2022-17:57:08 Not Verified with RBI			
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
संदर्भ नंबर केवल दस्तावेज निकाश के लिए ही मान्य है। निकाश न करवाया गया दस्तावेज संदर्भ नंबर नहीं है।

Mobile No. : 0000000000

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-5-18871	0004348206202223	06/10/2022-11:49:16	IGR012	1000.00
2	(IS)-5-18871	0004348206202223	06/10/2022-11:49:16	IGR012	16500.00
Total Defacement Amount					17,500.00







हवल-५		
१८८७९	२	५०
२०२२		

### LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT ("this Agreement") is made at Pune on this 6<sup>th</sup> day of October, 2022 between M/S.Precitek Components, PAN- AALFP5378D, a Registered partnership firm and having its registered office at EL Block, EL 21/1/7, MIDC Bhosari, Pune 411026 herein represented by its Partner and Authorised representative 1) Mr.C H Satyanarayana ,Age - 45 Years , Occupation - Business, PAN - AGDPC4586G Residing at Flat No.F07, Alcon Square , Indrayaninagar, PCNTDA, Bhosari, Pune - 411026 ,2) Mrs. Subhashini Dasari, Age - 39 Years , Occupation - Business, PAN - ALFPD8614F , Residing At Plot No.431, Flat No.4, Sector No.24, PCNTDA, Nigadi, Pune 411044, hereinafter called "**the Licensors**" (which expression shall unless being repugnant to context or meaning hereof be deemed to mean and include their respective heirs, legal representatives and permitted assigns) of the One Part **And Telge Projects Private Limited.** a company incorporated under the provisions of Companies



Act, 1956, having its Registered Office at Plot No.26, Sector No.18, Mahatma Phule Nagar, G Block, Chinchwad, Pune - 411019. hereinafter referred to as **"the Licensee"** (which expression shall, unless contrary to the context or meaning thereof, mean and include its successors and permitted assigns) of the Other Party.



हवल-५		
१८८७९	३	५०
२०२२		

**WHEREAS:**

The Licensors are the owner of and are seized and possessed of the office Premises No. 3042 situated at T-29/31, Bhosari Industrial Estate Bhosari, Pune-411026, admeasuring 1232 sq.ft.(saleable area) and 828 sq.ft. (Carpet area) located on 3<sup>rd</sup> floor, in the building known as "OM Chambers" more particularly described in the **Schedule** hereunder written and as shown in Red colour boundary line on the floor plan annexed and marked as **Annexure 'A'** hereto (hereinafter referred to as **"the said premises"**).

- a) 1232 Sq.ft. Saleable Area (hereinafter called **"the said Premises"**)
- b) The abovementioned property i.e. "OM Chambers" is a designated Private Information Technology Park (**"I.T. Park"**) in accordance with the provisions of IT and ITES Policy, 2003 and the amendments/ notifications (**"the said Policy/I.T. Park Policy"**) issued by the Government of Maharashtra from time to time including but not limited to GR No. IMC2008/ (C. No. 46) Industry - 2, dated 13<sup>th</sup> August, 2008 and Notification bearing No.TBP 4308/2991 CR-253/08/UD-11 dated 7<sup>th</sup> July, 2010 issued by the Government of Maharashtra and that that proposed construction is designated on a 20:80 ratio.
- c) Pursuant to the negotiations between the Licensors and the Licensees, the Licensors have agreed to grant and the Licensees have agreed to accept the license to temporarily use and occupy **"the said Premises"**.
- d) The Licensors have represented to the Licensees that :-



i) The Licensors are the owners of and well and sufficiently entitled to "the said Premises" and no other person has any right, title or interest therein.

ii) The Licensors are entitled to grant a license in respect of "the said Premises" as hereunder contemplated and the Licensors are otherwise not restrained in any manner from allowing the Licensees to use and occupy "the said premises".

e) The Licensees have represented to the Licensors that:

i) The license allowing use of "the said Premises" as hereinafter stated will not tantamount to a tenancy and will not create any tenancy or other similar right or interest and the Licensees undertake and assure not to make any such claims in any proceedings or otherwise;

ii) That "the said Premises" shall be used by the Licensees and only by their authorised officers, servants, agents.

iii) That "the said Premises" shall be used exclusively as a Office and for no other purpose ;

iv) At no point of time will the Licensees or any one on behalf of the Licensees contend that this agreement confers to them any right, title or interest of any nature or other similar right or interest in "the said Premises" or any part thereof;

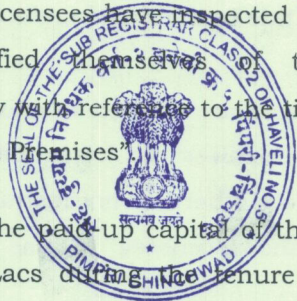
v) The Licensees are neither entitled to nor will they claim protection of the Maharashtra Rent Control Act, 1999 or any statutory modification or re-enactment thereof or any law giving any protection to a tenant or a Licensees. It is the express intention of the parties hereto that this Agreement shall be a mere license and shall be governed by the provisions of Section 24 and other applicable provisions with respect to license only of the Maharashtra Rent Control Act, 1999.



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- vi) That the Licensees have inspected "the said Premises" and has satisfied themselves of the condition thereof particularly with reference to the title, use and occupation of "the said Premises"



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Although the paid-up capital of the Licensee is less than INR 100 Lacs during the tenure of 05(Five) years, the Licensee unconditionally covenant that they shall be liable and responsible for handing over vacant possession of the licensed premises to the Licensor on the expiry or sooner determination of the License. This covenant of the part of the licensee shall be and form a fundamental term of "Leave and License Agreement" which will be executed between the parties here to.

- vii) The Licensees have obtained all applicable permissions from the Government of India or any other body or authority to carry on business in India and all such permissions are valid and that the licensees has not violated or committed any breach of the terms and conditions of any such permissions.

- f) Relying upon the representations made by the parties hereto to each other and believing the same to be true, the Licensors have agreed to allow the Licensees the license to temporally use and enter upon "the said Premises" and the Licensees have agreed to accept such license strictly on the terms and conditions set out hereinafter without creating any tenancy or other rights or interest of whatsoever nature it being the express intention of the parties that the "Leave and License" is purely temporary and for the personal use or occupation of the Licensee and for no other purpose and the Licensee shall not create any rights nor assign or transfer the benefit of this "Leave and License" to any third party or person.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY  
AGREED AND CONFIRMED BY AND BETWEEN THE  
PARTIES HERETO AS FOLLOWS:-**



1. **LICENSED PREMISES:**

- 1.1 The Licensors shall grant a bare, non-assignable and non-transferable facility/arrangement to use "the said Premises" on "Leave and License" basis to the Licensees in the Property known as "OM Chambers" situated at T-29/31, Bhosari Industrial Estate, Bhosari, Pune-411 026, admeasuring 1232 Square Feet.

2. **GRANT OF LICENSE:**

- 2.1 The Licensors shall allow and permit the Licensees, subject to and upon the terms and conditions herein contained, to enter upon and use "the said Premises" on 'Leave and License basis' for a period of 60(Sixty) months (hereinafter referred to as "the Licence Period") commencing from 16<sup>th</sup> August, 2022 (hereinafter called the Commencement Date) and expiring by efflux of time on 15<sup>th</sup> August, 2027 unless the same is determined earlier by the parties hereto as hereinafter provided subject to a lock in period of 36(Thirty Six ) months as set out in clause 15.4 herein.

3. **APPROVALS/SANCTIONS:**

- 3.1 The Licensees shall obtain all the necessary approvals and sanctions of the concerned authorities, if any, for carrying out the fit-outs at its own cost within the License Fee Free Period and it is agreed that in no event License Fee Free period shall be extended on any ground whatsoever including delay in approvals, sanctions or force majeure etc.

Licensors hereby confirms that it has a clear legal and marketable title to The Said Premises and has all the required authorization, permissions and legal capacity to



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license the Premises to the Licensee as contemplated in this Agreement.

Licensor has assured to the Licensee that all the required permissions, approvals and other permissions as may be

applicable and required from MIDC or any other relevant authorities have been taken and are current and valid as

of the date of signing of this Agreement. In any case the

Licensor shall be solely responsible for obtaining

approvals and maintain statutory compliances at all

times during the License Term. The Licensor has

expressly assured the Licensee that the Licensee will be

allowed to peacefully operate from and conduct business

from the Said Premises and that the Licensee will not

face any eviction or will not be made to vacate the Said

Premises from any competent authorities like MIDC/DIC

or any other concerned government department. The

Licensor hereby represents that all the required

permissions, approvals relating to the building/Property

and the Said Premises have been obtained and shall keep

the Licensee indemnified at all times against any

penalties, costs, liabilities, legal actions, or any other

actions taken or brought against the Licensee in this

regard. The Licensor shall be solely liable and

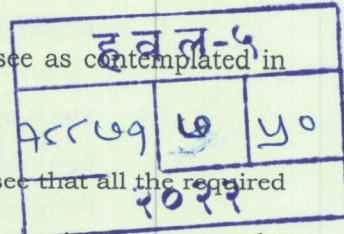
responsible to resolve at its own efforts and cost any and

all issues/disputes/ queries raised by any authorities in

this respect. OC, Fire NOCs along with other required

statutory documents as required by the local authorities

shall be the responsibility of the Licensor at all times.





3.2 The Licensors shall not use the lifts except the service lifts for the purposes of carrying load bearing materials to "the said premises" at the time of such fit outs as mentioned in this clause

3.3 It is expressly clarified and agreed between the parties hereto that before carrying out any such fit-outs/interior works, the Licensees must obtain the prior written approval from the Licensor of the entire plan for carrying out such fit-outs/interior works and also a written permission for carrying out such works, which approval/permission will not be unreasonably be withheld by the Licensor unless the same has been also disapproved by the concerned Competent Authority.

#### 4 LICENSE FEES OR COMPENSATION:

4.1 The Licensees shall pay to the Licensors, a sum of Rs.95000/- (Rupees Ninety Five Thousand only) per month of the chargeable area (i.e. 1232 sq. ft.) for the initial period of 12(Twelve) months commencing from 16<sup>th</sup> August, **2022** and expiring on 15<sup>th</sup> August, **2027** as License fee or compensation in advance by 1<sup>st</sup> day of each English Calendar month (hereinafter referred to as "the License fee"). The said License Fees shall be paid monthly in advance after completion of every month on or before 1<sup>st</sup> of preceding English Calendar month during the entire tenure of "Leave and License".

4.2 The License Fee shall be escalated by 5% over the last paid License fee, every year (hereinafter referred to as "Increased License Fee").

4.3 In addition to Licensees Fee and/or Increased License Fee as the case may be, the Licensees shall pay to the Licensor the applicable GST, any other duties and tax currently payable and/or payable in the future, as and when applicable to the Licensor. It is also clarified that all new additional taxes pertaining to the premises which are currently payable and/or become due and payable in



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respect of such license shall be borne and payable by the Licensee alone.

- 4.4 The License fee payable shall be inclusive of the amount of present MIDC Taxes subject to clause 6.1 below
- 4.5 The License fee payable shall also be Exclusive of common areas maintenance charges payable and levied by the condominium/Society/ Limited Company as the case may be

The Licensee shall also bear Maintenance Charges of Rs.6160/- (Rupees Six Thousand One Hundred Sixty only) + GST as applicable per month @ Rs.5/- per sq. ft. per month on Saleable Area exclusive of property tax which will be borne by the Landlord throughout the tenure of License. The said Maintenance charges shall remain fixed throughout the tenure. The Licensee shall also paid AMC & insurance charges for said unit.

- 4.6 The Licensees shall pay the said license fee or compensation to the Licensors subject however to such deduction there from of the amount of tax deducted at source in accordance with and in compliance with the provision of the Income-tax Act, 1961 and the rules framed there under and shall thereafter furnish to the Licensors the tax deducted Certificate in respect thereof.
- 4.7 The Lensor shall be responsible for payment of current and future MIDC/Property tax as applicable pertaining to "The Said Premises".
- 4.8 It is agreed that the Licensors shall permit the Licensees to park 01 (One) car at building "Om Chambers". The 01 (One) car parking number is B-16 and the 01 (One) car parking slot is shown in hatched lines on the plan annexed as **Annexure "B"**.
- 4.9 The Licensees hereby unconditionally and irrevocably confirm and declares that as a responsible corporate body, it has carefully considered on merits the quantum



of the reparation payable hereunder to the Licensor and that the Licensees consider the same to be reasonable and proper, and therefore, the question of the Licensee making any application of whatsoever nature and to whomsoever, for re-fixation of the said reparation payable hereunder, does not and cannot arise, for the entire duration of this arrangement or renewal thereof if any. The Licensees hereby irrevocably and unconditionally agrees, undertakes and covenants that it shall not make such application at any time whatsoever. This arrangement and covenant of the Licensees constitutes the fundamental essence of this arrangement and the Licensors has entered into and executed this "Leave and License" arrangement expressly relying upon the same.



