



महाराष्ट्र MAHARASHTRA

2023

CB 569532



श्रीमती सुषमा चव्हाण

ADDENDUM AGREEMENT DATED 14/09/2023

THIS ADDENDUM AGREEMENT (Addendum) is made at Mumbai on 14th September, 2023

BY AND BETWEEN

M/s Sudarshan Chokhani & Co (Partnership Firm) having its registered office at 23 Maheshwari Mansion¹ Nepean Sea Road, Mumbai 400036 hereinafter called "**The Licensor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors and administrators) of the **FIRST PART**

AND

Sudal Industries Limited, a company limited by shares through its CFO & Director; Mr Mukesh V Ashar, residing at B 502, Ram Tower, Yogi Nagar, Borivali (west), Mumbai 400091 hereinafter called "**The Licensee**" (which expression shall unless it be repugnant to the meaning and context thereof be deemed to mean and include their successors in business, title and assigns) of the **OTHER PART**;

The Licensor and the Licensee shall be hereinafter be collectively referred to as the 'Parties'

WHEREAS:

- A. The Licensor is solely carrying in the business of dealing in Aluminium Products in the name and style M/s Sudarshan Chokhani & Co (Partnership Firm) at its corporate office situated at 26 Nariman Bhavan, 227 Nariman Point, Mumbai 400021. The said premises has an adequate space and necessary facilities for use of premises for business purpose who requires premises at business hub of Mumbai City for their business on contract basis at 26 Nariman Bhavan, 227 Nariman Point, Mumbai 400021. (hereinafter referred to as –“the said premises”)
- B. The Parties had executed and entered into the Leave and License Agreement dated 20.10.2021 (**‘Leave and License Agreement’**) whereby the Licensor has agreed to provide the said Premises (as defined) to the Licensor on the terms and conditions more particularly set out in the Leave and License Agreement.
- C. As per Clause 4A of the Leave and License Agreement the Term (*as defined*) is for a period of 11 months commencing from the Effective Date viz. 01.10.2021, with the option for extension for the next 22 months will be given to the Licensee under this Agreement beginning from 1st September 2022, subject to 10% yearly increment in the Service Charge as recorded in Clause 5
- D. The Parties executed Addendum Agreement dated 01ST SEPTEMBER 2022, wherein the Leave and License Agreement was extended for further period of 11 months, expiring on 31ST AUGUST 2023.
- E. The Parties, are desirous of mutually extending the terms of the Leave and License Agreement, the details of which are set out hereinafter more particularly and have executed this Addendum to make the necessary modifications and amendments to the Leave and License Agreement.

THE PARTIES HEREBY AGREE AS FOLLOWS:

- 1. The term of the Leave and License Agreement in respect of the said Premises shall be extended for a period of 11 months, commencing from 1st September 2023 till 31st August 2024, with the option for extension for a further period of 11 months upon mutual agreement to be recorded in writing only.
- 2. The Service Charge for the said Premises shall not be revised in the terms of Clause 5 as per the said Leave License Agreement. The Service charge for the period 1st September 2023 till 31st August 2024, shall be Rs.2,75,000/- [*Rupees Two Lakhs Seventy Five Thousand Only*] payable per month.
- 3. Upon execution of this Addendum, the Leave and License Agreement shall stand modified and amended to the extent set out hereinabove. This Addendum is an integral part of the Leave and License Agreement.

4. Except as modified and amended by this Addendum, the original Leave and License shall continue to have full force and effect and terms and conditions set out there in continue to be binding on the parties.

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

FOR M/s SUDARSHAN CHOKHANI & CO



Sudarshan S Chokhnai
Partner



Witness:

1. Krishna S Dupte



2. Suresh B Pandhare



FOR SUDAL INDUSTRIES LIMITED


M.V. Ashar
CFO & Director



508/14254

पावती

Wednesday, October 20, 2021

2:20 PM

Original/Duplicate

नॉरणी क्र.: 39M

Regn.: 39M

पावती क्र.: 15278 दिनांक: 20/10/2021

मावाचे नाव: मुलाबा दू

दस्तऐवजाचा अनुक्रमांक: बचई4-14254-2021

दस्तऐवजाचा प्रकार : 36-अ-लिष्क व्हट लायसन्सेस

सादर करणाऱ्याचे नाव: मे. सुदर्शन चोखानी व्हट कंपनी तर्फे भागीदार सुदर्शन एस. चोखानी

गोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 380.00

पुस्तकी संख्या: 19

एकुण:

रु. 1380.00

आपणास मूळ दस्त, पंचनेल प्रिंट, मूनी-२ अंदाजे
2:39 PM ला वेळीस मिळेल.

