and/or court/s, quasi-judicial or judicial authorities or bodies, which adversely affects, or hinders, development of the said Property and/or construction of the New Buildings;

(e) epidemic, pandemic, or any other diseases or infections or contagions in Maharashtra, due to which there is obstruction or difficulty in mobilization of resources/labour in Maharashtra, and/or obstruction in Maharashtra relating supply to and/or transportation of raw materials and/or other goods and services required for the implementation of the Project;

(f) any change in policies of the Government of India, the State Government of Maharashtra, TMC, and/or any concerned authorities which materially and adversely affects the development of the said Property and/or construction of the New Buildings in accordance with the provisions herein;

(g) any notice, order, rule, notification or directive of the Government and/or any other public or competent authority or any Court or Tribunal or any quasi-judicial body or authority or any act, restraint or regulation of any Governmental Instrumentality including any Local, State, or Central Government of India or any department, instrumentality or agency thereof which adversely affects the construction schedule of the Developer;

(h) any delay caused due to any suit or litigation or claim from any licensee/lessee/purchaser of the premises of the said IT Office Building or third party through the Owner for the reasons not attributable to the Developer; and

(i) delay in grant of necessary Approvals or delay in revalidation/ re-approval of any Approvals/ permissions/ plans by any sanctioning authority for reasons not attributable to the Owner and Developer.

25.2 However, it is expressly agreed between the Parties that the timelines herein for construction of the Project shall not stand extended, if the same is delayed on account of:

(a) financial upheaval or insufficient funds available with the Developer;

(b) any prohibitory order being passed by any statutory authority, and/or court/s, quasi-judicial or judicial authorities or bodies which adversely affects, or hinders, development of the said Property and/or construction of the New Buildings, for reasons attributable solely to the Developer;

(c) any delay caused due to any suit or litigation or claim from any Purchaser of Premises and/or Competent Authority and/or Government Authority and/or any third party for the reasons attributable solely to the Developer;

(d) any suit action litigation disputes being raised by or interse between the Developer and its partners and/or any other third party against the Developer;

(e) non-availability of essential raw materials including labour, steel, cement, other building materials, or electric supply (other than where such delay is regarded as a force majeure event under RERA);

(f) delay in grant of necessary Approvals or delay in revalidation/ re-approval of any Approvals/ permissions/ plans by any sanctioning authority due to non-compliance or non-observance of any statutory permissions/conditions by the Developer or delay in submitting any statutory application/forms/documents by the Developer before any sanctioning authority howsoever (other than a delay for reasons stated in clause 0).

25.3 Immediately upon the occurrence of a cessation of a Force Majeure Event, if a Party is affected thereby, such Party shall only be entitled to claim the benefit of the provisions of clause 25.1 above, if the Party so affected has, within 5 (five) Business Days of being affected by such Force Majeure Event, notified the other Party in writing with complete details thereof, including the nature of the Force Majeure Event, the nature and likely / estimated duration of the impact thereof on the Party claiming to have been affected. It is

expressly clarified that a Party shall not be entitled to claim the benefit of a Force Majeure Event unless the Party has informed the other of the same in accordance with the provisions of this clause.

25.4 On the cessation of such Force Majeure Event the Party previously affected thereby shall immediately resume the performance of its obligations in accordance with the provisions of this Agreement.

26. EVENTS OF DEFAULT

26.1 If any Party fails to, delays in, or defaults in observing or performing any of its obligations, undertakings, roles, terms, conditions, or covenants contained in this Agreement or commits or allows to be committed a breach or default of this Agreement, or if any of the representations or warranties of any Party in this Agreement are untrue or incorrect ("**Defaulting Party**") then in such a case, the non-defaulting party ("**Non-Defaulting Party**") shall be entitled to issue a notice in writing to the Defaulting Party ("**Default Cure Notice**") to cure to the satisfaction of the Non-Defaulting Party such failure, delay, default, breach and/or misrepresentation within a period of 60 (sixty) days from the date of the issuance of the Default Cure Notice ("**Default Cure Period**"). If the Defaulting Party is unable to cure to the satisfaction of the Non-Defaulting Party such failure, default, breach and/or misrepresentation within the Default Cure Period, then the same shall be construed as an event of default (the "**Event of Default**").

26.2 Upon the occurrence of an Event of Default, the Parties shall have all the rights and remedies available to them under law or in equity, and / or this Agreement and the other Transaction Documents.

27. TERMINATION

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27.1 Notwithstanding anything to the contrary contained herein, the Owner shall be entitled to terminate this Agreement in the manner set out below upon occurrence of any of the following events.