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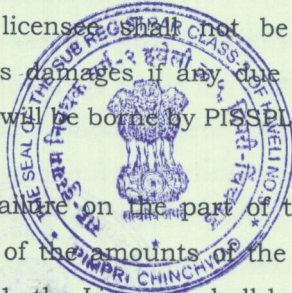
- 4.10 The Licensees agree that Time shall always be of Essence with regard to all the payments that are due / payable and also for handing over the peaceful and vacant possession of "the said premises" in good order and tenantable condition to the Licensors at the time of expiry, sooner termination, determination of the "Leave and License Agreement", normal wear and tear excepted.
- 4.11 That in the event of delay of payment of sums due as mentioned herein before and elsewhere in the agreement, the Licensee shall be liable to pay interest @ 18% per annum for the delayed period without prejudice to such other remedies which are available to the Licensor under this Agreement.
- 4.12 Any direct taxes Levied on account of receipt of license fee shall be to the account of the Licensor.

## 5. OUTGOINGS:

- 5.1 In addition to the license fees, the Licensees shall also be responsible for all electricity consumed in "the said Premises" by the Licensees during the period of the license as per the electric meter/meters as well as for the



payment of telephone bills including rentals for the telephone installed in "the said premises", as well as water charges and air conditioner charges. However the licensor shall provide disruption free power supply from MSEB/MSEDCL or provide the necessary Generator/Power Back up , so that the day today running of the licensee shall not be disturbed and financial/business damages if any due to disruption of continues Power, will be borne by PISSE.



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5.2 In the event of failure on the part of the Licensees in making payment of the amounts of the bills mentioned hereinabove in 5.1, the Licensor shall be entitled to and the Licensees shall reimburse to the Licensor for any and all payments made by the Licensor with respect to the said bill(s), along with simple interest thereon at the rate of 18% per annum from the expiry of the period of **15 (Fifteen)** days of due dates till the date of actual payment.

5.3 The Licensors shall forward the bills to the Licensees who agree to clear the same within the time stipulated thereupon, It is agreed that the Licensees shall pay the applicable charges for consumption/use of electricity, water charges, telephone etc., based on the bills received from the concerned authority.

## 6. OBLIGATION OF PAYMENT OF TAX AND CESS ETC:

6.1 The current and future property tax pertaining to the "The said premises" shall be the borne by the Licensors during the entire tenure of "Leave and License". The Licensees shall pay the License Fees, Increased License Fees and charges for consumption and use of electricity, water and telephone charges based on the bills received from the concerned authorities. In addition to License Fee the Licensees shall pay applicable GST.



- 6.2 The Licensors shall be responsible for current and future MIDC taxes, rates, cess, and other charges to the MIDC and to the Local authorities as may be applicable.

## 7. SECURITY DEPOSIT:

- 7.1 The Licensees shall keep deposited a sum of Rs.6,00,000/- (Rupees Six Lacs only) with the Licensor as an interest free refundable security deposit for the due performance and observance of the terms and conditions of this Agreement. (hereinafter referred to as "Security Deposit"). The said deposit shall not carry any interest.
- 7.2 The said Security Deposit shall remain deposited with the Licensor throughout the subsistence of the "Leave and License Agreement". On the expiry or earlier determination of this Leave and License Agreement, the Licensors shall refund the said deposit to the Licensees, within 07(Seven) working day after handing over vacant, peaceful and quiet physical possession of "the said Premises" pursuant to clause 15 and clause 16 of this agreement and subject to the provisions of deductions there from contained in this Agreement as payable by the Licensees and the refund shall be by a cheque.

## 8. POSSESSION AND OCCUPATION:

- 8.1 The Licensors shall hand over a duplicate set of keys of "the said Premises" to the Licensees for the more convenient enjoyment of "the said Premises" on the commencement of the License period. The said duplicate set of keys shall be returned by the Licensees to the Licensors on the determination of this Agreement and the handing over of the possession of "the said Premises" to the Licensors.
- 8.2 The Licensees hereby acknowledge that even on the commencement of the use and occupation of "the said Premises", the Licensor alone shall remain in possession, be in possession and be deemed always to have remained



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in possession of "the said Premises" and that the Licensees shall at no time whether during the subsistence of the License or thereafter claim to be in possession of "the said Premises" or any part thereof and a duplicate key of the main entrance door of "the said Premises" shall be given by the Licensor to the Licensees and the Licensees will not change the lock.

- 8.3 It is hereby agreed between the Parties hereto that at all times the possession of "the said Premises" shall be of the Licensor alone.

9. **USER:**

- 9.1 It is agreed between the parties hereto that the Licensees shall use "the said premises", only by themselves and through their staff members, officers, executives and agents.

- 9.2 It is also agreed that in the event that the Licensors transfer, mortgage, assign and/or alienate "the said Premises" to any third parties, the same shall be upon informing the Licensees so that the rights of the Licensees are not prejudiced, jeopardized or adversely affected and further subject to the terms and conditions of these presents which shall be binding upon the assignors and/or the successors of the Licensors.

- 9.3 The Licensees however under this Agreement unconditionally and irrevocably consent to the Licensors in obtaining any financial arrangement by way of mortgage or otherwise on the security of the Licensed premises without seeking any further letter, NOC , deed or document in that behalf from the Licensees.

- 9.4 The Licensees shall be entitled to use "the said Premises" as an office without any hindrance, obstruction or interference from the Licensors or any person lawfully claiming from or under them.



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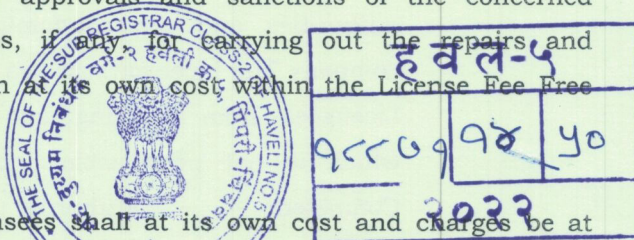
# 10. RIGHTS OF THE LICENSEES :

10.1 The Licensees at its own costs and charges is entitled to carry out all renovation and interior work in "the said Premises" but it shall not carry out any structural alternations or additions without the prior written consent of the Licensors. Such renovation, and interior work in "the said Premises" shall not cause any damage to "the said Premises" or any of the other premises situated in the building in which "the said Premises" is situated. Additionally, the Licensees shall obtain all the necessary approvals and sanctions of the concerned authorities, if any, for carrying out the repairs and renovation at its own cost within the License Fee Free Period.

10.2 The Licensees shall at its own cost and charges be at liberty to paint "the said premises" internally and also to install in "the said premises" such appliances , other fittings and fixtures including screens, racks, shelves or partitions of non permanent and non-structural nature, water, gas, telephones, electric, sanitary, communication and other equipment's, cables, fixtures, fittings, lights, fans, air conditioners and other infrastructure facilities and such conveniences as are reasonably required by it for or in connection with the proper and full and beneficial use, occupation of "the said premises" and the Licensees shall be entitled at any time during the currency or on the termination of this Agreement to remove at its cost and expense all or any of the foregoing

10.3 The Licensees shall be entitled to bring in and install, into "the said premises" at its own costs and expenses, furniture, telephones, telefaxes, computers, teleprinters and telegraphic connections in "the said premises".

10.4 The Licensors shall be responsible for all major and structural repairs of "the said premises" as and when necessary, unless such repairs are necessitated on account of the acts of the Licensees.





10.5 The Licensors shall not use the lifts except the service lifts for the purposes of carrying load bearing materials to "the said premises" at the time of repairs and renovations.

10.6 The Licensees shall use "the said Premises" for the purpose contemplated under this Agreement and the Licensees shall obtain all the requisite statutory permission in that regard from all the concerned authorities and the condominium / Society/Limited company. The Licensor reserves the right to disallow the Licensees from carrying out such activity/business which is not permissible and not approved by the Competent Authority and the condominium/Society/Limited company. The Licensees shall not change the usage of "the said Premises" once permitted by the Licensor and the concerned Competent Authority and the condominium.

**11. ENJOYMENT:**

11.1 From the commencement of the License Period, the Licensees shall be allowed to display its name and logos and graphics on the entrance to the Premises and within Premises as per the norms of the condominium. Any signage installed or erected contrary to the Licensors "Signage Guidelines" and without written approval of the Licensor shall be removed by the Licensor and the cost of such removal shall be recovered from the Licensee. Furthermore, for the period during which such Signage was illegally displayed, the Licensor shall be entitled to recover suitable penalty and compensation from the Licensee.

11.2 It is expressly agreed between the parties hereto that the Licensees shall be entitled to peacefully enjoy the license for the use of "the said Premises" during the period of license subject however to the compliance by the



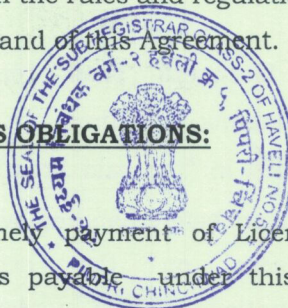
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Licensees with the rules and regulations applicable to the said building and of this Agreement.

**12. LICENSEES'S OBLIGATIONS:**

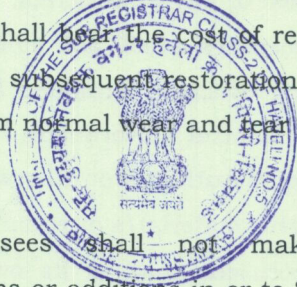
- 12.1 To make timely payment of Licence Fee and other charges/Taxes payable under this Agreement to the Licensor.
- 12.2 The Licensees will take due care and caution at all times during the usage of "the said Premises" as licensees thereof and shall keep "the said Premises" in good order and condition.
- 12.3 The Licensees shall not do any illegal or unlawful activity or permit anything to be done in "the said Premises" which is likely to be a nuisance or annoyance to the other occupants or which may cause damage to "the said Premises" or any part thereof.
- 12.4 The Licensees shall not store in "the said Premises" anything which is forbidden by law, notification issued by the Central Government, State Government or any other local Authority or otherwise or any hazardous or in flammable material/s or equipment.
- 12.5 The Licensees shall at its own costs insure and keep insured during the term of this agreement all its furniture, fixtures and other equipment's, kept or installed in "the said Premises" from and against any loss or damage, caused by earthquake, flood, tempest, fire, theft etc or force Majeure.
- 12.6 The Licensees shall observe and perform all the rules and regulations made by the Licensors condominium / Society/Limited company, to be observed by the occupants of the building, for use of "the said Premises" and shall not do or suffer to be done anything in/to "the said Premises" which is or likely to be a nuisance or annoyance to the other occupants of the said Building.
- 12.7 The Licensees agree that it shall not do, omit or suffer to be done anything where by the Licensor's right to hold "the said Premises" is affected, forfeited or extinguished.



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12.8 The Licensees shall remove all articles, things, installations, fixtures, cabinets, equipment's, etc. installed in "the said Premises" by the Licensees at its own costs before handing over the possession back to the Licensors on the expiry/determination and/or termination of this agreement without causing any damage to "the said Premises" and restore "the said Premises" to the same condition as it was when handed over at the inception of this Agreement (normal wear and tear excepted). In case the Licensees leave behind any articles, installations, fixtures, etc., it shall not be entitled to any compensation or cost of such articles, installations, fixtures, etc. However, the Licensors may get the same removed, at the cost of the Licensees. It is agreed by and between the Parties hereto that the Licensees shall bear the cost of removal of fixtures and fittings and subsequent restoration of the premise to the original form normal wear and tear excepted.



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12.9 The Licensees shall not make any alterations, modifications or additions in or to "the said Premises" of a permanent or structural nature without the prior written consent of the Licensor and except in accordance with the plan for interior works as approved by the Licensor (which approval will not unreasonably be withheld unless the same has been also disapproved by the concerned Competent Authority and the condominium). The Licensees shall obtain the necessary approvals of the concerned authorities such as the MIDC, the Licensors / Condominium/Society/Limited company etc. as the case may be, in writing.

12.10 The Licensors may terminate this Agreement in the event the License fails to obtain the requisite approvals in this regard from the Relevant Statutory Authorities and/or fails to perform or comply with the terms and conditions herein notwithstanding what is stated herein and further notwithstanding the lock in period.



12.11 The Licensees shall make good to the Licensor any loss or damage caused directly by any act of omission or commission to "the said Premises" by the Licensees, its servants, visitors, agents or any user of "the said Premises" or any part thereof during the License period.

12.12 The Licensees, during the subsistence of this "Leave and License Agreement", shall maintain and keep "the said Premises" in good and tenable condition at its own cost and expenses. The Licensee shall insure and keep insured all its belongings including the furniture, fixture, and such belongings of its employees, staff etc in the said Licensed premises. All day to day minor repairs/maintenance, as may be required with respect to "the said Premises" or any part thereof, shall be carried out by the Licensees itself at its own costs. In the event, the Licensees fails to carry out such repairs within 15(Fifteen) days of receiving written notice from the Licensors, the Licensors shall have a right to enter upon "the said Premises" and carry out the required repairs/reinstatement etc. at the cost of Licensees in all respects. The Licensees shall reimburse the amount of expenses so incurred by Licensor within a period of fifteen days from being intimated by the Licensor in that behalf. Delay in making payment of such amount, shall carry simple interest at the rate of 18% per annum.