सह दुय्यम निबंधक, बचई-४

वाजार मूल्य: रु. 0/-

मोबदला रु. 275833/-

भरलेले मुद्रांक शुल्क: रु. 23000/-

DELIVERED

सह. दुय्यम निबंधक वर्ग - ३
मुद्रांक विभाग, ४

1) देवकाचा प्रकार: DHC रकम: रु. 380/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2010202105713 दिनांक: 20/10/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007676997202122E दिनांक: 20/10/2021

बँकेचे नाव व पत्ता:

BsCO3

10/20/2021



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2010202105713

Receipt Date 20/10/2021

Received from SUDARSHAN CHOKHANI AND CO, Mobile number 9930446888, an amount of Rs.380/-, towards Document Handling Charges for the Document to be registered on Document No. 14254 dated 20/10/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

₹ 380

DEFACED

Payment Details

Bank Name MAHB

Payment Date 20/10/2021

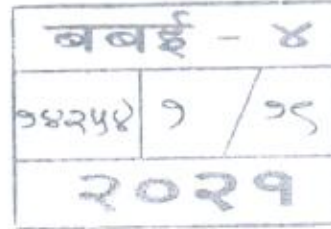
Bank CIN 10004152021102004860

REF No. 004747159

Deface No 2010202105713D

Deface Date 20/10/2021

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



GRN	MH007676997202122E	SARCODE	[Barcode]		Date	19/10/2021-16:09:09	Form ID	36A
Department				Inspector General Of Registration				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment				Registration Fee				
Office Name				BOM4_JT SUB REGISTRAR MUMBAI 4				
Location				MUMBAI				
Year				2021-2022 One Time				
Payer Details				Full Name				
				MS SUDARSHAN CHOKHANI AND CO				
				PARTNERSHIP FIRM				
Flat/Block No.				OFFICE PREMISES NO 26 2nd FLOOR				
Premises/Building				NARIMAN BHAVAN				
Account Head Details				Amount in Rs.				
0030045501 Stamp Duty				23000.00				
0030063301 Registration Fee				1000.00				
				Road/Street				
				227 NARIMAN POINT				
				Area/Locality				
				MUMBAI				
				Town/City/District				
				PIN				
				4 0 0 0 2 1				
				Remarks (If Any)				
				SecondPartyName SUDARSHAN INDUSTRIES LIMITED-				
				Amount in				
				Twenty Four Thousand Rupees Only				
Total				24,000.00				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA								
Cheque/DD Details				Bank CIN				
				Ref. No.				
				02300042021101959174				
Cheque/DD No.				Bank Date				
				RBI Date				
				19/10/2021-16:11:15				
Name of Bank				Not Verified with RBI				
Name of Branch				Bank Branch				
				BANK OF MAHARASHTRA				
				Scroll No. Date				
				Not Verified with Scroll				

Department ID

Mobile No. 9923192845

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दफ्तरी कार्यालय नोंदणी कार्यालयाच्या दस्तऐवजी लागू आहे. नोंदणी व कार्यालयाच्या दस्तऐवजी सदर चालन लागू नाही.

सह. दुय्यम निबंधक कार्या - २

मुंबई शहर क्र. ४

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-508-14254	0003637190202122	20/10/2021-14:19:55	IGRS49	1000.00



CHALLAN
MTR Form Number-6



GRN	MH007676997202122E	BARCODE	19/10/2021-16:09:09		Date	19/10/2021-16:09:09	Form ID	36A
Department		Inspector General Of Registration		Payer Details				
Stamp Duty		Type of Payment		Registration Fee		TAX ID / TAN (If Any)		
Office Name		BOM4_JT SUB REGISTRAR MUMBAI 4		Full Name		MS SUDARSHAN CHOKHANI AND CO		
Location		MUMBAI		Flat/Block No.		OFFICE PREMISES NO 26 2nd FLOOR		
Year		2021-2022 One Time		Premises/Building		NARIMAN BHAVAN		
Account Head Details		Amount in Rs.		Road/Street				
0030045501 Stamp Duty		23000.00		227 NARIMAN POINT				
0030063301 Registration Fee		1000.00		Area/Locality				
				MUMBAI				
				Town/City/District				
				PIN				
				4 0 0 0 2 1				
				Remarks (If Any)				
				SecondPartyName=SUDAL INDUSTRIES LIMITED-				
				Amount in				
				Twenty Four Thousand Rupees Only				
Total		24,000.00		Words				
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN		Ref. No.		02300042021101969174 005660146		
Cheque/DD No.		Bank Date		RBI Date		19/10/2021-16:11:15 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.