(a) If any insolvency resolution proceedings are filed against the Developer , or if the Developer files for voluntary liquidation,

or if there is a change of control of the Developer without the prior consent of the Owner;

(b) If there are any prohibitory / restraining orders passed by any Competent Authority against the Developer in relation to the Project, provided the same is not attributable to the Owner and/or the said Property and / or the title thereto and whereby it becomes impossible for the Developer to continue the Project;

(c) Notwithstanding anything contained in clause 18, if the Developer fails or is unable to obtain all necessary Approvals for the Project and/or commence the construction of the New Buildings within a period of 3 (three) years from the date of execution of this Agreement, and such delay or failure is not primarily due to reasons attributable to the Owner.

(d) If any of the Partners is identified as a "wilful defaulter" by any bank or financial institution, or if the Developer defaults by more than 90 (ninety) days in any payment to any bank, financial institution, or secured lender.

27.2 Upon the occurrence of an event specified in sub-clauses 27.1(a) to 27.1(d) the Owner shall issue a notice in writing to the Developer to remedy the same within period of 30 (thirty) days from the date of receipt of such notice. If the Developer fails to remedy /cure such event within the aforesaid period of 30 (thirty) days, then the Owner, without prejudice to its rights and other remedies under this Agreement or at law or in equity, shall be entitled to terminate this Agreement by notice in writing.

27.3 On the termination of this Agreement pursuant to clause 27.2, the Owner shall have the explicit right and be at liberty, in its sole discretion, to complete the Project on its own or through another person while trying to protect its interest and the Developer's investments up to that stage including any funds raised through Acceptable Lenders, premises purchasers etc., and under no circumstances the Owner shall be liable or responsible in any manner whatsoever to repay the loan amount to the Acceptable Lender from Owner's Premises and their rights under this Agreement. In any of the above events/situation where the

Acceptable Lender is involved, the Owner shall have the first right of refusal towards appointment of new developer for completing the Project on the same terms and conditions as being offered by Acceptable Lender to their nominated Developer.

27.4 The termination of this Agreement for any reason shall not affect the rights and obligations of the Parties accrued prior to such termination. Provided that the provisions of this Agreement that are intended to survive such termination, including the provisions of clauses 1 (captioned *Definitions and Interpretation*), 21 (captioned *Compensation and Indemnity*), 27 (captioned *Termination*), 28 (captioned *Mediation and Arbitration*), 29 (captioned *Costs and Taxes*), 30 (captioned *No Agency*), 31 (captioned *Confidentiality and Non-Disclosure*), and 32 (captioned *Miscellaneous*), each of which shall survive such termination.

28. MEDIATION AND ARBITRATION

28.1 Any dispute, difference or controversy arising out of or in connection with this Agreement, including any question regarding to its existence, validity, or termination, shall first be referred to mediation at the Indian Institute of Arbitration & Mediation ("**IIAM**") and in accordance with its then current Mediation Rules. The number of mediators shall be one, and the mediators shall be appointed by IIAM in accordance with its Mediation Rules.

28.2 If the mediation is abandoned by the mediator or is otherwise concluded without the dispute or difference being resolved, within 120 (one hundred and twenty) days of the mediator being appointed, then such dispute or difference shall be referred to and determined by arbitration by IIAM in accordance with its Arbitration Rules and in accordance with the Arbitration Act. In such event, the number of arbitrators shall be one, and the arbitrator shall be appointed by IIAM in accordance with its Arbitration Rules.

28.3 The place / seat of the mediation, and of the arbitration shall be Thane. The language of the mediation and of the arbitration shall be English, and all documents in such proceedings shall be in English, or accompanied by an English translation thereof.

28.4 Notwithstanding anything contained in the foregoing provisions, all, or any part of the mediation and/or arbitration proceedings, as applicable may be conducted virtually by video-conference, if requested by any Party to the dispute, and the same is agreed by the mediator or arbitrator concerned, as applicable. Furthermore, any documents and pleadings may be submitted electronically by email by any Party to the other Party and the concerned mediator / arbitrator, and the delivery thereof by electronic mail (with reply thereto or receipt confirmed) shall be deemed to be valid service and delivery thereof. In any event, where the proceedings are conducted virtually by video-conference, and/or documents are submitted electronically, the mediation and/or arbitration, as applicable, shall be deemed to have been conducted at Thane for purposes of this Agreement.

28.5 Notwithstanding any dispute or differences that may arise between the Parties, and / or any pending or subsisting arbitral proceedings, or mediation between the Parties, the Parties shall continue to comply with their respective obligations and liabilities under this Agreement, such that there is no stoppage of construction, Marketing of Premises, or delay in development of the said Property and construction of the New Buildings and other buildings and structures contemplated herein. Provided that each Party shall be entitled to seek such injunctive relief and/or other interim measures against the other Party in connection with such mediation and arbitration.