12.13 The Licensees hereby agree and confirm that if any work and/or restoration or any related matter is required to be done with regard to elevation of the Building or any part thereof or any other related matter in accordance with the statutory regulations or otherwise, the Licensees shall co-operate with the Licensors in all respects. The Licensor shall endeavour that such work does not substantially interfere with the peaceful use of the Licensees in "the said Premises" and does not cause any inconvenience to the Licensees, its staff or clients.



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### 13 LICENSORS' OBLIGATIONS:

13.1 The Licensors shall duly observe and perform abide by and otherwise comply with all laws, rules and regulations applicable to the said building particularly "the said Premises" from time to time and for the time being in force in so far as to the extent they are required to be observed, performed or complied with by them.

13.2 If at any time during the license period "the said Premises" are destroyed/damaged and rendered unfit for use and habitation for a continuous period of not less than 30(Thirty) days in that case, the License granted under this agreement shall stand suspended for such period until "the said premises" are rendered fit for use again subject to clause 16.3 below. During the period of suspension of the license the Licensees shall not be entitled to pay any license fee or compensation to the Licensors.

### 14. PERSONAL RIGHT:

14.1 The license hereby granted by the Licensors to the Licensees is personal to the Licensees who shall not at any time assign the same and/or transfer the benefit of this Agreement to any other person or party or company. It is the express intention of the parties hereto that the permission has been granted only to the Licensees to use and occupy "the said Premises" as Licensees thereof.

14.2 Nothing herein contained shall be construed as creating any right, interest, tenancy or sub-tenancy (statutory or otherwise) whatsoever in favour of the Licensees in or over or upon "the said Premises" or any part thereof or as transferring any interest therein in favour of the Licensees other than the permissive right as Licensees of use and occupation hereby granted. The Licensors are and shall be in exclusive possession and in full charge and control of "the said Premises" at all times and the Licensees shall be merely in use thereof. It is the express



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intention of the parties hereto that this Agreement shall be a mere license and shall be governed by the provisions of Section 24 and other applicable license provisions of the Maharashtra Rent Control Act, 1999.

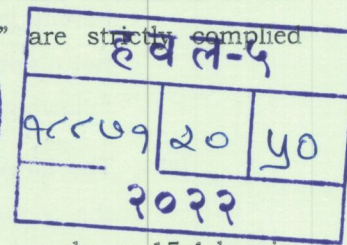
14.3 The Licensees agrees that the License shall not claim protection of the Maharashtra Rent Control Act, 1999 or any modification or re-enactment thereof or any law giving any protection to a tenant or a licensees and that notwithstanding any change in law the rights and liabilities of the parties set out herein will remain unaffected.

14.4 That the Licensees shall not be entitled to and shall not assign, transfer, sublet, share occupation or create any third party right or interest in respect of "the said Premises" or any part thereof except as permitted in this Agreement. The Licensees, during the License period, shall not create any kind of mortgage, charge, any lien in any manner whatsoever on "the said Premises" and the Licensees shall not raise any finance in any manner with "the said Premises" as security. The Licensees shall not permit and/or allow any third party to occupy "the said Premises" including its subsidiaries, affiliates or group companies. Notwithstanding the above, the Licensees shall continue to pay the license fee and other charges and shall ensure that the terms and conditions of this "Leave and License Agreement" are strictly complied with.

# 15. **TERMINATION**

15.1 Subject to the lock in period as per clause 15.4 herein, the Licensees hereto shall be entitled to terminate this Agreement for convenience by giving a prior written notice of minimum Six months to the Licensors.

15.2 It is agreed that the tenure of the agreement, if there is any change in the constitution of Licensees and/or the share capital pattern; the same shall be communicated in writing to the Licensors immediately.





15.3 It is agreed that the tenure of the agreement if the Licensees becomes bankrupt or insolvent or is wound up, or if any proceeding is brought against Licensees, voluntarily or involuntarily, under the bankruptcy laws or any insolvency laws, Licensors shall be entitled to terminate this "Leave and License Agreement". The Licensee shall immediately communicate in writing to the Licensors about filing of such proceedings and thereupon The Licensors shall have right to terminate this "Leave and License Agreement" after giving a written notice of minimum One month to the Licensee.

15.4 Licensees shall not have any power or authority or be entitled to terminate this "Leave and License Agreement" for the initial period of 36 (Thirty Six) months commencing from Commencement date (hereinafter referred to as "**the lock in period**") provided that the Licensors shall be entitled to terminate the said license for non payment and/or noncompliance of the terms and conditions of the Agreement on the part of the Licensees.

15.5 Notwithstanding what is stated in clauses 15.1 & 15.2 above, the Licensors shall be entitled to terminate or determine this Agreement earlier than the term fixed hereby (whether the initial or extended term) and in the not manner stated in this clause on the happening of the following events:-

- (a) The Licensees, commits a breach or breaches of any of the terms, conditions or covenants to be observed and performed it under this Agreement.
- (b) The Licensors serves a written notice upon the other party informing of such breach or breaches.
- (c) The Licensees omit, fail and/or neglect to remedy such breach or breaches complained of within 30 (Thirty) days of the aggrieved Party's notice under sub-clause (b) hereof.

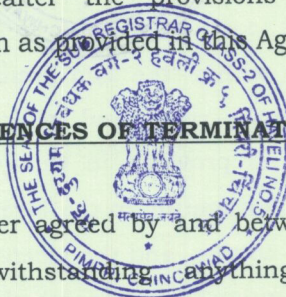


- (d) The termination or determination of the term of the license shall take effect on the expiry of the 30<sup>th</sup> day upon a written notice duly served upon the Licensees and thereafter the provisions consequent to such termination as provided in this Agreement shall follow.

**16. CONSEQUENCES OF TERMINATION:**

- 16.1 It is further agreed by and between the parties hereto that notwithstanding anything contained in this Agreement, on the expiry of or upon sooner determination/termination of this Agreement, if the Licensor does not refund the said Security Deposit (after deducting such amounts as are actually due from the Licensees under this Agreement and as provided in clause 7.2 above), to the Licensees, then in that event, without prejudice to any other remedy available to the Licensees, the Licensees shall be entitled to receive from the Licensor and the Licensor shall be liable to pay to the Licensees interest @ 18% per annum on the amount of the Security Deposit till the said Security Deposit is refunded in full to the Licensees and till the time the Licensor has not refunded the Security Deposit, the Licensees shall use, occupy and remain in possession of "the said Premises" without paying License Fees and /or any other amounts to the Licensor or authorities. During this period, the Licensor shall also pay electricity charges and other charges payable under this Agreement until the refund of Security Deposit. In such an event, Licensees/employees of the Licensees shall be entitled to use and occupy "the said Premises" without any obligation of paying License Fee to the Licensor and such use and occupation by the Licensees/employees of the Licensees shall not amount to trespass. This provision is without prejudice to all other legal rights and remedies of the Licensees including to recover of the Security Deposit from the Licensees.

- 16.2 It is agreed that on expiry or upon sooner determination / termination of this Agreement and in the event the



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Licensees fails to hand over the vacant, quiet and peaceful physical possession of "the said Premises" to the Licensor together with the all the assets provided by the Licensor within "the said Premises" simultaneously with the Licensor ready and willing to refund the Security Deposit as provided in this Agreement and upon the Licensor intimating to the Licensees of their intention to do so in writing, and the Licensees not handing over the vacant, quiet and peaceful physical possession of "the said Premises" then the Licensor shall be entitled to charge, and the Licensees shall be liable to pay, the amount equivalent to two times of prevailing License Fees for each day of unlawful/un-permitted use of "the said Premises", from the date of termination or early determination of License until quiet, vacate and peaceful the possession of "the said Premises" are handed over to the Licensor. The Licensees agrees that the amount, i.e., two times of prevailing License Fees is pre-assessed compensation, which Licensors is likely to suffer and the same does not amount to penalty but rather is genuine, pre-assessed compensation which Licensor is entitled for. In the event that such pre-assessed compensation is not paid in advance the Licensor shall be entitled for interest at the rate of 18% p.a. besides discontinuing all facilities and maintenance to "the said Premises" and the car park. During this period, the Licensees shall also pay electricity charges and other charges payable under this Agreement until the vacant and peaceful possession of "the said Premises" is handed over to the Licensor. It is also agreed between the parties that whether such pre-assessed compensation is paid or not, the possession of "the said Premises" by the Licensees is illegal and unlawful and the Licensors shall have the right to remove the Licensees from "the said Premises" and/or Licensees and its agents including all of its articles, effects and belongings within "the said Premises". In such an event, the entry of the Licensees/employees of the Licensees or any other persons in "the said Premises" will amount to trespass and the Licensor shall have the right to take all legal steps to prevent the Licensees/employees of



Licensees and the persons aforesaid from committing such trespass upon "the said Premises" and the Licensors shall not be liable for any loss, damage or injury caused to any person or property therein while enforcing its right under this Agreement.

- 16.3 Subject to clause 14.2 above, the Licensees shall be entitled to terminate the License in the event of the Licensors failing to restore "the said Premises" or any part thereof within 180 days of it being destroyed or damaged by fire, floods, earthquake, or due to any act of Force Majeure which rendered "the said premises" or any part thereof unfit for use, occupation or enjoyment by the Licensees for the purpose and in accordance with the terms of the Agreement. The Licensees shall not be liable to pay the License Fee/proportionate amount of License fee from date of receipt of Notice by the Licensors from the Licensees as per clause 14.2 above stating that "the said Premises"/any part thereof have become unfit for use by the Licensees in terms of this "Leave and License Agreement" However, on the Premises being restored to good condition and on receipt of Notice by the Licensees from the Licensors intimating the same, the Licensees shall be liable to pay and shall pay the License fees in terms of this "Leave and License Agreement".

- 16.4 The Licensees agrees to carry out normal repairs as required from time to time to "the said Premises" at the cost/ expense of Licensees so that "the said Premises" are in the good and tenable condition.

#### 17. INSPECTION

- 17.1 The Licensors shall its authorized agents shall be entitled at any time during the continuance of this "Leave and License Agreement" by giving at least 24 (Twenty Four) hours prior written notice or in case of any leakage or similar urgency, at any time during office hours without giving any written notice, to enter upon "the said Premises" for the purpose inspecting the conditions



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thereof, and ensuring that the Licensees had duly observed and complied with all its obligations under this "Leave and License Agreement".

### 18. NOTICE:

- 18.1 Any notice intended to be given by any party hereto to the other shall be deemed to be properly and validly given only if it is delivered or sent by any means of prepaid recorded delivery like personal delivery or by Registered Post, with acknowledgment, or Speed Post, with acknowledgement, at the addresses given under

#### LICENSORS

**Precitek Components**

EL Block, EL 21/1/7, MIDC Bhosari, Pune 411026

#### LICENSEES

**Telge Projects Private Limited.**

Plot No.26, Sector No.1, Mahatma Phule Nagar,  
G Block, Chinchwad, Pune - 411 019

### 19. RELAXATION:

- 19.1 Any relaxation or indulgence or concession given by either party or failure to act by one party shall not be deemed to have allowed or amended this Agreement in any manner whatsoever or infringe the rights of the other party.

### 20. FURTHER UNDERSTANDING:

- 20.1 The Licensors shall retain the keys of "the said Premises" and the Licensees shall not alter the existing locking device on the main entrance doors of "the said premises". Duplicate keys shall be handed over to the Licensees.
- 20.2 In the event there is a damage, leakage or any condition owing to the negligence or act or omission on the part of the licensees, which requires the Licensees to make good



the said loss or damages, the Licensees shall make good the said loss at its own costs.

20.3 During the entire License period , the Licensee alone shall be responsible for security of his furniture, fixtures ,Computers ,Fax, Printers Teleprinters and / or any such equipment's, kept or installed in "the said Premises" from and against any loss or damage, theft etc. The Licensor shall not be held responsible for any such damage, theft, Loss etc and Licensor shall not be liable to pay to the Licensee any compensation for such damage, theft, loss that may be caused during the entire License period. Licensor shall not be responsible to provide security for "the said Premises".

20.4 Notwithstanding, anything to the contrary contained in this "Leave and License Agreement", the Licensors shall not be liable to the Licensee for any loss, injury, delay, damages or other casualties suffered or incurred by the Licensees due to strike, riots, storms, tempest, cyclone, act of God, war, undeclared war or any other cause which is beyond the reasonable control of the Licensors or for any reasons whatsoever.

20.5 If at any time provisions of this "Leave and License Agreement" become illegal, invalid or unenforceable under the law, the legality, validity or enforceability of the remaining provisions shall not in any way be affected or impaired and the remainder of this "Leave and License Agreement" shall be valid and bind and of like effect as though such provisions were not included herein.