Mobile No. : 9223192845

सदर घालन केवल दुर्यम निवाक कार्यालयात नोंदणी करावयाची दस्तऐवजी लागू आहे. नोंदणी न करावयाच्या दस्तऐवजांही सदर घालन लागू नाही.

for
MELAR



बवई - ४
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LEAVE AND LICENCE

Agreement made at Mumbai this 20th day of, October, 2021 between M/s Sudarshan Chokhani & Co (Partnership Firm) having its registered office at 23 Mahshwari Mansion, Nepean Sea Road, Mumbai 400036 hereinafter called "The Licensor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors and administrators) of the **FIRST PART**,

AND

Sudal Industries Limited, a company limited by shares through its CFO & Director, Mr Mukesh V Ashar, residing at B 502, Ram Tower, Yogi Nagar, Borivli (west), Mumbai 400091 hereinafter called "The Licensee" (which expression shall unless it be repugnant to the meaning and context thereof be deemed to mean and include their successors in business, title and assigns) of the **OTHER PART**:

WHEREAS The Licensor is solely carrying in the business of dealing in Aluminium Products in the name and style M/s Sudrshan Chokhani & Co (Partnership Firm) at its corporate office situated at 26 Nariman Bhavan, 227 Nariman Point, Mumbai 400021. The Said premises has an adequate space and necessary facilities for use of premises for business purpose who requires premises at business hub of Mumbai City for their business on contract basis at 26 Nariman Bhavan, 227 Nariman Point, Mumbai 400021. (hereinafter referred to as "the said premises")

AND WHEREAS The Licensee has requested The Licensor to grant to The Licensee the said premises.

AND WHEREAS The Licensor has agreed to grant the same on terms and conditions mutually agreed upon;

AND WHEREAS the parties hereto have agreed, declared and recorded the said terms and conditions.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The Licensor hereby agrees to grant to The Licensee exclusively to use the office space for its business and as incidental thereto has permitted The Licensee to erect and use cabins and install furniture, Electronic gadgets including Computers /servers in the said premises. The Licensor has also agreed to make available other ancillary office facilities, amenities, convenience and services therein without creating any tenancy rights or any other rights, title and interest in favour of the Licensee as also to use the fixtures and fittings therein. The licensor also states that firm is the sole owner of the said premises.
2. The said premises shall be in judicial and physical possession of the owner firm / person and Licensee will be in use of the Business premises permission as merely a member and it being the intention of the parties hereto that the possession of premises shall vest in the owner firm.



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The Licensor has agreed to render the following services to The Licensee:

- Cabins furniture, Office equipment, electronic Gadgets etc in the said premises for itself, its bonafide employees and visitors;
- Flooring and partitions provided in the said premises;
- Water and Electricity meter.
- Any further facilities which the Licensor at its discretion considers it necessary to provide to the Licensee from time to time;

3. The Licensee agrees and undertakes :

A) That the said premises is inspected and has found the same to its entire satisfaction and agree not to cause any damage to the said premises or the furniture and will always keep the space in the said premises in good order and condition including floors, walls, ceilings, doors, windows, electrical installation, water taps, etc and on termination will leave the same in good condition and make reasonable compensation for any damage done or for any articles missing, reasonable and normal wear and tear will be accepted by the licensor.

B) To bring into the said premises only office records and documents etc. will be allowed to store, but in any event no combustible and hazardous and inflammable nature items or things shall be brought or stored in the premises; which shall invalidate or make violable or increase the premium payable on the policy or policies of insurance for the time being in force in respect of the building in which the said premises are situated.

C) To use the said premises only for business purposes and in a lawful manner and in any event not to make any illegal use of the same and not to cause any disturbance, nuisance or annoyance to the other occupants or the tenants of neighbouring portions of the building or prejudice the rights of the said premises in any manner whatsoever.

D) In the event of the licensee making use of aforesaid facilities for any purpose other than bonafide business purposes and the same resulting in any civil or criminal action, the licensee hereby agree indemnifies and to keep the licensor fully indemnified of and from and against all consequences, costs, charges and expenses which may arise therefore.

E) The licensee undertakes not to allow or permit any outsiders or group concerns to use the said premises or any part thereof; nor shall it assign the benefit of this Agreement to any other person/ entity(ies) whatsoever under any circumstances or create any encumbrance in favour of any third party. Only sister/associate concerns of the licensee shall be allowed to use the premises as well.

F) In the event of dishonouring of the cheques more than once given in as per Para 10 below the licensor or any person(s) duly authorised by the firm is entitled to sue the licensee in court for realization of the full amount upto the expiry period of the Agreement at your cost and can terminate the Agreement immediately and the place will be vacated and handed over to the licensor. The Licensor has also the right to not allow use of premises in case it is not vacated immediate as per Para 4(F) below.

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for

- G) To remove all articles, belongings and things installed and lying in the said premises on expiry of the terms of the arrangement therein or in the event of prior termination or upon the date of termination in a peaceful way.
- H) The licensee agree to provide the authority letter in regard to the acceptance of the terms of this Agreement and also agrees to intimate the licensor of any change or alter the constitution of the company or the nature of the company.
- I) The executants Director Mr. **Mukesh V Ashar** on behalf of the company agrees to abide by the covenants terms and conditions contained in this agreement.