29. COSTS & TAXES

29.1 Each Party shall be personally and by itself responsible to pay and bear its respective income tax and all other applicable taxes, if any, arising out of or as a result of this Agreement.

29.2 Any stamp duty and registration charges payable on this Agreement and/or the Supplementary Development Agreement shall be borne and paid by the Developer. The stamp duty and registration charges payable on any documents for handover of the Owner's Premises, Open Canteen, Parking Lot, Security Cabin, or other structures by the Developer to the Owner, shall be borne by the Owner. Stamp duty and registration charges on Agreements for

Sale and sale deeds for the Premises shall be borne by the concerned Purchaser.

29.3 The Developer shall be entitled to charge and collect GST or any Taxes that is levied on the Agreements for Sale, from the Purchasers of the Developer's Premises if required to do so in accordance with Applicable Law. The Developer shall be responsible to file GST returns with the GST authorities in respect of all Premises. GST on transfer of development rights as contemplated under this Agreement, shall be borne, and paid by the Developer alone in accordance with the provisions of the Applicable Laws. GST on Developer's Premises remaining unsold upon or at the time of receipt of OC, shall be borne and paid by the Developer in accordance with the provisions of the Applicable Laws.

29.4 The Owner shall be liable to bear and pay GST and all other Taxes payable in respect of the Owner's Premises, irrespective of the fact that they are sold or remained unsold at the time of Owner taking possession thereof, only if and to the extent the same is levied and leviable under Applicable Law. GST on Owner's Premises remaining unsold upon or at the time of receipt of OC, shall be borne and paid by the Owner in accordance with the provisions of the Applicable Law. It is clarified that in respect of sale of Owner's Premises prior to the Owner taking possession of the Owner's Premises and prior to receipt of the occupancy certificate in relation thereto, the GST thereon shall be charged and collected by the Owner under Agreements for Sale executed with the Purchasers of Owner's Premises and the Owner shall be responsible to pay such GST to the Developer or to the concerned Competent Authority, as applicable, without any delay or default. The Owner shall be responsible to file GST returns with the GST authorities in respect of the Owner's Premises.

29.5 If and to the extent GST is to be collected by the Developer, whether from the Owner or any Purchaser, the Developer shall issue necessary Tax invoices for the same, in accordance with Applicable Law, prior to collecting GST from such Party or person.

29A. **TITLE DEEDS :**

30. NOTICE :

30.1 Any notice or communication to be given under this Agreement shall be in writing and be sent to the address of the concerned Party as mentioned herein below, as varied by any prior written notice intimating a new/alternate address. All such notices or communications shall be served through registered post with acknowledgment due and/or through email. A Notice shall be considered to have been duly served upon the other Party on the date on which it is actually received by the other Party, or the delivery of the same is refused by the other Party, or on the Business Date on which it is emailed, provided that where the date of such receipt / service is not a Business Day, the notice shall be deemed have been served and received on the next day that is a Business Day following the date of such receipt / service.

30.2 Notices to the Owner shall be sent to the following address.

Address	: A-1501, Thane One, DIL Complex, Ghodbunder Road, Majiwade, Thane (West) 400 610
Attention	: Mr. Prashant Nagre, Managing Director
Email	: Prashant.nagre@fermentabiotech.com
Copy to	: Mr. Srikant Sharma, Company Secretary & Vice President (Legal)
	srikantsharma@fermentabiotech.com
	and
	legal@fermentabiotech.com

30.3 Notices to the Developer, and or any Partner shall be sent to the following address.

Address	: 2403, Marathon Futurex, Mafatlal Mills

compound, N.M. Joshi Marg, Lower Parel,
Mumbai 400 013

Attention : Mr.Rajesh Patel

Email : rrchopda@yahoo.com and
anil.mutha@nandivardhan.com

Copy to : Mr. Anil Mutha

31. CONFIDENTIALITY AND NON-DISCLOSURE :

31.1 Each Party shall keep all information, discussions, and other materials passing between it and the other Parties in relation to the transactions contemplated by this Agreement as well as the existence and the terms and conditions of this Agreement (the "**Confidential Information**") confidential, whether or not such information has been explicitly marked as Confidential Information, and shall not, without the prior written consent of the other Party, divulge the Confidential Information to any other Person or use the Confidential Information other than for carrying out the purposes of this Agreement, except Confidential Information of the other Party may be disclosed only for the following purposes.

(a) To the extent that such disclosure is required or requested under any Applicable Law or by any Competent Authority (including the requirements of any stock exchange on which the securities of the disclosing Party are listed);

(b) To the extent required to be disclosed for the purpose of enforcement of rights and obligations under this Agreement or the other Transaction Documents (including in any proceedings brought before any Competent Authority);

(c) To employees, directors, or professional advisors of the Party subject to the disclosing Party informing such persons of the confidential nature of such Confidential Information; and

(d) To the extent that any of such Confidential Information was previously known or already in the lawful possession of a

documented by contemporaneous evidence thereof.