20.6 The License granted hereby to the Licensees shall be personal to the Licensees and shall not be assigned by the Licensees, in part of full except as provided in this Agreement.

20.7 The Licensees hereby confirms that it has relevant internal approvals to enter into this "Leave and License Agreement" and the signatory to this "Leave and License



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Agreement" has been duly authorized to execute this "Leave and License Agreement" on behalf of the Licensees in the manner binding on the Licensees. All such internal approvals shall be disclosed to the Licensors by the Licensees before entering into this Agreement.

20.8 The Licensors shall be entitled to change the name of the building to any other name at its own discretion. The Licensees shall not raise any objection of whatsoever nature or create any dispute with regards to the same.

20.9 It shall be the responsibility of the Licensees at its own cost and expense to obtain all licenses and permissions required for running of business in "the said Premises", and to comply with all laws and regulations relating thereto. Licensors agrees to co-operate and sign no objections, applications, deeds and other writings as may reasonably be required by the Licensees from the Licensors and in the manner permitted in law. Further, Licensees agrees and undertakes to provide copy of all such licenses/permissions to the Licensors as may be reasonably required by them without any demur. The Licensors may terminate this Agreement in the event the Licensees fails to obtain the requisite approvals in this regard from the Relevant Statutory Authorities.

20.10 The Licensees agrees and undertakes to abide by the bye-laws/guidelines framed from time to time by the Condominium/Society/Limited Company which are disclosed in writing to the Licensees by the Licensors. Subject to the bye-laws/guidelines framed from time to time by the Condominium/Society/Limited Company the Licensees shall have unlimited right of access to "the said premises" 24 hours per day and 7 days a week and 365 days a year till the expiry of the lease period.

20.11 This Agreement may be executed in two or more counterparts, the Stamped Original Agreement shall be with the Licensors and other copy shall be with the Licensees.



## 21. ENTIRETY :

21.1 This "Leave and License Agreement" and the annexure attached to this "Leave and License Agreement" together with all the documents and agreements to be executed pursuant thereto, constitute the entire agreement between the parties with respect to the subject matter of this "Leave and License Agreement".

21.2 It is hereby clarified and agreed that this "Leave and License Agreement" supersedes all previous arrangements/ agreements/ understandings and representations, written and oral between the parties hereto and that this "Leave and License Agreement" shall alone govern the rights and obligations of the parties hereto.

21.3 The Attachment(s), writings and amendments to this "Leave and License Agreement" shall be deemed to be part of this "Leave and License Agreement" as though the provisions thereof were set out herein. The "Leave and License Agreement" shall not be amended, altered or modified except by an instrument in writing and signed by both the parties. Where the amendment, alteration, modification is done by e-mail or fax or any other recognized mode (whether electronic, digital or optic), the same shall immediately thereof be reduced in writing and signed by both the parties.

## 22. STAMP DUTY AND REGISTRATION:

22.1 It is also agreed that the stamp duty and registration charges on this agreement shall be equally borne and paid by the Licensees & Licensor. Each party shall bear its own legal charges.

## 23. JURISDICTION



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Only the Courts of Pune shall have exclusive jurisdiction in respect of all matters, relating to or arising out of the "Leave and License Agreement".

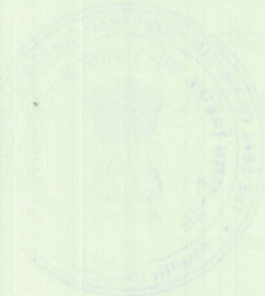
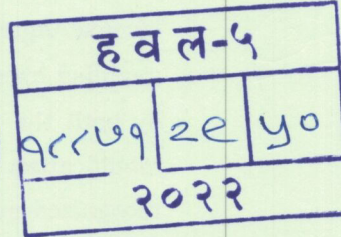
**24. GOVERNING LAW:**

This Agreement shall be governed by the laws of India.

**25 MISCELLANEOUS:**

25.1 The recitals and annexure contained herein shall constitute an integral operative part of this Agreement.

25.2 In this "Leave and License Agreement", unless otherwise stated, the headings to articles are inserted for convenience of reference only and shall not affect its construction. All the Annexure attached hereto shall form an integral part of this "Leave and License Agreement" and shall be read, taken and construed as an essential part of this "Leave and License Agreement".





# RECEIPT

Received from the within named Licensee Telge Projects Private Limited. a sum of Rs.6,00,000/- (Rupees Six Lac Only) vide Cheque No. VTIBR520 dated 19/07/22 drawn on Axis Bank, Branch Pune, being interest free security deposit payable towards office No.304(2) at "OM Chambers" T-29 /31, Bhosari Industrial Estate Bhosari, Pune-26.

Rs.6,00,000/-

For Precitek Components

A. S. Chandra D. Subhashini

Partners



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**IN WITNESS WHEREOF**, the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written overriding all previous writing, if any.

SIGNED SEALED AND DELIVERED  
by the FIRST PARTY

**Precitek Components**

(Licensors) through its Partner

1) Mr. C H Satyanarayana



*C. Satyanarayana*

2) Subhashini Dasari

in the presence of:



*S. Subhashini*

1. *St.*

2. *S. N. Shinde*  
*Masipus y*

SIGNED AND DELIVERED

BY the withinnammed Licensees

**Telge Projects Private Limited.**

Licensees through its

Director Shailesh Uttam Telge

pursuant to the Board Resolution

dated 30 09, 2022. at

Pune in the presence of:

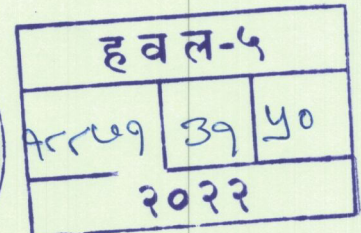


*Shailesh Uttam Telge*

in presence of

1. *pu*

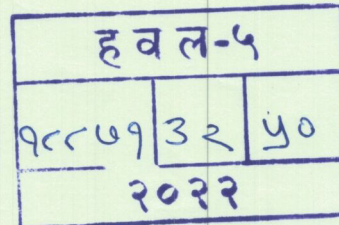
2. *R. R. Kulkarni*  
*Kulkarni Purit*



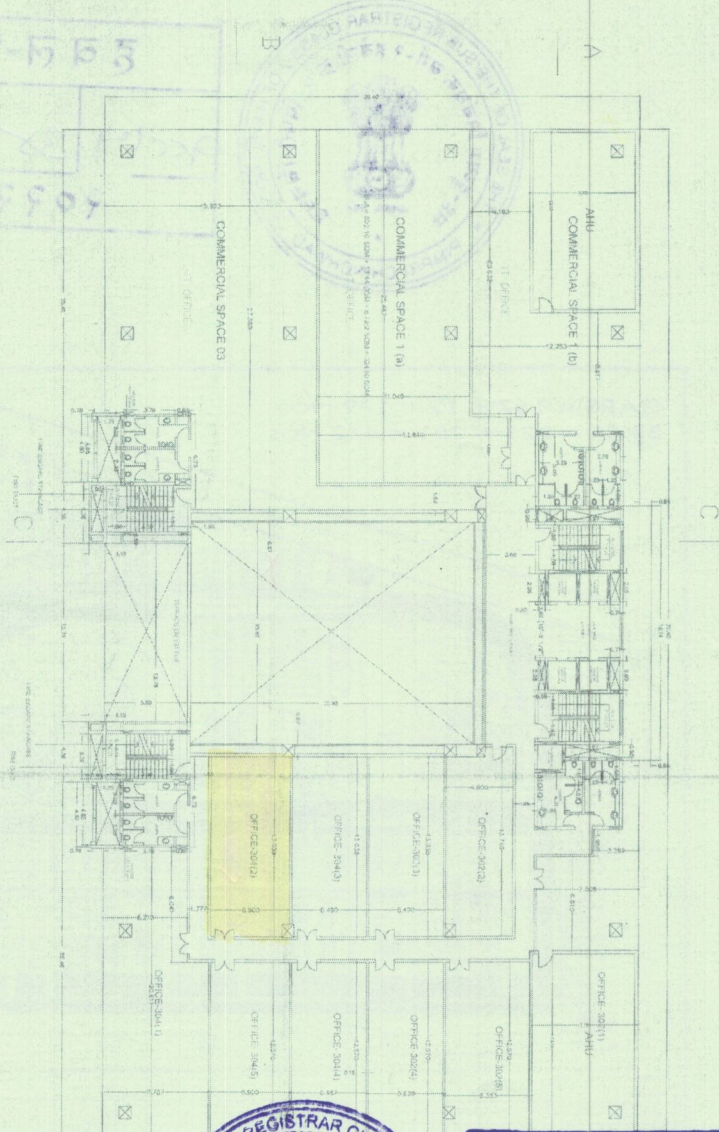


List of Annexure

1. Annexure A : Office No.304(2) Floor Plan
2. Annexure B : Car Parking Plan
3. Annexure C : Title Certificate of Om Chambers
4. Annexure D : Authority Letter of M/s.Precitek Components
5. Annexure E : Copy of PAN CARD OF M/s. Precitek Components
6. Annexure F : Copy of PAN CARD OF Mr. C H Satyanarayana
7. Annexure G : Board resolution of M/s. Telge Projects Private Limited
8. Annexure H : Copy of PAN CARD OF M/s. Telge Projects Private Limited
9. Annexure I : Copy of PAN CARD OF Telge Authorized signatory Shailesh Uttam Telge
10. Annexure J : Occupancy Certificate of Om Chambers.
11. Annexure k : Copy of Index-II of Precitek Components







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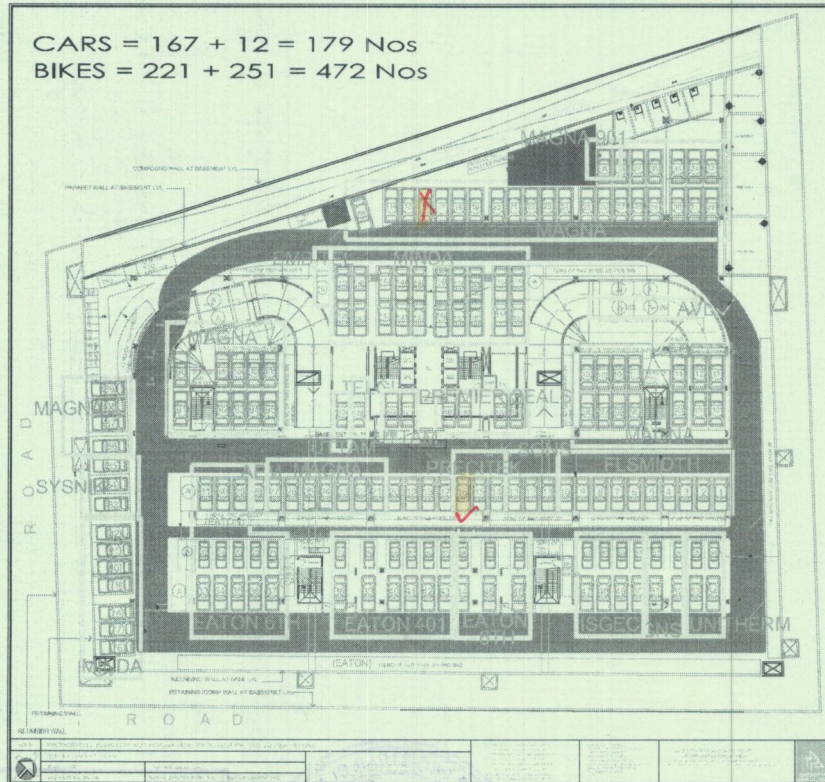
TAMP FOR APPROVAL



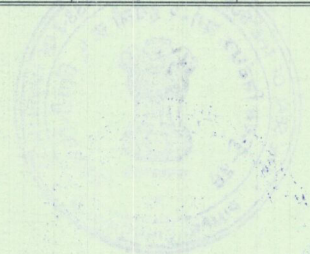


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CARS = 167 + 12 = 179 Nos  
BIKES = 221 + 251 = 472 Nos



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9900		





S.K. BILAWALA  
M.A., LL.M.  
H.B. ENGINEER  
B.Com., LL.B.  
A.S. BILAWALA  
B.Com., LL.B.

**Bilawala & Co.**

(REGISTERED)  
ADVOCATES, SOLICITORS & NOTARY

☎ : { 2265 11 37  
2265 03 46  
2265 91 19  
FAX : 2265 10 47  
Email : bilawala@vsnl.com

KARIM CHAMBERS,  
42, AMBALAL DOSHI MARG,  
2ND FLOOR, FORT,  
MUMBAI-400 023.

Ref. No.

**TITLE CERTIFICATE**

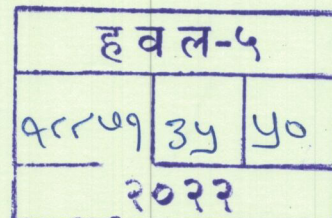
Re: Property situated at Plot No.T-29,30,31, T Block, Pimpri Industrial Area, Bhosari Village, Pimpri-Chinchwad, Pune District, admeasuring 9118 Square Meters.