4. IT IS MUTUALLY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

- A) The terms of this arrangement shall be for 11 months commencing from the 1st October, 2021. However, the option for next 22 months will be given to the Licensee under this Agreement beginning from 1st September, 2022 If mutually agreement also depending on satisfactory performance of the licensee. *Handwritten: 11/2/22*
- B) The licensee shall pay directly to Government and other statutory authority for use of telephone and electricity other utilities on actuals and will keep original copies of bills for itself and will hand over the Xerox bill copies to the licensor in time if required by licensor.
- C) The arrangement herein is purely temporary and on contract basis and not transferable under any circumstances and the licensee shall not be entitled to assign or transfer the benefit of this arrangement to any other person/persons on any basis whatsoever.
- D) No other protected rights whatsoever permitting the licensee or its employees to come upon the use of said premises or any part thereof is created or intended or sought to be created by these presents and the parties hereto shall not plead any oral variation to the provisions thereof. The variation if any hereto shall not be valid, binding upon and enforceable against the parties hereto unless the same is duly recorded in writing in the form of a supplementary agreement signed by both the parties hereto.
- E) The licensee shall be allowed to display its name board outside the premises and the name of The licensor shall also be displayed outside the premise as per society's rules and regulations.
- F) If there is any violation of the terms hereof, The licensor shall be entitled to prevent access to the licensee and its employees into the said office and every part thereof and in the event of the licensee refusing or neglecting to remove its belonging from the said office, the licensor shall be entitled to break open any doors, lock, bolts to get entry into the premises and remove the articles and things therein after making a list thereof. It is distinctly agreed that the licensor shall not render itself liable for any civil or criminal action by so doing. This authority retained by the licensor and expressly agreed to by the member is irrevocable and constitutes the basis for this agreement and the licensee shall not be entitled to dispute, challenge or call

Handwritten: 11/2/22

Handwritten: 11/2/22

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into question the validity or reasonableness of this provision in any court of law.

- G) Under the termination of the Agreement period or sooner determination thereof for any reason whatsoever, the licensee shall remove or cause to be removed themselves and servants, its officers, employees and all other person and persons and their respective belongings, paper documents, articles and things from the said premises and ensure that The licensor gets vacant, quiet, peaceful and exclusive possession of the said allotted space in the said premises. If The licensee continues to occupy the said Premises after the termination and/or the termination of the Agreement period they shall do so as trespassers and will be liable to ejectment proceedings and it is hereby agreed that until the vacant possession of the allotted space in the said Premises is handed over to the licensor as aforesaid. The licensee shall be bound and liable to pay to The licensor two times more than the service charges per day for the period used after termination as payable under this Agreement as and by way of damages or wrongful occupation of the said Premises.
- H) All furniture, fittings and other items that are brought by the licensee are wholly owned by the licensee and the licensor has no right over the same.
- I) The licensor cannot give on lease rent or Leave & License to any other 3rd party the premises during the tenure of the agreement. Also the licensor cannot terminate the contract before the contract expiry unless the licensee does not pay the service charges on a regular monthly basis.



In consideration of the permission for use of office premises by the licensor to the licensee as herein contained, The licensee shall pay the licensor service charges as under:

PERIOD
PAYABLE

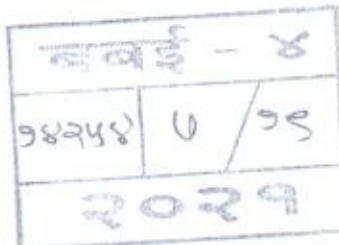
SERVICE CHARGES

01/10/2021 to 31/08/2022

Rs 250000.00 Per Month

It is also agreed that an increase will be given every year @ 10 % per annum in Service Charges i.e. from 1st September, 2022 onwards. the service fees shall be Rs 275000/- per month and from 1st September, 2023 onwards the service fees shall be Rs. 302500/- per month and so forth, only if the agreement is extended as per Para 4(A) of this agreement.

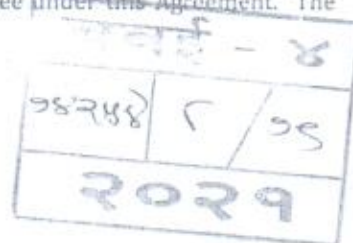
6. It is further agreed and declared between the parties hereto that the permission hereby granted by the licensor to the licensee to use premises is incidental to the availing of office facilities, amenities and services provided by the licensor to The licensee and The licensee shall not be entitled to avail other facilities without the permission as the arrangement is composite, impartible and indivisible.
7. Ownership of the said premises remains with the licensor..