31.2 No formal or informal public announcement or press release which makes reference to the terms and conditions of this Agreement or any of the matters referred to herein, shall be made or issued by or on behalf of any Party, without the prior written consent of the other Parties. Provided that nothing herein shall restrict the Owner from making any public announcements required to be made by Applicable Law (including the requirements of any stock exchange on which the securities of the Owner are listed).

32. MISCELLANEOUS :

32.1 This Agreement, supersedes all previous writings between the Parties, including the Term Sheet. This Agreement including all attachments and Annexures, constitutes the entire agreement and understanding between the Parties in respect of the subject matter hereof. Any modifications, changes or alteration to the terms and conditions hereof shall be binding on the Parties hereto only if they are made after the date hereof, in writing and signed by the Parties hereto.

32.2 If any provision in this Agreement becomes invalid or illegal or is adjudged unenforceable, the provision shall be deemed to have been severed from this Agreement to the extent of such invalidity or the extent to which the provision is illegal or unenforceable and the remaining provisions of the Agreement, so far as possible, shall not be affected by such severance.

32.3 No failure or delay by a Party in exercising any right or remedy provided by law under or pursuant to this Agreement shall impair such right or remedy or operate or be construed as a waiver or variation of it or preclude its exercise at any subsequent time and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy;

32.4 Except as otherwise stated herein, each Party shall bear and pay the professional costs/fees of their respective legal advisors.

32.5 Payment of stamp duty incidence (if any) arising on this Agreement, solely due to provisions contained herein relating to payment or reimbursement of costs to the Developer towards development and construction of the Parking Lot and the Open Canteen in the manner set out herein shall be borne and paid by the Owner alone.

32.6 The executing director or individual, acting on behalf of each Party has sufficient powers and authorities to enter into and execute this Agreement so as to bind such Party and the required resolution for this Agreement has been duly passed in the meetings of such Party's board of directors or equivalent organ.

32.7 Nothing contained in this Agreement is intended to nor shall it be construed as a grant or demise or assignment or transfer of the right, title, and interest of the Owner in respect of the said Property in favour of the Developer or prospective Purchasers of the Premises to be constructed by the Developer. The right, title, and interest, in the said Property shall be transferred and assigned and shall be deemed to be transferred and assigned only in accordance with the provisions of clause 23 above.

32.8 Subject to the provisions of clause 28 (captioned *Mediation and Arbitration*), the courts at Thane shall exclusive jurisdiction with respect to the Parties and all matters concerning this Agreement and the Transaction Documents.

32.9 This Agreement shall be governed by and construed in accordance with the laws of India.

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33. PERMANENT ACCOUNT NUMBERS:

The Income Tax PAN/GIR number of the Parties hereto is as under:

Name	PAN No.
FERMENTA BIOTECH LIMITED	AAACD0525E
MEXTECH PROPERTY DEVELOPERS LLP	ABSFM3880H
MR ANIL MUTHA	AEWPM0963J
MR RAJESH R PATEL	AAAPP5172E
MR HIREN HANSRAJ CHHEDA	AALPC5377K

FERMENTA BIOTECH LTD. THANE

MEXTECH PROPERTY DEVELOPERS LLP MUMBAI

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

THE FIRST SCHEDULE ABOVE REFERRED TO:
(description of the said Property)

All those pieces and parcel of land bearing **(i)** Survey No./Hissa No. 146/1 admeasuring 180 square meters **(ii)** Survey No./Hissa No. 149/3 admeasuring 2,400 square meters **(iii)** Survey No./Hissa No.154/3 admeasuring 600 square meters **(iv)** Survey No./Hissa No.412/1 admeasuring 3,600 square meters, and **(v)** Survey No./Hissa No. 414/1/C/2 admeasuring 20,320 square meters situate, lying and being at Village Majiwade, within the Registration District of Thane and within the limits of Thane Municipal Corporation, Taluka & District Thane, Maharashtra and bounded as follows:

On or towards the North	:	By 20 Mtr. Main Road;
On or towards the South	:	By Neelkanth Palm complex;
On or towards the East	:	By Rajesh Lifestyle and Orion Business Park; and
On or towards the West	:	By Entrance Road of Neelkanth Palm.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(description of the New Buildings)

Development of all that portion admeasuring about 15443 square meters of the said Property more particularly described in the First Schedule hereinabove written and earmarked as **Portion-D** on the plan marked and annexed as **ANNEXURE "B"** hereto including by construction of New Buildings by utilization of Project FSI thereon.