We are concerned for our clients, **M/s.Pune IT Space Solutions Pvt. Ltd.** who have requested us to certify the title of the above mentioned property more particularly setout in the schedule at Annexure I hereto (hereinafter for the sake of brevity referred to as "the said property"). For that purpose they have handed over to us copies of documents, which we have perused and we furnish our opinion on the basis of the copies of the documents furnished. We have also caused search in the office of Sub-Registrar, Haveli I to XXIII for the period 2001 to 2013; in the office of Sub-Registrar, Haveli V and XV for the above period; Registrar of Companies, Maharashtra; We have also issued public notices and we have not received any claims in respect thereof.

**1. ASSUMPTION:-**

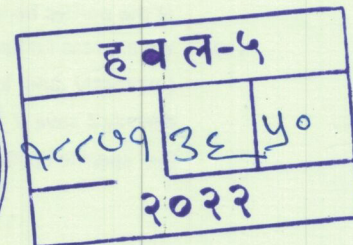
While considering our opinion on the title of the said property we have made the following assumptions.

- (i) All copies documents conform to the originals and all originals are genuine and complete.
- (ii) Each signature on the documents shall be deemed to be genuine signature of the individual/party concerned.
- (iii) The Agreements are within the capacity and powers and have been validly authorized and signed by each party.
- (iv) That the Agreements have been duly authorized, executed and delivered by each of the parties hereto.
- (v) We express no opinion as to the correctness of any warranty given by the parties (expressly and impliedly) Agreement under or by virtue of the Agreements executed save if and so far as the matters warranted are the subject matter of the specific opinion in this certificate.





2. We find that based on an Application dated 21<sup>st</sup> December 1970 by M/s.Fibre Products to the Maharashtra Industrial Development Corporation (hereinafter for the sake of brevity referred to as "MIDC") for allotment of Industrial Plot No.T-29 to 31, MIDC by way of Allotment Letter No.PPB/1471/T-29 to 31/L/777 dated 20<sup>th</sup> January 1971, allotted the said property to M/s.Fibre Products on Lease.
3. We find that an Agreement to Lease dated 22<sup>nd</sup> February 1972 was entered into between MIDC and Shri P.T. Panose, Shri K.E. Adulji, Shri N.C. Joseph and Smt.Jaju R. Jeejeebhoy, Partners of M/s.Fibre Products, wherein MIDC agreed to grant M/s.Fibre Products lease of the said property admeasuring 9118 sq.mtrs or thereabouts, for a period of Ninety-Five years from 1<sup>st</sup> February 1972, upon the performance and observance by them of the obligations and conditions contained in the said Agreement
4. We find that thereafter, there was a change in constitution of said Partnership Firm M/s.Fibre Products, wherein the same was converted into a Private Limited Company namely M/s.Poona Fibre Products Pvt. Ltd.which was incorporated on 2<sup>nd</sup> February 1972, and the same was duly intimated to MIDC by letter No. KE:L-2 dated 12<sup>th</sup> May 1972, following which MIDC granted it permission to duly transfer the said property to said M/s.Poona Fibre Products Pvt. Ltd. as per Office Letter No.PPB/1470/T-29 to 31/L/747 dated 12<sup>th</sup> July 1972.
5. We find that in pursuance of said letter dated 12<sup>th</sup> July 1972, a Lease Deed dated 25<sup>th</sup> February 2010 was executed between MIDC and M/s.Poona Fibre Products Pvt. Ltd., wherein MIDC granted to M/s.Poona Fibre Products Pvt. Ltd., lease of the said property admeasuring 9118 sq.mtrs or thereabouts, for a period of Ninety-Five years from 1<sup>st</sup> February 1972, upon the performance and observance by them of the obligations and conditions contained in said Lease. The said Lease was duly stamped and Registered on 4<sup>th</sup> March 2010 with the Office of the Sub-Registrar, (Cl.II) Haveli No.15, Pune City, Pune under Sr.No.HVL-15-1437/1/18-2010.





6. We find that M/s.Poona Fibre Products Pvt. Ltd., the said Licensees, by a letter dated 13<sup>th</sup> December 2007, requested the said Licensor, MIDC to allow said Licensees to change the use of the said property from Handmade Filter Papers & Industrial Filters to IT Industries which includes Software Developments and other related activities.
7. We find that in response to the Application made by M/s.Poona Fibre Products Pvt. Ltd. dated 16<sup>th</sup> March, 2012 and 20<sup>th</sup> March, 2013, for grant of sanction of commencement certificate to carry out development work and building permit to erect Information Technology building on said property, MIDC by letter No. TB-II/IFMS/B13022 of 2013 dated 12<sup>th</sup> April, 2013, granted the commencement/building permission subject to certain conditions being followed by M/s.Poona Fibre Products Pvt. Ltd.
8. We find that by a Lease Deed dated 25th February 2010 made between Maharashtra Industrial Development Corporation, a Corporation constituted under the Maharashtra Development Act, 1961 (therein referred to as "the Lessor") and M/s.Poona Poona Fibre Products Private Limited (therein referred to as "the Lessee") duly registered with the Sub-Registrar of Assurances, Pune under Registration No.1437 of 2010, the lessor abovenamed leased all the pieces of the land situate within the village limits of Pimpri and within limits of Pimpri Chinchwad Municipal Corporation, Sub-District Haveli and District Pune admeasuring 9118 sq.mtrs or thereabouts for a period of Ninety-Five years from 1st February 1972, upon the performance and observance of the obligations and conditions contained therein. Moreover, we find that by a Resolution passed at the board meeting dated 14<sup>th</sup> January, 2010 of M/s.Poona Fibre Products Private Limited, Sri Om Hari Halan, Director of the said company was authorized to sign, execute and deliver on behalf of the said company.

We find that the plot is a designated Private Information Technology Park ("**I.T. Park**") in accordance with the provisions of IT and ITES Policy, 2003 and the amendments/ notifications ("**the said Policy/I.T. Park Policy**") issued by the Government of Maharashtra from time to time including but not limited to GR No.



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IMC2008/ (C. No.46) Industry - 2, dated 13<sup>th</sup> August, 2008 and Notification bearing No.TBP 4308/2991 CR-253/08/UD-11 dated 7<sup>th</sup> July, 2010 issued by the Government of Maharashtra and that that proposed construction is designated on a 20:80 ratio

9. The name of M/s.Poona Fibre Products Pvt. Ltd. has been changed to Pune IT Space Solutions P Ltd under the Fresh certificate of incorporation consequent upon Change of Name dated 28<sup>th</sup> June, 2013

10. Save and subject to what is set out above, we find that the title of M/s.Pune IT Space Solutions Pvt. Ltd. in the said property is clear and marketable, and free from any encumbrances of the Lessees thereof, and they can deal with the said property in the manner they may deem fit; however, subject to the observance of the terms and covenants of the said Lease dated 25<sup>th</sup> February 2010 granted by MIDC, and terms and provisions of the Letter No. TB-II/IFMS/B13022 of 2013 dated 12<sup>th</sup> April, 2013, for Plans sanctioned for Information Technology Building by Special Planning Authority and Executive Engineer, MIDC, Civil Division, Chinchwad, Pune - 19.

11. We have nothing to add.

Dated this 2<sup>nd</sup> day of August, 2013

Yours faithfully,  
For **BILAWALA & CO.**

*[Signature]*  
PARTNER



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**ANNEXURE I**

All the piece of land known as Plot No.T-29,30,31, T Block in the Pimpri Industrial Area, (MIDC) within the Village of Bhosari and within the limits of Pimpri Chinchwad Municipal Corporation, Taluka and Sub District Haveli, Pune District, admeasuring about 9118 Square Meters, and bounded as follows:-

On or towards the North by Nala

On or towards the South by Estate Road 24 mtrs.

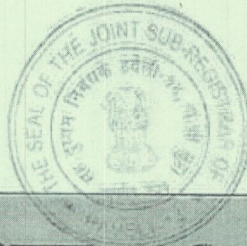
On or towards the East by Estate Road 24 mtrs.

On or towards the West by Plot No. T-28



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AALFP5378D

नाम / Name	PRECITEK COMPONENTS		
निगमन/गठन की तारीख Date of Incorporation / Formation	23/04/2010		
		<b>Signature valid</b> Digitally signed by Income Tax PAN Services Unit, NDCL eGov. Licence Date: 20/11/2020 09:59:49 GMT+05:30 Reason: NISDL e-PAN Sign Location: Mumbai	

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अब अनिवार्य है (आयकर विभाग, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.  
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".  
मेला पैन कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Out

आयकर विभाग INCOME TAX DEPARTMENT  स्थायी लेखा संख्या कार्ड Permanent Account Number Card  AALFP5378D  नाम / Name PRECITEK COMPONENTS  निगमन/गठन की तारीख Date of Incorporation / Formation 23/04/2010		इस कार्ड के बारे में/एन पैन कार्ड पर सुविधाएं/नोट्स / आयकर विभाग द्वारा जारी, पर पैन से पैन 5 वीं संस्करण, संपीकॉम, मुंबई प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, नज़्म डेवपिंग क्षेत्र के पास, पुणे - 411 016.  If this card is lost / someone's lost card is found, please inform / return to Income Tax PAN Services Unit, NDCL 11th Floor, Marol Surtling, Plot No. 341, Survey No. 997/8, Model Colony, Near Datta Bungalow Chowk, Pune - 411 016. Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: taninfo@ndcl.co.in
--	--	---

Electronically issued and Digitally signed by PAN e-Valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation accompanying Section 139A of Income Tax Act 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBHASHINI DASARI

RAMAKRISHNA PARIMI

08/07/1982

Permanent Account Number

ALFPD8614F

D. Subhashini  
Signature



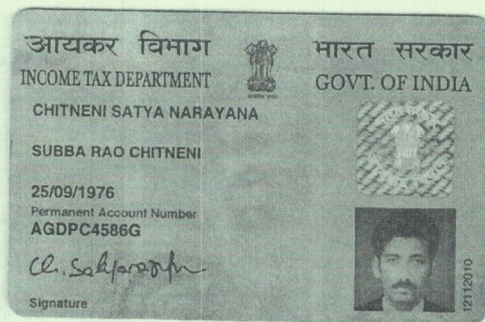
30052007

D. Subhashini

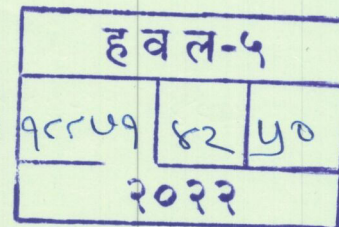
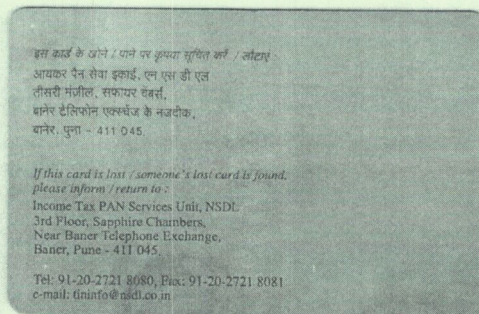


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*Ch. Satya Narayana*





21/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 14

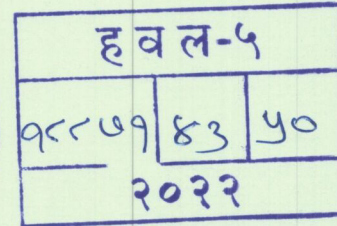
वस्त क्रमांक : 3107/2022

नोदणी :

Regn:63m

गावाचे नाव : भोसरी

(1) विलेखाचा प्रकार	भाडेपट्ट्याचे हस्तांतरणपत्र
(2) मोबदला	6650000
(3) बाजारभाव(भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6619592.16
(4) भू-मापन, पोटहिंग्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गाव मोजे पिंपरी बापरे येथील तसेच एमआयडीसी हद्दीतील व पिंपरी औद्योगिक विभागातील टी ब्लॉकमधील प्लॉट नं. टी-29, टी-30, टी-31 सावर बांधलेल्या ओम बेवर्स या इमारतीमधील तिसऱ्या मजल्यावरील युनिट नं. 304(2) चा मीटर क्षेत्र 82.96 चौ. मीटर व्हिल अप व बेसमेंट मधील कार पार्किंग नं. बी-15 हि मिळकत. ( Plot Number : T-29, T-30, T-31 ; )
(5) क्षेत्रफळ	1) 82.96 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहृत ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता.	1) नाव:- पुणे आयटी स्पेस सोल्युशन्स प्रा. लि. तर्फे अधिकृत व्यक्ती श्री. अजय कुमार महावीर प्रसाद हासन तर्फे कु.मु. म्हणून पल्लवी पुरंदरे वय:-55; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- बी-604, केशव मॅन्शन, एल्वरशार्डन नगर, मानाद वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AABCP1192J
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता	1) नाव:- मे. प्रिन्सिटेक कॉर्पोरेशन तर्फे भागीदार श्री. सी.एच. सत्यनारायणा - - वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका नं. एक-07, अलकॉन स्क्वेअर, द्वापणीनगर, भोसरी, पुणे, महाराष्ट्र. पिन कोड:-411026 पॅन नं:-AALFP5378D 2) नाव:- मे. प्रिन्सिटेक कॉर्पोरेशन तर्फे भागीदार सुभाषिणि दसरि - - वय:-39; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सदनिका नं. 04, प्राईम विला, सेक्टर नं. 24, निगडी प्राधिकरण, पुणे, महाराष्ट्र. पिन कोड:-411044 पॅन नं:-AALFP5378D
(9) दस्तऐवज करून घेण्याचा दिनांक	17/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	18/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	3107/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	332500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह-दुय्यम निबंधक (वर्ग-२)  
हवेली क्र. १४, पुणे





**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Government of Maharashtra Undertaking)

Telephone No. (020) 27472219, Fax No. (020) 27474568, E-mail : eepunedn1@midcindia.org, Website : www.midcindia.org  
M.I.D.C. Office : Executive Engineer, MIDC, Civil Division, Telco Road, Near Chinchwad Station, Chinchwad, Pune 19.