8. The licensee will pay services after deducting tax deducted at source latest by the 7th of every month till the expiry of this agreement or sooner determination thereof by crossed cheque/electronic mode the amount of monthly service charges payable for the immediately previous month in the subsequent month as per Para (5) above to the licensor.
9. The licensor cannot ask the licensee to vacate the said premises during the entire term of this agreement as long as the licensee is paying the fees in a timely manner and not conducting any illegal activity in the office premises. The licensee will have to give a notice 90 days to the licensor in writing/email if the licensee wishes to vacate the said premises.
10. The licensor shall bear and pay out of his own funds all outgoings, charges, taxes, rates, levies, cesses, contributions, dues, service charges, water charges and other payments of whatsoever nature or description, whether past, existing, present or future to which the said Premises, was/has is or may become subject to what has by virtue of the said premises being in use of The licensee or otherwise.
11. The licensee shall not make any structural, alterations or additions to the said premises without the consent of the licensor in writing. All structural and major repairs to the said premises shall be carried out by the licensee at its own cost, if required by the licensee.
12. The licensor shall not be responsible or liable in any manner whatsoever for any injury or damage which may be caused to the licensee or any of its agents, servants, visitors, invitees or any other representatives, as aforesaid nor shall be responsible or liable in any manner whatsoever for theft or damage or destruction of the belongings, chattel, articles or things of the licensee or any other such persons as aforesaid that they may have been kept in the said Premises by fire, white ants, rains, floods, leakage or breakage or bursting of the water, waste water or gas or electric pipes the accidental giving way of any portion of the wall, floor, roof or any portion of the said premises and also from any other cause or causes whatsoever.
13. The licensee and all other persons in use or occupation of the said premises as aforesaid shall duly observe and perform, abide by and/or otherwise comply with all rules and regulations and/or bye-laws of the said Co-operative Society as well as Municipal rules and regulations and bye-laws as also the rules and regulations relating to the use of the said premises as may be prescribed from time to time. The licensee agrees and undertakes that it shall not do or be done and ensure and procure that any other person in occupation of the said premises as aforesaid shall do or suffer to be done any act or thing whereby the rights or a membership of the owner whether of ownership of or upon the said premises or otherwise however shall be in jeopardy or effects or prejudice in any manner whatsoever. The owner firm hereby agrees and undertakes that it shall keep the licensee indemnified of from and against the known observance and/or non-compliance and/or non-performance by the owner firm and any other person as aforesaid of the aforesaid provisions.
14. The licensor will obtain any permission or consent required to be obtained from the Co-operative Society or any association and will comply with all formality required to be complied with under any provisions of any law in force or as may be applicable or may become applicable during the Agreement period by virtue of the said premises being first put in the use of by the licensee ~~under this Agreement.~~ The

Meha

mm



licensor shall bear and pay any property tax, any other tax, levy, cess, penalty, liquidated damages, loss as may be suffered due to non-observance of any rule or non-compliance of any applicable provision of any law in force of co-operative society or any association. The licensor shall provide the licensee and its sister concerns with all the NOC's required by the licensee to submit in various departments of Government & other parties. If there is any increase in Government taxes /Cavies then that is to born solely by the Licensee.

15. All disputes which shall arise between the parties hereto or between any one of them and the legal representatives of the other or others or between their respective legal representatives, shall be referred to sole arbitrator to be mutually agreed upon by both the parties and in absence of such agreement, by the court and such dispute referred to and decided upon in accordance with the provisions of the Arbitration & Conciliation Act, 1996 or any statutory modifications thereof. The sole arbitrator shall have summary powers and shall not be governed by such provisions of Code of Civil Procedure and may not record any oral evidence. The Arbitration shall be in Mumbai.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, the day and year first herein above written.

SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED :
M/s Sudarshan Chokhani & Co
(Partnership Firm) through its Partner
Mr. Sudarshan S Chokhani

)
)
) For SUDARSHAN CHOKHANI & CO.
) *Sudarshan S Chokhani*
) PARTNER

In the presence of
WITNESS:

1. *Chokhani*
2. *Chokhani*

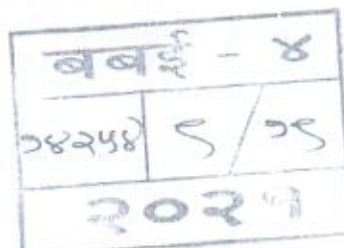


SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED :
Sudal Industries Limited
CFO & Director Mr Mukesh V Ashar,)

)
) For SUDAL INDUSTRIES LTD.
) *Mukesh V Ashar*
) CFO / DIRECTOR

In the presence of
WITNESS:

1. *Ashar*
2. *Ashar*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAGFS8534B



नाम /NAME

SUDARSHAN CHOKHANI & COMPANY

स्थापना/बनने की तिथि /DATE OF INCORPORATION/FORMATION

31-12-1979

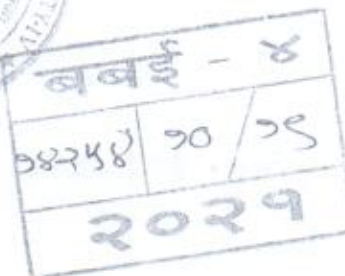
[Signature]

ऑडिटर जनरल (कंप्यूटर सेग)

Commissioner of Income-tax (Computer Operations)

For SUDARSHAN CHOKHANI & CO.