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THE THIRD SCHEDULE ABOVE REFERRED TO:
(description of the said Parking Lot and the said Open Canteen)

Development of the said Parking Lot and the Open Canteen on **Portion-B** of the said Property more particularly described in the First Schedule hereinabove written and earmarked on the plan marked and annexed as **ANNEXURE "B"** hereto.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(description of the said Security Cabin)

Construction of the said Security Cabin on **Portion-C** of the said Property more particularly described in the First Schedule hereinabove written and earmarked on the plan marked and annexed as **ANNEXURE "B"** hereto.

SIGNED AND DELIVERED by)
the within named **Owner**)
FERMENTA BIOTECH LIMITED)
through the hands of its Managing)
For Fermenta Biotech Limited
Mr. Prashant Nagre
Managing Director
Director, **Mr. Prashant Nagre**)
duly authorized vide resolution passed by)
the Board of Directors in their meeting)
dated 10/05/2022)
in the presence of...)
1. SANJEEV UPPAL
2. Srikant Sharma





SIGNED AND DELIVERED by)
the within named **Developer**)
MEXTECH PROPERTY DEVELOPERS LLP)
through the hands of its)
Partners:)
For MEXTECH PROPERTY DEVELOPERS LLP
DESIGNATED PARTNERS





1. Mr. Anil Mutha)

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FERMENTA BIOTECH LTD. THANE
MEXTECH PROPERTY DEVELOPERS LLP MUMBAI
DIST. THANE

(description of the said Security Cabin)

Construction of the said Security Cabin on **Portion-C** of the said Property more particularly described in the First Schedule hereinabove written and earmarked on the plan marked and annexed as **ANNEXURE "B"** hereto.

SIGNED AND DELIVERED by)
the within named **Owner**)
FERMENTA BIOTECH LIMITED)
through the hands of its Managing)
Director, **Mr. Prashant Nagre**)
duly authorized vide resolution passed by)
the Board of Directors in their meeting)
dated 10/05/2022)
in the presence of...)

For Fermenta Biotech Limited
Mr. Prashant Nagre
Managing Director





1. SANJEEV UPPAL

2. Srikant Sharma

SIGNED AND DELIVERED by)
the within named **Developer**)
MEXTECH PROPERTY DEVELOPERS LLP)
through the hands of its)
Partners:)

For MEXTECH PROPERTY DEVELOPERS LLP
DESIGNATED PARTNERS





1. Mr. Anil Mutha

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Collector of Stamps Thane (Regd.)

JOINT SUB-REGISTRAR THANE No. 12
DIST. THANE

FERMENTA BIOTECH LTD. THANE

MEXTECH PROPERTY DEVELOPERS LLP MUMBAI

2. Mr. Rajesh R. Patel)

For MEXTECH PROPERTY DEVELOPERS LLP

DESIGNATED PARTNERS





3. Mr. Hiren Hansraj Chheda)

in the presence of:

For MEXTECH PROPERTY DEVELOPERS LLP

DESIGNATED PARTNERS

1. DINESH YADAV

2. Sitikant Sharma





SIGNED AND DELIVERED by)

the within named)





Mr. Anil Mutha)





Mr. Rajesh R. Patel)

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

The Seal of the Collector of Dist.

FERMENTA BIOTECH LTD. THANE

MEXTECH PROPERTY DEVELOPERS LLP MUMBAI

Mr. Hiren Hansraj Chheda)

in the presence of...

1. SANJEEV UPPAL

2. Srikant Sharma





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RECEIPT

RECEIVED the sum of Rs. 15,00,00,000/- (Rupees Fifteen Crores only) on or before execution of these presents from the Developer as and by way of Interest Free Refundable Security Deposit, the details whereof are as under:

DD No.	Date	Drawn on	Amount (Rs.)
821502	10/01/2022	Kotak Mahindra Bank	5,00,00,000
996543	26/07/2022	Kotak Mahindra Bank	10,00,00,000
		Total	**15,00,00,000/-**

WE SAY RECEIVED
FOR FERMENTA BIOTECH LIMITED

FERMENTA BIOTECH LTD. THANE

Mr. Prashant Nagre
Managing Director
(THE OWNER)

The Seal of the Collec... Dist...