No. MIDC/SPA/ A96626 /2021

Date: 19/03/2021

**OCCUPANCY CERTIFICATE**

To,

M/s. Pune IT Space Solutions Pvt. Ltd.  
Plot No-T-29,T-30, T-31, 'T' Block,  
MIDC, Pimpri Chinchwad,  
Indl. Area.



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**Sub:-** Issue of Occupancy certificate for Building on Plot No.T-29,T-30,T-31, 'T' Block, Pimpri Chinchwad Indl. Area.

- Ref:** 1. On Line application vide SWC No. 748321 dt. 10/03/2021  
2. Building Completion Certificate By Architect / Licence Engineer dt. 27/03/2019.  
3. Final Fire N.O.C. issued vide letter No. MIDC/Fire/D-03604 dt. 13/09/2019.  
4. Plans approval vide letter No. SPA/C-65531 /of 2018 dt. 06/08/2018.  
5. Site Inspection Report submitted by Owner dt. 18/03/2021 .

Dear Sir,

This is certify that, the development work of **Information Technology Building** having total built up area- **2787.36 Sq.m.** on Plot No. T-29,T-30,T-31, 'T' Block situated at **Pimpri Chinchwad Indl. Area**, MIDC, Pimpri, is completed as per details mentioned in Annexure A under the supervision of Architech **Shri Mukesh Bahadur** (License No. **CA/82/7237**).

As requested vide ref. no. 1 & as per site inspection report vide ref no. 5 , you are permitted to occupy this building having total built up area- **23657.68 Sq.m. (FSI-2.59)**.

If any discrepancies observed on site in future with respect to site inspection report submitted vide ref. no. 5, then legal action as per MR&TP Act 1966 as deemed fit shall be taken please note.

Thanking you,

Yours faithfully,

**SANJAY  
VENKATRAO  
KOTWAD**

Digitally signed by SANJAY VENKATRAO KOTWAD  
DN: c=IN, o=Personal, 2.5.4.20=fefbf18f838db2264c02a90239cbbd74178c168823c499cb79fead0Baced1019, postalCode=+13331, st=MAHARASHTRA, serialNumber=28bd40560211229cea358e3e7526b4eedc0b0cd413d99def642ccdb3b26258f, cn=SANJAY VENKATRAO KOTWAD  
Date: 2021.03.19 17:02:49 +05'30'

Special Planning Authority  
And Executive Engineer,  
MIDC, Civil Division  
Chinchwad, Pune -19

**Encl : Annexure A**

Copy to :

- Concerned Regional Officer(1), MIDC, Pune **is requested to upload & update online LMS record of said plot & Plot Master Data accordingly.**
- Copy f.w.c.s. to the Addl. Commissioner, Property Tax, PCMC, Pimpri, Pune-18 for information.
- Deputy Engineer, MIDC, Civil Sub Division, Pune for information.
- Concerned Architect



## ANNEXURE A

Accompaniment to letter no. No. No. MIDC/SPA/ A96626 Date: 19/03/2021

- |    |  |   |  |
|----|--|---|--|
| 1. | Name of the Plot holder                                      | : | M/s. Pune IT Space Solutions Pvt.Ltd.,   |
| 2. | Address  | : | Plot No- T-29,T-30,T-31, 'T' Block, Pimpri Chinchwad Indl. Area.                                   |
| 3. | Plot area  | : | 9118.00 Sqm.   |
| 4. | Approval of Plans  | : | MIDC/SPA/C-65531 of 2018 dt.06/08/2018   |
| 5. | Built-up Area Approved                                       | : | 23657.68 Sq.M.   |
| 6. | Previous BCC issued  | : | 20870.32Sq.M.videMIDC/SPA/D-37189dt.09/10/2018   |
| 7. | Position of construction                                     | : | "  |
|    | on site as per site Inspection                               |   |  |
|    | report 18/03/2021  | : | Completed as per approved plans.   |
|    | a) Built up area completed in all respect                    | : | 23657.68 Sq. M.  |
|    | b) FSI Details   | : | FSI Consumed = 2.59 (i.e.259.00%)  |
| 8. | Remarks as per Site Inspection Report ( submitted by Owner ) | : | Building is completed as per approved plans & as per MIDC DCR-2009                                 |
| 9. | Area that could be considered as built up area ( Sq.m. )     | : | 20870.32 Sq.M. (Existing)<br>2787.36 Sq.M. (9 <sup>th</sup> Floor + Excess Area)<br>23657.68 Sq.M. |

**10. Details of Building Constructed and Built up Area approved :**

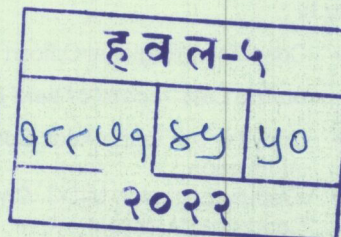
Sr. No.	Building No.	Built up Area ( in sqm.)
1	Building No. 1	23657.68
<b>Total BUA</b>		<b>23657.68</b>

**APPROVED**

SANJAY  
VENKATRAO  
KOTWAD

Digitally signed by SANJAY VENKATRAO KOTWAD  
DN: cn=In, o=Personal,  
2.5.4.20=fefbf1f8f838bd2264c02a90239cbd74176c1  
6a823c499cb79fead08cdac1019,  
postalCode=413531, st=MAHARASHTRA,  
serialNumber=28b04d0560211229cea358e3e7526b4e  
cd0b0c6413d99def642cc0db3b2625f, cn=SANJAY  
VENKATRAO KOTWAD  
Date: 2021.03.19 17:03:41 +05'30'

Special Planning Authority  
And Executive Engineer,  
MIDC, Civil Division,  
Chinchwad, Pune -19.





# TELGE PROJECTS PVT LTD

CIN U29256PN2018PTC174381

**CERTIFIED TRUE COPY OF THE EXTRACT OF THE RESOLUTION FROM THE  
MINUTES OF THE EXTRA ORDINARY BOARD MEETING OF THE MEMBERS  
OF THE COMPANY HELD ON 30/09/2022, AT 11:00 AM**

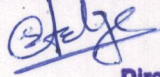
EXECUTE OF RENT AGREEMENT

**RESOLVED THAT,** It is decided by company to purchase office on rent.

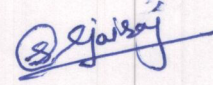
"RESOLVED FURTHER THAT MR SHAILESH TELGE Director of the company and is here by authorized to take necessary steps to execute rent agreement.

//CERTIFIED TO BE TRUE COPY//

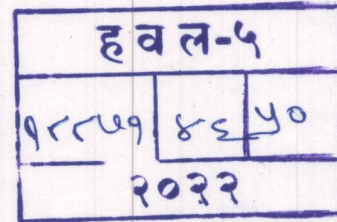
**FOR TELGE PROJECTS PVT LTD**  
For Telge Projects Pvt. Ltd.

  
Director

MR. SHAILESH TELGE  
Director



MRS SHRADDHA TELGE  
Director





आयकर विभाग  
INCOME TAX DEPARTMENT



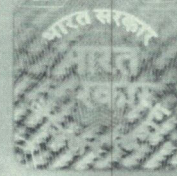
भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAGCT5848L

नाम / Name  
TELGE PROJECTS PRIVATE LIMITED



निगमन/गठन की तारीख  
Date of Incorporation / Formation  
16/01/2018

18012018

प-15	5
02-18	2018
9905	

*[Signature]*



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आयकर विभाग  
INCOME TAX DEPARTMENT  
SHAILESH UTTAM TELGE



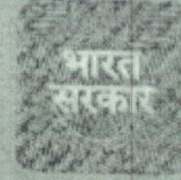
भारत सरकार  
GOVT. OF INDIA

UTTAM GANGADHAR TELGE

20/07/1990

Permanent Account Number  
AJGPT7740M

Signature



20082009



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आयकर विभाग  
INCOME TAX DEPARTMENT  
NITHI ASHOK SATBHAI  
ASHOK SATBHAI  
06/01/1991  
Permanent Account Number  
GRLPS4332D

आयकर विभाग  
INCOME TAX DEPARTMENT  
SALUNKHE VIKRAM ASHOK  
ASHOK MARUTI SALUNKHE  
20/05/1982  
Permanent Account Number  
BRHPS8583F









दम्न गोपवारा भाग-2

हवल5

90190

दम्न क्रमांक:18871/2022

06/10/2022 12 05:06 PM

दम्न क्रमांक:हवल5/18871/2022

दम्नाचा प्रकार :-36-अ-लिच्छ अंड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. प्रेमिटेक कंपोनेन्ट्स तर्फे भागीदार सी. एच. सत्यनारायण - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, खर्चाक नं. -, रोड नं: इपल-21/1/7, एमआयडीसी, भोसरी, पुणे, महाराष्ट्र, पुणे. पिन नंबर:AALFP5378D	लायसेन्सार् वय :-46 स्वाक्षरी:-		
2	नाव:मे. तेलगे प्रोजेक्ट्स प्रा.लि. तर्फे डायरेक्टर श्री. शैलेश उत्तम नेलगे - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, खर्चाक नं. -, रोड नं: प्लॉट नं. 26, मेक्टर नं. 18, महात्मा फुले नगर, चिंचवड, पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAGCT5848L	लायसेन्सी वय :-32 स्वाक्षरी:-		
3	नाव:मे. प्रेमिटेक कंपोनेन्ट्स तर्फे भागीदार मुभाशिणी दमरि - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, खर्चाक नं. -, रोड नं: इपल-21/1/7, एमआयडीसी, भोसरी, पुणे, महाराष्ट्र, पुणे. पिन नंबर:AALFP5378D	लायसेन्सार् वय :-39 स्वाक्षरी:-		

वरील दम्नगोवज करण देणार तथाकथीन 36-अ-लिच्छ अंड लायसन्सेस चा दम्न गेवज करण दिल्याचे क्वल करतान.  
शिक्का क्र.3 ची वेळ:06 / 10 / 2022 11 : 56 : 58 AM

ओळख:-

खालील दमम असे निवेदीन करतान की ते दम्नगोवज करण देणा-यानां व्यक्तीश: ओळखतान, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:निनीन मानभार्डे - - वय:30 पत्ता:भोसरी, पुणे पिन कोड:411039		
2	नाव:विक्रम अशोक माळुखे - - वय:40 पत्ता:पिंपळे गुरव, पुणे पिन कोड:411061		

असे प्रमाणात करण्यात येते की

पहिले नंबरचे पुस्तकाचे

शिक्का क्र.4 ची वेळ:06 / 10 / 2022 11 : 58 : 18

सह-दुय्यम निबंधक

पाने आहेत

92269 नंबरी नोंदला

सह-दुय्यम निबंधक, हवेली-5

सह-दुय्यम निबंधक

सह-दुय्यम निबंधक हवेली क्र 5

दिनांक

01/10/2022

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TELGE PROJECTS PVT LTD	eChallan	02300042022100554439	MH008822768202223E	16500.00	SD	0004348206202223	06/10/2022
2		DHC		0510202201030	1100	RF	0510202201030D	06/10/2022
3	TELGE PROJECTS PVT LTD	eChallan		MH008822768202223E	1000	RF	0004348206202223	06/10/2022

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

18871 / 2022

1. Verify Scanned Document for correctness through the official (Stamp Duty & Registration Fee) printout after scanning.  
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com





MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD.