[Signature]
PARTNER



भारत सरकार
GOVERNMENT OF INDIA



सुदर्शन श्रीराम चोखाने
Sudarshan Shriram Cholkhan
DOB: 22-06-1954
Gender: Male



5023 7907 2274

आधार - आम आदमी का अधिकार

राष्ट्रीय निवास पत्र प्रमाणिकरण
UNIQUE RESIDENT IDENTIFICATION OF INDIA

Address:
23, माहेश्वरी मंडिर, फ्लैट नं- 23, 34
नेपेण्से रोड, 34 नेपेण्से रोड, ऑगस्ट क्रांति मार्ग
मुंबई, महाराष्ट्र, 400036

Address:
23, Maheshwari Mansion, Flat No-
23, 34 Nepeansea Road, 34 Nepean
Sea Road, August Kranti Marg,
Mumbai, Maharashtra, 400036



1947
1950 200 1947

www.mca.gov.in

P.O. Box No. 1947
Bangalore-560 001



Sudarshan Shriram Cholkhan

बचत - ४	
३४२५४	३३ / ३५
२०२१	

SUDAL

INDUSTRIES LIMITED



Certified for IATF 16949 / ISO 9001 & EMS DIN EN ISO 14001 / 19991

Corporate Office : 26A Nariman Bhavan, Opp. NCPA, 227 Nariman Point, Mumbai 400 021 (INDIA)
Phone: 91-22-22023845, 61577100, 61577177 • Fax : 91-22-22022893 • E-mail : mumbai@sudal.co.in • www.sudal.co.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SUDAL INDUSTRIES LIMITED HELD ON WEDNESDAY 06TH OCTOBER 2021 AT THE CORPORAT OFFICE OF THE COMPANY AT 26 NARIMAN BHAVAN, 227 NARIMAN POINT, MUMBAI 400021

TO GRANT AUTHORITY TO ENTER INTO LEASE AND LICENSE AGREEMENT:

"RESOLVED THAT the Company (*hereinafter referred as "the Licensee"*) do hereby enter into Leave and License agreement for use of premises situated at 26 Nariman Bhavan, 227 Nariman Point, Mumbai 400021 having built-up area admeasuring 1140 square feet, carpet, with M/s Sudrshan Chokhani & Co, owner of the premises, (*hereinafter referred as "the Licensor"*) for a period 11 months commencing from the 1st October, 2021, however, the option to extend for next 22 months will be available under the agreement if mutually agreed depending on satisfactory performance of the licensee, on the terms and conditions, the draft Leave & License Agreement placed before the Board and initialed by the Chairman for the purpose of identification."

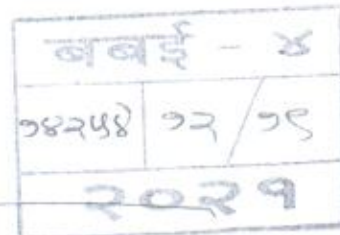
"RESOLVED FURTHER THAT Mr. Mukesh Ashar, Whole - Time Director & CFO of the Company be and is hereby authorized to do all such things, acts, deeds, matters including finalizing terms & conditions for entering into Lease Agreement for the said Premise and to sign lease agreement and such other documents for registration purposes, appear before the Sub-registrar for the registration of the said premises in favour of the Licensee and to do all act, things which are necessary as may be deems fit and proper in order to obtain the said office premises on lease."

"RESOLVED FURTHER THAT a copy of the above resolution duly certified as "True Copy" under the hand of a Director be furnished to such authorities / agencies as may be necessary for giving effect to the above resolution from time to time."

Certified True Copy,
For SUDAL INDUSTRIES LIMITED.