Witnesses:

1. SANJEEV UPPAL

2. DINESH YADAV

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 12 DIST. THANE

MEXTECH PROPERTY DEVELOPERS LLP MUMBAI

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DATED THIS 26TH DAY OF JULY 2022

****

FERMENTA BIOTECH LIMITED

.....the Owner

AND

MEXTECH PROPERTY DEVELOPERS LLP

..... the Developer

Mr Anil Mutha

..... Partner (in the Developer)

Mr Rajesh R Patel

..... Partner (in the Developer)

Mr. Hiren Hansraj Chheda

..... Partner (in the Developer)

****

DEVELOPMENT AGREEMENT

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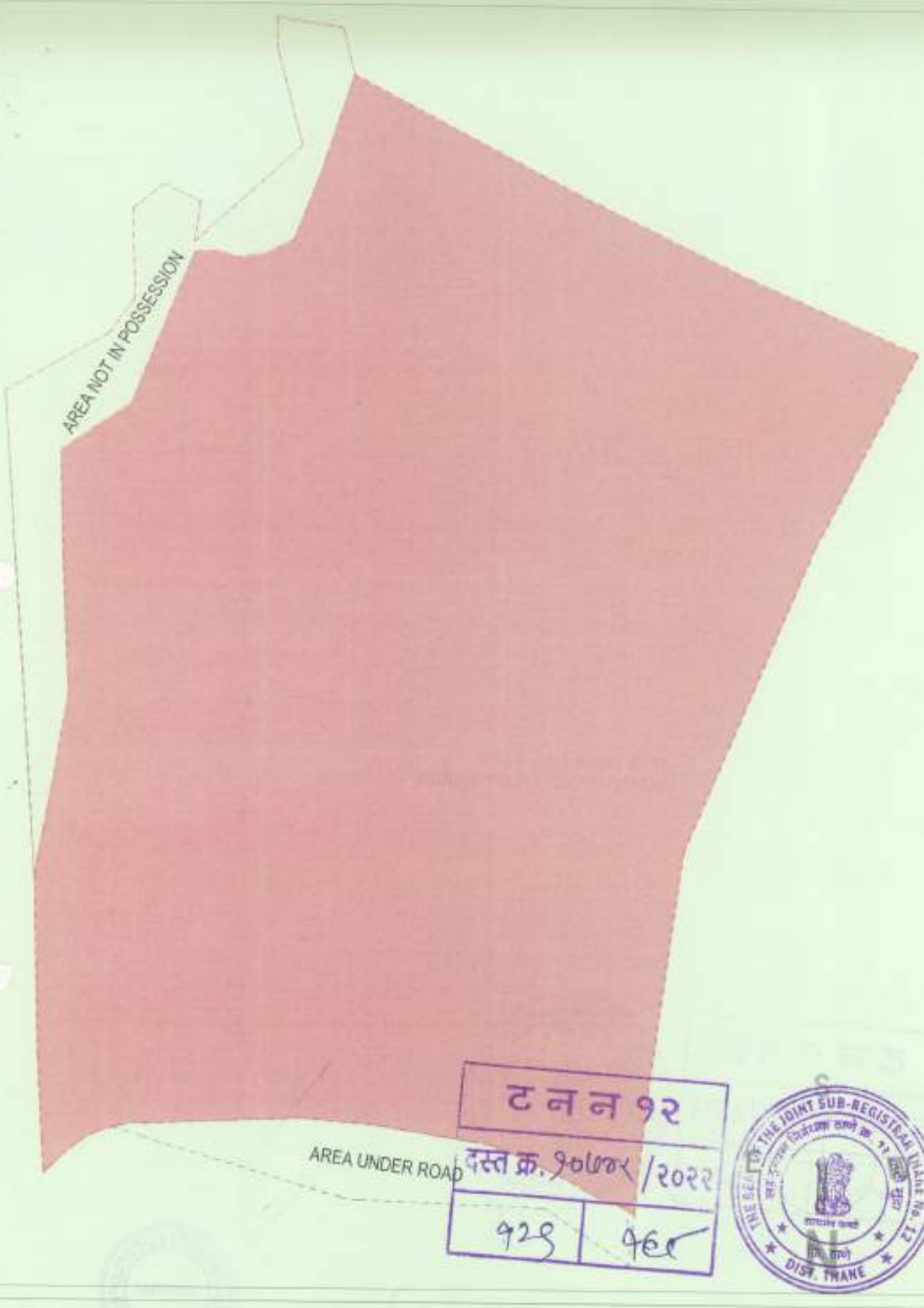
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 12 DIST. THANE