**MAHAVITARAN**  
Maharashtra State Electricity Distribution Co. Ltd.

**BILL OF SUPPLY FOR THE MONTH OF** **APR-2025**

GSTIN:27AAECM2933K1ZB

Website:www.mahadiscom.in

202504951757900

HSN CODE:27160000

GANESHKHIND CIRCLE - 517

BHOSARI DIVISION - 309

BHOSARI-I SUB-DIVN - 596

1

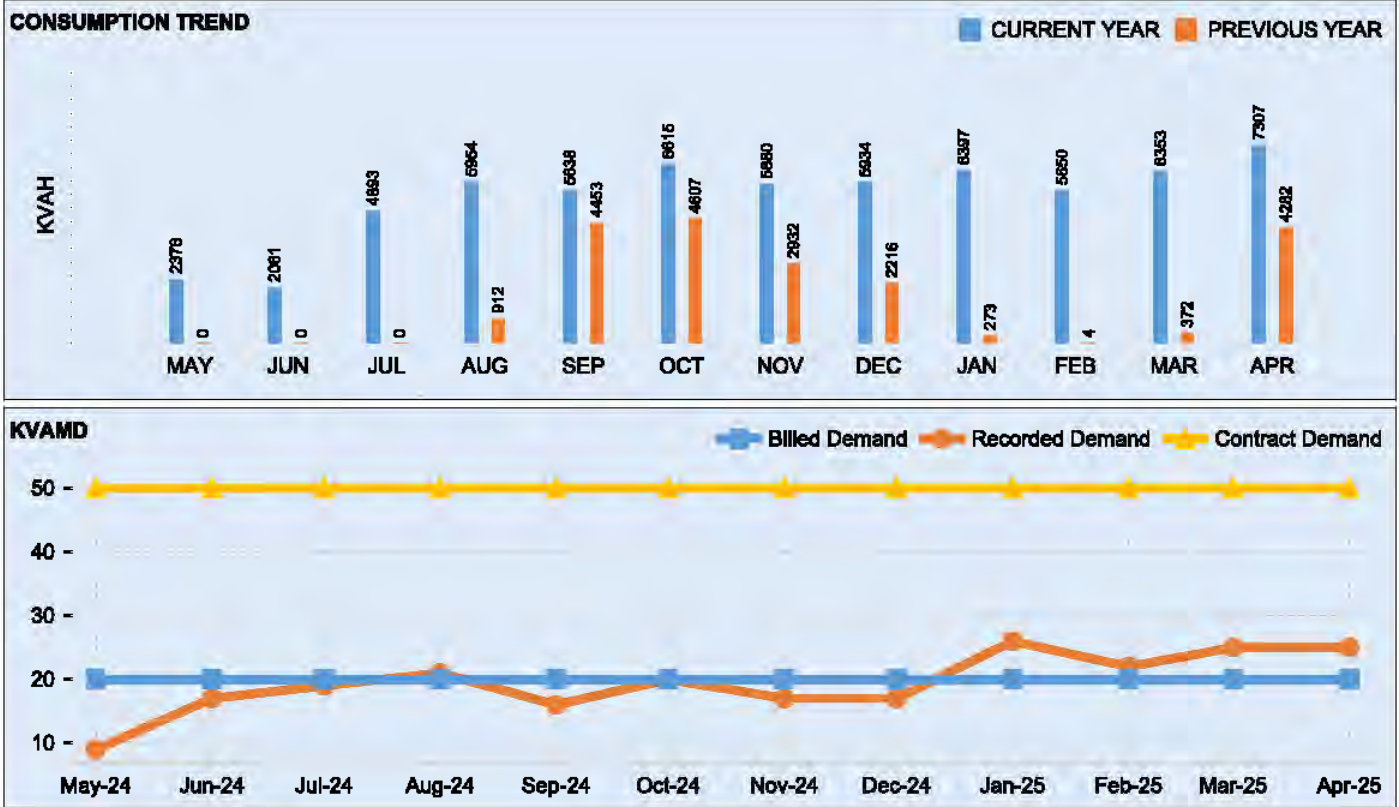
<b>Consumer No. : 170149054320</b> <b>Consumer Name :</b> TELGE PROJECTS LTD CO SHRADDHA S TELGE <b>Address :</b> Office No 502 A, Fifth Floor T 29-31, OM CHAMBERS T BLOCK <b>Village :</b> Pune (CB)PUNE CITYPUNE <b>Pin Code :</b> 411026 <b>Name Change Date :</b> 07/Dec/2024 <b>Mobile No. :</b> 96*****96 <b>Email :</b> ***GE@GMAIL.COM	<b>BILL DATE</b>	14/05/2025	<b>1,54,720</b>
	<b>DUE DATE</b>	03/06/2025	
	<b>IF PAID UPTO</b>	23/05/2025	<b>1,53,330</b>
	<b>IF PAID AFTER</b>	03/06/2025	<b>1,56,810</b>
	<b>Last Receipt No./Date</b>	: 000A006553 / 18-04-2025	
	<b>Last Month Payment</b>	: 1,55,260.00	
<b>Security Deposit Held Rs. :</b> 2,34,998.00		<b>Addl. S.D. Demanded Rs. :</b> 29,900.00	
<b>Bank Guarantee Rs. :</b> 0.00		<b>S.D. Arrears Rs. :</b> 0.00	

**Details for making Energy Bill payment through RTGS/NEFT mode**

- o Beneficiary Name: MSEDCL
- o Name of Bank: State Bank of India
- o Name of Branch: IFB, BKC Branch-MSEDCL
- o Beneficiary Account Number: **MSEDHT01170149054320**
- o IFS Code: **SBIN0008965** (fifth,sixth and seventh character is zero)

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

<b>GSTIN :</b>	<b>PAN :</b>	<b>Metering Type :</b> LT
<b>Date of Connection :</b> 26/08/2023	<b>Tariff :</b> 71 LT-II C	<b>Meter No :</b> HPL(076)-00570858
<b>Contract Demand (KVA) :</b> 50.00	<b>Old Tariff :</b> LT-II C	<b>CT Ratio :</b> 5A/5A
<b>Connected Load (KW) :</b> 85.00	<b>Elec. Duty :</b> 06 PART B	<b>PT Ratio :</b>
<b>Sanctioned Load (KW):</b> 85	<b>Urban/Rural :</b> Urban	<b>Connected CT Ratio :</b> 50A/5A
<b>Feeder Voltage (KV) :</b> 22	<b>Seasonal :</b>	<b>Connected PT Ratio :</b>
<b>Feeder Name:</b> PUNE IT SPACE	<b>Scale/Sector :</b> Medium Scale / Private Sector	
<b>Express Feeder :</b> No		
<b>Substation Name:</b> BHOSARI RS (218012)		<b>LIS Indicator :</b>
<b>MIDC Zone :</b> OTHER AREA		<b>Multipartite :</b> Secondary
		<b>Primary Consumer No. :</b> 170149045940
<b>Activity:</b> OFFICES INCLUDING COMMERCIAL ESHTABLISHMENT		

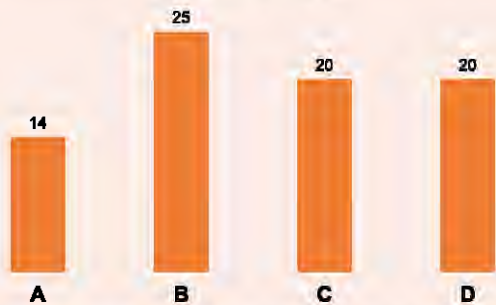




## CURRENT CONSUMPTION DETAILS

Reading Details	KWH	KVAH	RKVAH (LAG)	RKVAH (LEAD)	KW (MD)	KVA (MD)
Current 30/04/2025	8513.109	12751.365	15.500	8996.200	2.400	2.500
Previous 31/03/2025	7782.400	11809.800	15.500	8430.000		
Difference	730.709	941.565	0.000	566.200		
Multiplying Factor	10.000	10.000	10.000	10.000	10.000	10.000
Consumption	7307.090	9415.650	0.000	5662.000	24.000	25.000
L.T. Metering	0.000	0.000	0.000	0.000	0.000	0.000
Adjustment	0.000	0.000	0.000	0.000	0.000	0.000
Assessed Consumption	0.000	0.000	0.000	0.000	0.000	0.000
Total Consumption	7307.000	9416.000	0.000	5662.000	24.000	25.000

## TOD Recorded MD

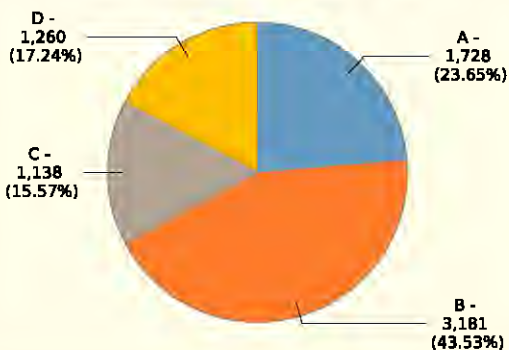


## Billing Demand

Recorded MD (except A Zone)	25
65% of Recorded MD (except A Zone)	16
40% of CD	20.00
Billed Demand (KVA) (Max of above)	20

Review your Contract Demand as per Recorded Demand to save Demand Charges

## TOD Consumption Breakup (Units)



## TOD CHARGES

ZONE	TIMING	Units	Rate	Charges Rs.
A	00:00 Hrs-06:00 Hrs & 22:00 Hrs-24:00 Hrs	1,728	-1.50	-2592.00
B	06:00 Hrs-09:00 Hrs & 12:00 Hrs-18:00 Hrs	3,181	0.00	0.00
C	09:00 Hrs-12:00 Hrs	1,138	0.80	910.40
D	18:00 Hrs-22:00 Hrs	1,260	1.10	1386.00

By shifting your peak hour consumption (C+D) to non-peak hour consumption (A), you can earn higher rebate on energy charges.

## Power Factor Trend



**Billed PF : 0.79**

Your yearly average power factor is 0.742. You can save 34.8% of units by improving the PF to unity.

## Load Factor Trend

N.A.



*Signature*



Debit		Credit		
	Amount in Rs.		Before PPD	After PPD
Demand Charges @ Rs.517	10,340.00	Prompt Payment Discount	- 1,388.00	
Wheeling Charge @ 1.17 Rs/U	8,549.19	Load Factor Incentive	0.00	
Energy Charges	1,12,381.66	Incremental Consum. Rebate	0.00	0.00
TOD Tariff EC	- 295.60			
FAC @ 0.00 Ps./U	0.00			
Electricity Duty	27,504.80			
Tax on Sale @ 19.04 Ps./U	1,391.25			
P.F. Penalty	7,858.52			
Charges For Excess Demand	0.00			
Tax Collection at Source	0.00			
		Bulk Consumption Rebate		0.00
Debit Bill Adjustment	0.00			
<b>TOTAL CURRENT BILL AS PER TARIFF</b>		<b>1,67,729.82</b>		
Delay Payment Charges Rs.	2,096.62			

Arrears Details (Supply may be disconnected for arrears amount as per notice issued.)

Payment considered upto : 10/05/2025

Principal Arrears	- 13,012.13	Interest Arrears	0.00	Current Interest	0.00
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**Total Bill Amount Payable Rs.**

(Amount Rounded to Nearest Rs. 10/-)

Before PPD

After PPD upto Due Date

After Due Date (with DPC)

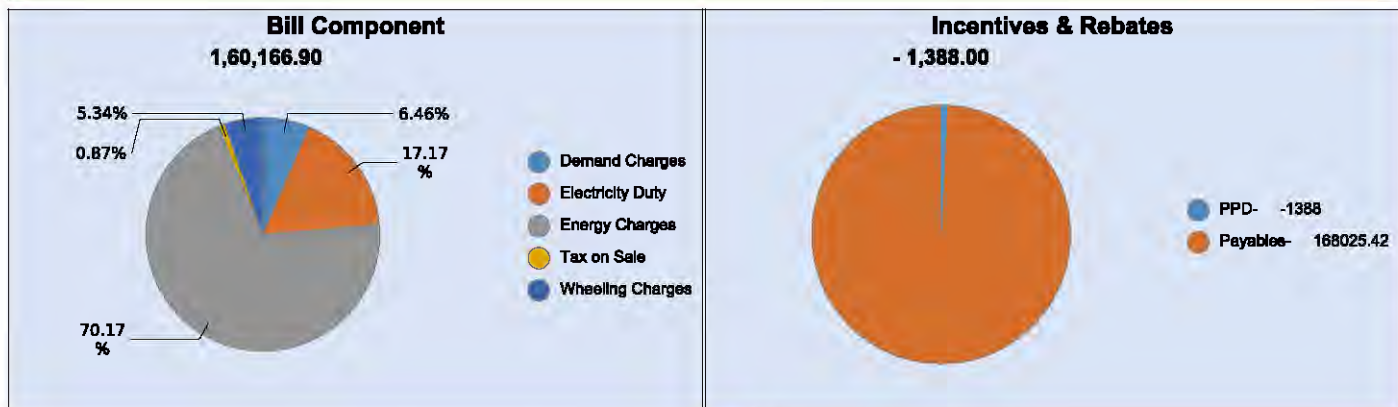
1,53,330

1,54,720

1,56,810

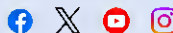
Amount In Words

ONE LAKH FIFTY -FOUR THOUSAND SEVEN HUNDRED TWENTY ONLY



ENERGY CHARGE DETAILS			
Consumption Type	Units	Rate	Charges Rs.
Industrial	0	15.38	0.00
Residential	0	15.38	0.00
Commercial	7,307	15.38	1,12,381.66
ELECTRICITY DUTY DETAILS			
E.D. on (Rs.)	Rate %	Amount Rs.	
0.00	0.00	0.00	
0.00	16.00	0.00	
1,30,975.25	21.00	27,504.80	

Follow us on :



Signature Not Verified

Digitally signed by DS MAHARASHTRA STATE ELECTRICITY  
DISTRIBUTION COMPANY LTD.  
Date: 2025.05.13 20:46:59 IST  
Location: Mumbai

**CUSTOMER CARE Toll Free No.**  
**1912, 1800-233-3435, 1800-212-3435**

HAPPY TO HELP YOU !!