SUDARSHAN CHOKANI
MANAGING DIRECTOR
DIN: 00243355



Manufacturers of Aluminium Extrusions & Components • Architectural & Transport Systems • Non Ferrous Alloys

Regd. Office & Works : AS MIDC, Ambad Industrial Area, Mumbai Nashik Highway Nashik 422 010

Phone : 91-253-2382396 / 6636200 - 234 • Fax : 91-253-2382197

E-mail : nashik@sudal.co.in

Pune : (Mob.) : 9223192800 • Vadodara: Phone: 0265-2337462 • Delhi: 9313623303

CIN L21541MH1979PLC021541



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AAACS0705K



कंपनी का नाम
SUDAL INDUSTRIES LIMITED

निर्माण/जन्म की तिथि / DATE OF INCORPORATION/FORMATION
08-08-1978

Signature

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)



बबई - ४	
०४२५४	०३/०८
२०२१	

यह कार्य के तहत / निम्न कार्य पर कार्य करने वाले
आयकर निदेशक (प्रणाली)
डॉ. ए. ए. शर्मा, मुंबई
ई-२, जवाहरनगर एस्टेट
पिन कोड - ४०० ००५

In case this card is lost/Found, kindly inform/return to
the issuing authority:
Director of Income Tax (Systems)
AICA Centre, Ground Floor
E-2, Jhandewalan Estate,
New Delhi - 110 055

For SUDAL INDUSTRIES LTD.

Signature
CFO / DIRECTOR.

भारत सरकार
GOVERNMENT OF INDIA

सर्वोच्च न्यायालय
Muzam Yashwanth Ashar

जन्म वर्ष / Year of Birth: 1956
पुरुष / Male

3163 9728 1005


आधार - सामान्य माणसाचा अधिकार

MS/100

MS/100



बबई - ४		
०४२५४	०४	०५
२०२१		


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O विजयश्री ओ अश्वर, सो. १००५
 १०१ टॉवर, बोरी वार्ड, अहमदाबाद जिल्हा
 मुंबई, महाराष्ट्र, ४०००९१

Address: S/O Vijayshri O Ashar, B
 101, RAM TOWER, YOGI
 NAGAR, BORIVALI WEST
 Mumbai, Maharashtra, 400091

TOLL FREE 1800 122 1361
 helpline@uaid.gov.in
 www.uaid.gov.in
 PD, Sec No. 1801
 Bhamburda - 500 001

MSL

MSL



बवई - ४	
१४२५४	१५ / १९
२०२१	



भारतीय विशिष्ट लोकता प्रत्येकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

नॉडविषयका क्रमांक / Enrollment No. 1218/61176/20980

To,
 योगेश प्रदीप ताम्बे
 Yogesh Pradeep Tambe
 Ganesh Murti Nagar, Room No-252, Part No-3
 Captain Parkash Pethe Marg
 Colaba
 Colaba Mumbai Mumbai
 Maharashtra 400005

27/01/2013

we cross

Ref: 45 / 17B / 1279 / 2052 / P



SH198517315DF



आपला आधार क्रमांक / Your Aadhaar No.:

9713 1097 1649

आधार — सामान्य माणसाचा अधिकार

बई - ४		
०४२५४	७६	७९
२०२९		



भारत सरकार



योगेश प्रदीप ताम्बे
 Yogesh Pradeep Tambe
 जन्म वर्ष / Year of Birth : 1987
 पुरुष / Male



9713 1097 1649

आधार — सामान्य माणसाचा अधिकार

भारत विधानसभा निर्वाचन
ELECTIONS TO THE LEGISLATIVE ASSEMBLY
आम जनता के नाम पर
IN THE NAME OF THE PEOPLE

JLM1008838



आमदारचे नाव : प्रशांत विष्णु खेडेकर
Elector's Name : Prashant Vishnu Khedekar
वडीलचे नाव : विष्णु खेडेकर
Father's Name : Vishnu Khedekar

witness

March

मत / No. / मत / No. : JLM1008838
मत नोंद / Date of Birth : 01/07/1978
पते : १. निवासी, मावडी, अ. जिल्हा, कोल्हापूर ज. /
Domicile - 1st, Maavdi, Dist. Kolhapur, Maharashtra

आमदार : १. विनायक निवास, मावडी, अ. जिल्हा, कोल्हापूर ज. /
Candidate No. : 1st - Vinayak Niwas, Dist. Kolhapur, Maharashtra

मत : 11/02/2019

आमदारचे नाव : प्रशांत विष्णु खेडेकर
Assembly Member's Name : Prashant Vishnu Khedekar

मत नोंद : ११/०२/२०१९, कोल्हापूर ज. /
Date of Birth : 11/02/2019, Kolhapur, Maharashtra

मत नोंद : ११/०२/२०१९, कोल्हापूर ज. /
Date of Birth : 11/02/2019, Kolhapur, Maharashtra



बवई - ४		
१४२५४	१०	१९
२०२१		

508/14254

बुधवार, 20 ऑक्टोबर 2021 2:26 म.न.

दस्त गोपवारा भाग-1

बसई-4

दस्ता क्रमांक: 14254/2021

२९/१९

दस्ता क्रमांक: बसई-4 / 14254/2021

वापस घुलव: ₹ 00/-

नोबलता: ₹ 2,75,833/-

भरलेले मुद्रांक शुल्क: ₹ 23,000/-

दु. वि. मह. दु. वि. बसई-4 वाचे कार्यालय

म. क्र. 14254 वा दि. 20-10-2021

वेळी 2:18 म.न. वा. हजेर केले.