MEXTECH PROPERTY DEVELOPERS LLP MUMBAI

FERMENTA BIOTECH LTD. THANE

ANNEXURE A



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FERMENTA BIOTECH LTD. THANE

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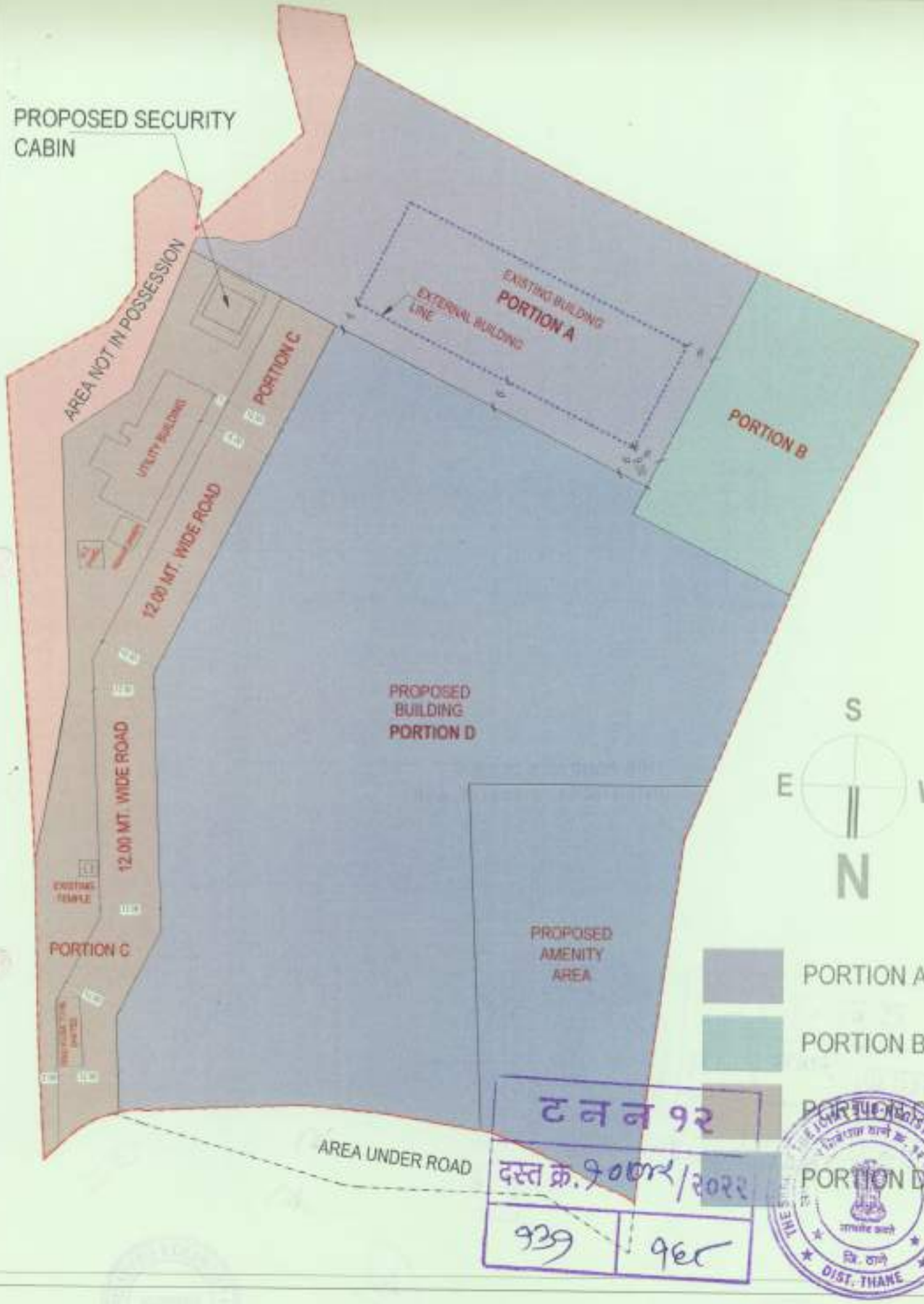
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12
DIST. THANE

FERMENTA BIOTECH LTD.
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MUMBAI

ANNEXURE B



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SUB REGISTRAR THANE NO. 12 DIST. THANE

FERMENTA BIOTECH LTD. THANE

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DIST. THANE

FERMENTA BIOTECH LTD.
THANE

MEXTECH PROPERTY DEVELOPERS LLP
MUMBAI

ANNEXURE C

DETAILS OF MORTGAGED PROPERTIES OF IT OFFICE BUILDING

Entire floors 1 to 13 of Thane One, Tower A, DIL Complex, Kapurbawdi, Ghodbunder Road, Thane West- 400610, Maharashtra.

Floor Name	Area as per OC (Occupation Certificate) dated 31.12.2015 Build-up		Chargeable Area
	in Sq. Mt	in Sq. Ft	in Sq. ft
First Floor	442.48	4,763	6,450
Second Floor	893.88	9,622	14,586
Third Floor	898.53	9,672	14,306
Fourth. Floor	893.88	9,622	7,655
Fourth Floor (Balance)			7,099
Fifth Floor	893.88	9,622	14,785
Sixth Floor	731.63	7,875	5,361
Sixth Floor (Balance)			6,672
Seventh Floor	898.53	9,672	6,824
Seventh Floor			1,085
Seventh Floor (Balance)			6.876
Eighth Floor	893.88	9,622	5,300
Eighth Floor			2,700
Eighth Floor (Balance)			6,849
Nineth Floor	736.28	7,925	12,382
Tenth Floor	893.88	9,622	2,296
Tenth Floor			12,192
Eleventh Floor	747.92	8,051	9,242
Twelveth Floor	591.66	6,369	9,651
Thirteenth Floor	591.66	6,369	9,376
	10,108	**1,08,806**	**1,61,687**