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

**IMPORTANT MESSAGES**

- Tariff Revised w.e.f. 01.04.2024. Tariff Order is available at Mahavitaran Portal.
- Physical Bills are not served. You can view and pay bill online at portal <https://wss.mahadiscom.in/wss/wss>
- Consumers can pay online using Net Banking, Credit/Debit cards at <https://wss.mahadiscom.in/wss/wss> after registration.
- As per Income Tax provision vide section 269 ST cash receipt of Rs. 2.00 lakhs and above will not be accepted by MSEDCL against any type of payment.
- Submit / update your E-mail id and mobile number to Circle office for receiving prompt alerts through SMS.
- Submit / update your PAN and GSTIN to circle office with copies of PAN and GSTIN for verification.
- Special desk is operational for HT Consumers, please contact : [htconsumer@mahadiscom.in](mailto:htconsumer@mahadiscom.in) for any clarification / query or grievance.
- 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.

**TERMS & CONDITIONS**

- The total bill amount of the bill may be remitted by a Crossed Demand Draft/Cheque drawn in favor of "MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD." Whenever Security Deposit is demanded separate Cheque/Bank Draft should be sent.
- The current bill is payable within fifteen days from the date of issue of the bill. Even if there is any discrepancy in the bill or any other clarification needed, consumers are requested to pay the billed amount in full provisionally or under protest subject to review and subsequent adjustment, so that payment of delayed payment charges is avoided.
- This bill is issued subject to the provision of the "Conditions and Miscellaneous charges for supply of Electrical Energy" of the MSEDCL.
- This bill for power supply cannot be treated or utilised as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill amount to proof of ownership of the premises.
- Please quote the Consumer Number on the back of the Cheque. The payment of this bill should be made at Company's office only.
- If the cheque is sent by post, the same should be posted three clear days in advance of the due date.
- If the amount is paid by cheque/DD, the date on which the amount gets cleared, or a maximum of 3 days from the date of depositing the cheque will be considered as the bill payment date.
- In case of payment made through RTGS/NEFT/Pay Order, the date of amount credited to MSEDCL's account will be treated as receipt date.

**\*\*\*\* PROMPT DISCOUNT Rs. 1388 IF PAID ON OR BEFORE 23-MAY-25**

**\*\*\*\* DIGITAL PAYMENT DISCOUNT of Rs. 347 will be credited in subsequent bill, if paid by digital mode on or before 03-JUN-25 .**





Adjustment Details		
Adjustment Type	Debit Amount (incl in Bill)	Credit Amount (incl in Arrears)
Interest on Security Deposit	0.00	12,690.37
DIGITAL PAYMENT DISCOUNT	0.00	323.00



A handwritten signature in blue ink, appearing to read "S. Jain", with a horizontal line underneath.







26 May, 2025



# ₹2818

CRN9437004218

Thanks for travelling with us, Purti Raval

## Ride Details



## Bill Details

Base Fare	₹2552
(Calculated for 4.5 hrs, inclusive of maximum 168 km)	
Driver Allowance	₹100
₹100 x 1 day	
<b>Ride Fare</b>	<b>₹2652</b>
Taxes	₹165.78
<b>Total Bill (rounded)</b>	<b>₹2818</b>

You booked for 4.5 hours

Have queries? Visit [support for this ride](#).



Moula  
NA



Actual Travel Distance 168 km  
Actual Travel Time 3hr 46min

Distance till destination city included



Prime Plus - Dzire

## One-way Trip

- 07:03 AM ● Shop No 1 Borivali,  
Kasthurba Rd, Chinchpada,  
Borivali East, Mumbai,  
Maharashtra 400066, India
- 10:48 AM ● Nigdi Bhosari Rd, MIDC,  
Bhosari, Pimpri-Chinchwad,  
Maharashtra, 411026, India

## Payment



Paid by Cash

₹2818

In case of any complaint/grievance against this invoice, write to us at

Grievance officer, ANI Technologies Private Limited, Ola Campus, Prestige RMZ star tech, C wing, Koramangala Industrial







## Original Tax Invoice

### Driver Trip Invoice



Moula NA  
Ola Prime Plus - Dzire  
MH12WX7188  
Operator State/UT:  
Maharashtra

Service Tax Category: Renting of motor  
cab  
SAC Code: 996423

Invoice ID DIMUQVPVO499123

Invoice Date 26/05/2025

Customer Name Purti Raval

Mobile Number +919327054063

Pickup Address Shop No 1 Borivali, Kasthurba Rd,  
Chinchpada, Borivali East, Mumbai, Maharashtra 400066,  
India

Description	Amount (INR)
<b>Customer Ride Number - CRN9437004218</b>	
CGST 2.5%	₹59.92
SGST 2.5%	₹59.92
<b>Total</b>	
<b>Customer Ride Fare</b>	<b>₹0.0</b>

Please note: 1. This invoice is issued on behalf of Transport Service Provider. ANI Technologies Private Limited acts in the capacity of an Electronic Commerce Operator as per Section 9(5) of the Central Goods & Service Tax Act, 2017 & corresponding Section 5(5) of the State GST laws. 2. This is an electronically generated invoice and does not require a digital signature.



27 May, 2025



# ₹2269

CRN9446211021

Thanks for travelling with us, Purti Raval

## Ride Details



## Bill Details

Base Fare	₹1872
(Calculated for 4.5 hrs, inclusive of maximum 129 km)	
Additional Distance Fare	₹189.2
17.2 km x ₹11/km	
Driver Allowance	₹100
₹100 x 1 day	
<b>Ride Fare</b>	<b>₹2161.2</b>
Taxes	₹108.09
<b>Total Bill (rounded)</b>	<b>₹2269</b>

You booked for 4.5 hours

Have queries? Visit [support for this ride](#).



Lakhan ankush deshमुख



Actual Travel Distance 146.2 km  
Actual Travel Time 3hr 38min

Distance till destination city included



Prime Sedan - White Dzire Tour

## One-way Trip

- 04:07 PM Near, Telco Rd, next to Sharayu Toyota, MIDC, Bhosari, Pimpri-Chinchwad, Maharashtra 411026, India
- 07:44 PM Service Rd, Navpada, Airports Authority Colony, Vile Parle, Mumbai, Maharashtra, 400057, India

## Payment



Paid by Cash

₹2269

In case of any complaint/grievance against this invoice, write to us at







Original Tax Invoice

Driver Trip Invoice



Lakhan ankush  
deshmukh  
Ola Prime Sedan - White  
Dzire Tour  
MH14KA7189  
Operator State/UT:  
Maharashtra

Service Tax Category: Renting of motor  
cab  
SAC Code: 996423

Invoice ID DIGICXEBQ499144 Invoice Date 27/05/2025

Customer Name Purti Raval Mobile Number +919327054063

Pickup Address Near, Telco Rd, next to Sharayu Toyota,  
MIDC, Bhosari, Pimpri-Chinchwad, Maharashtra 411026,  
India

Description	Amount (INR)
Customer Ride Number - CRN9446211021	
CGST 2.5%	₹54.02
SGST 2.5%	₹54.02
Total Customer Ride Fare	₹0.0

Please note: 1. This invoice is issued on behalf of Transport Service Provider. ANI Technologies Private Limited acts in the capacity of an Electronic Commerce Operator as per Section 9(5) of the Central Goods & Service Tax Act, 2017 & corresponding Section 5(5) of the State GST laws. 2. This is an electronically generated invoice and does not require a digital signature.



27 May, 2025

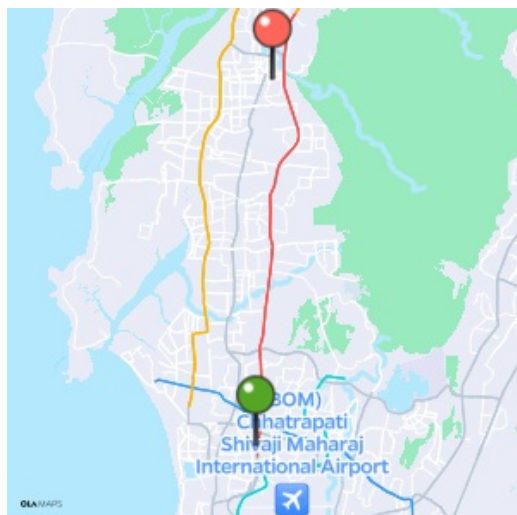


# ₹411

CRN9446969850

Thanks for travelling with us, Purti Raval

## Ride Details



## Bill Details

Your Trip ₹410.65

**Total Bill** (rounded) **₹411**

Includes ₹29.01 Taxes

Have queries? Visit [support for this ride](#).

We've fulfilled our promise to take you to destination for pre-agreed Total Fare. Modifying the drop/route can change this fare.



Tushar Balu Mane  
NA



14.8 km 56 min



Mini - White Tour H3 CNG

- 07:55 PM D1 and D2, Krishna CHS, Subhash Road A, Vile Parle East, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400057, India
- 08:58 PM Ramnik Stores, Shop No 8, Dhanraj Shopping Center, Chinchpada, Borivali East, Mumbai, Maharashtra, 400066, India

## Payment



Paid by Cash

₹411

In case of any complaint/grievance against this invoice, write to us at

Grievance officer, ANI Technologies Private Limited, Ola Campus, Prestige RMZ star tech, C wing, Koramangala Industrial layout, Koramangala, Hosur road, Bengaluru, Karnataka, 560095



## Original Tax Invoice

### Driver Trip Invoice



Tushar Balu Mane NA  
Ola Mini - White Tour H3  
CNG  
MH03EG2168  
Operator State/UT:  
Maharashtra

Service Tax Category: Renting of motor  
cab

SAC Code: 996412

Invoice ID DIOIQKNMH500260

Invoice Date 27/05/2025

Customer Name Purti Raval

Mobile Number +919327054063

Pickup Address D1 and D2, Krishna CHS, Subhash Road  
A, Vile Parle East, Navpada, Vile Parle East, Vile Parle,  
Mumbai, Maharashtra 400057, India

Description	Amount (INR)
<b>Customer Ride Number - CRN9446969850</b>	
Ride Fee	₹305.31
CGST 2.5%	₹7.63
SGST 2.5%	₹7.63
Subtotal	₹320.58
<b>Total</b>	
<b>Customer Ride Fare</b>	<b>₹320.58</b>

Please note: 1. This invoice is issued on behalf of Transport Service Provider. ANI Technologies Private Limited acts in the capacity of an Electronic Commerce Operator as per Section 9(5) of the Central Goods & Service Tax Act, 2017 & corresponding Section 5(5) of the State GST laws. 2. This is an electronically generated invoice and does not require a digital signature.



## Original Tax Invoice



State GSTIN: 27AAJCA1389G1ZJ

SAC Code: 999799

**ANI Technologies Pvt. Ltd.**

Gala No. 07, Ground floor, Amfotech Park, Plot  
No - A/ 26, Road No. B-8, Wagle Ind. Estate,  
Thane West-400604

Service Tax Category: Business Auxiliary  
Service

Invoice ID CIOIQKNMH500260

Invoice Date 27/05/2025

Customer Name Purti Raval

Mobile Number +919327054063

Supply Address Gala No. 07, Ground floor, Amfotech Park,  
Plot No - A/ 26, Road No. B-8, Wagle Ind. Estate, Thane  
West-400604

Description	Amount (INR)
<b>Ola Convenience Fee - CRN9446969850</b>	
Convenience Fee (Ride)	₹76.33
CGST 9.0%	₹6.87
SGST 9.0%	₹6.87
<b>Total</b>	
<b>Convenience Fee</b>	<b>₹90.07</b>
<b>Fare</b>	

**Payment Details**

Paid by	Cash
Transaction date	27 May, 2025 09:01 PM
Amount	₹90.07

Please note:

1. This is an electronically generated invoice and does not require a digital signature.
2. Vide Circular No. 146/02/2021- GST dated 23rd February 2021, Printing of Dynamic QR code is not mandatory in case of Prepaid invoice since cross reference of payment is available.