पावली: 15278

पावली दिनांक: 20/10/2021

वापरकरणातचे काय: ये. सुदर्शन चौखटारी अँड कंपनी तर्फे भागीदार सुदर्शन एम. चौखटारी

नॉंदणी फी ₹ 1000.00

दस्त हाताळणी फी ₹ 380.00

पुढाफी संख्या: 19

एकूण: 1380.00

दस्ता जमा करणा-वाची सही:

मा. सहाय निवाचन, बसई-4

दस्तावा प्रकर: 36-अ-विनू अँड लघुसमोस

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

सिम्का क्र. 1 20 / 10 / 2021 02 : 18 : 35 PM ची वेळ: (महाराष्ट्र)

सिम्का क्र. 2 20 / 10 / 2021 02 : 19 : 51 PM ची वेळ: (बी)

प्रतिज्ञापत्र

राज्य दस्तऐवज व नॉंदणी कायदा १९७८ अंतर्गत असलेल्या वास्तुपट्टावर नॉंदणीत
आहे. दस्तावात संपूर्ण वास्तुपट्टावर नॉंदणी सहायदार व
वापरकरणाची संपत्ती असावी आहे. दस्तावात संपत्ती, दस्ता
वास्तुपट्टावर दस्त निष्पादक व वास्तुपट्टावर हे संपत्तीवर नॉंदणीत राहतील.

सिंहन देवदरे

सिंहन देवदरे



दस्त गोपवारा भाग-2

बर्दई-4

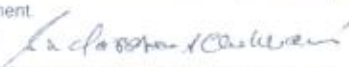





25/25

20/10/2021 2:26:12 PM

दस्त क्रमांक: 14254/2321

दस्त क्रमांक: बर्दई-4/14254/2021







दस्तावा प्रकार: 36-अ-लिख अंड लायसन्सोस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	प्रमाणित	अंगठ्याचा ठसा
1	माव.से. सुदर्शन चोखानी अंड कंपनी तर्फे भागीदार सुदर्शन एस. चोखानी पत्ता: ऑफिस नं. 23, नरेश्वरी मेन्शन, रोपण सी रोड मुंबई, मालाबार हिल, MAHARASHTRA, MUMBAI, Non-Government फोन नंबर: 	सायमोन्स वय: -67 स्वाक्षरी:-		
2	माव.सुदाल इंडस्ट्रियल लिमिटेड तर्फे सीएफओ व डायरेक्टर मुकेश वी आशर पत्ता: प्लॉट नं. बी 502, गाळा नं. 5, इमारतीचे नाव: राम टॉवर स्वाक्षरी:- ब्लॉक नं. 1, रोड नं. योगी नगर मोरिवली वेस्ट मुंबई, महाराष्ट्र, मुंबई. फोन नंबर: 	सायमोन्स वय: -67 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार त्याकरीत 36-अ-लिख अंड लायसन्सोस चा दस्त ऐवज करून दिल्याचे कबुल करताना,
शिक्का क्र.3 ची वेळ: 20 / 10 / 2021 02 : 23 : 53 PM

ओळख:-

खालील इराम असे निवेदीत करताना की ते दस्तऐवज करून देणा-याना व्यक्तीस: ओळखतात, व त्याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	प्रमाणित	अंगठ्याचा ठसा
1	माव.प्रशांत विष्णू खोडेकर वय: 45 पत्ता: रुम नं. 5 वासंती निवास भटवाडी घाटकोपर मुंबई पिन कोड: 400084	 स्वाक्षरी	 
2	माव.योगेश प्रदीप तांबे वय: 34 पत्ता: 1/134 बीएमसी कॉलनी कोलाबा मार्केट मुंबई पिन कोड: 400005	 स्वाक्षरी	 

प्रमाणित करणेत येते की या

दस्तामध्ये एकूण: 25 पाने

पुस्तक क्रमांक-१, बर्दई-४/२६२५४/२०२१

नोंदला.

दिनांक 20/10/2021

शिक्का क्र.4 ची वेळ: 20 / 10 / 2021 02 : 25 : 47 PM

शिक्का क्र.5 ची वेळ: 20 / 10 / 2021 02 : 26 : 10 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, मुंबई-4

सह दुय्यम निबंधक वग-२ मुंबई शहर क्र. ४.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SUDARSHAN CHOKHANI AND CO PARTNERSHIP FIRM	eChallan	02300042021101869174	MFH007676997202122E	73000.00	SD	000363/190202122	20/10/2021
2	MS SUDARSHAN CHOKHANI AND CO PARTNERSHIP FIRM	eChallan		MFH007676997202122E	1000	RF	000363/190202122	20/10/2021
3		DHC		2010202105713	380	RF	2010202105713D	20/10/2021

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