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दस्त क्र. १०८८२/२०२२
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THE JOINT SUB-REGISTRAR THANE NO. 12 DIST. THANE

FERMENTA BIOTECH LTD. THANE

MEXTECH PROPERTY DEVELOPERS LLP MUMBAI

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 12
DIST. THANE

MEXTECH PROPERTY DEVELOPERS LLP
MUMBAI

FERMENTA BIOTECH LTD.
THANE

ANNEXURE D

Sl. No.	Area	Specifications
1	**Flooring – Apartments**	
	Foyer/Living/dining/Pooja/Bedrooms/Kitche	Vitrified tiles (Soluble salt) Size 600*600 or Bigger
	Toilets/Utilities/Balconies	Rough textured ceramic tiles size 300*300
2	**Internal finishes**	
	Wall finishes, ceiling finishes	Gypsum plaster finish/ Ceiling – Putty/POP
	Wall paints, ceiling paints	Acrylic Emulsion paint/ OBD paint
3	**Dado**	
	Toilets	300*600 Premium quality ceramic tile dado up to door height
	Kitchen	Ceramic tiles size 300*300
4	**Kitchen fittings:** Counter, sink, exhaust fan	Granite service platform/ stainless steel sink
5	**CP and sanitary fixtures**: Bathroom and toilets	Jaguar/Cera/Hindware fittings or equivalent make
6	**Doors**	Flush Doors with both side laminated/Polished/Painted of 32mm thick of premium quality/ Engineered Doors
7	**Windows**	Aluminum Plain Anodized/ powder coated sliding windows.
8	**Lifts**	Schindler, OTIS , Toshiba or similar make
9	**Electrical Switch/socket**	Panasonic, Legrand, Schneider, Goldmedal or similar make

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दस्त क्र.९०८२५ /२०२२
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JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

MEXTECH PROPERTY DEVELOPERS LLP MUMBAI

FERMENTA BIOTECH LTD. THANE

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 12
DIST. THANE

FERMENTA BIOTECH LTD.
THANE

NEXTECH PROPERTY DEVELOPERS LLP
MUMBAI

ANNEXURE E

Sl. No.	Area	Specifications
1	STP	As per project requirement
2	OWC	As per project requirement
3	DG	As per project fire NOC requirement
4	UPS/EV Charging Point	As per EC requirement
5	RWH	As per project requirement
6	Solar Heater	As per EC and TMC requirement
7	Landscape	Yes
8	Gym, kid playing area, common amenities, swimming pool etc.	Premium range

टनन १२

दस्त क्र. १०७२३/२०२२

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JOINT SUB-REGISTRAR THANE NO. 12 DIST. THANE

FERMENTA BIOTECH LTD. THANE

MEXTECH PROPERTY DEVELOPERS LLP MUMBAI

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12
DIST. THANE

FERMENTA BIOTECH LTD.
THANE

MEXTECH PROPERTY DEVELOPERS LLP
MUMBAI

ANNEXURE F



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दस्त क्र. १०७२४/२०२२

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JOINT SUB-REGISTRAR THANE NO. 2 DIST. THANE

FERMENTA BIOTECH LTD. THANE

MEKTECH PROPERTY DEVELOPERS LLP MUMBAI

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12
DIST. THANE

MEKTECH PROPERTY DEVELOPERS LLP
MUMBAI

FERMENTA BIOTECH LTD.
THANE

ANNEXURE – 'G'

Format of Owner's Premises Possession Notice

Date [•]

From,
MEXTECH PROPERTY DEVELOPERS LLP
2403, Marathon Futurex,
Mafatlal Mills Compound,
N.M. Joshi Marg,
Lower Parel,
Mumbai 400013

To,
FERMENTA BIOTECH LIMITED
A-1501, Thane One,
DIL Complex,
Ghodbunder Road,
Majiwade, Thane 400610
Maharashtra.

Sir / Madam,

Sub: 1. Development Agreement dated [•] made between yourself as the Owner and ourselves as the Developer in respect of development of all those pieces and parcels of land admeasuring in aggregate 27,100 square meters bearing Survey Nos./Hissa Nos. 146/1, 149/3, 154/3, 412/1 and 414/1/C/2 situate, lying and being at Village Majiwade, Taluka & District Thane, Maharashtra (the "**said Land**") by utilizing the balance and future Project FSI thereof in the manner set out therein.

2. Supplemental Development Agreement dated [•] made between yourself as the Owner and ourselves as the Developer for identifying and earmarking our respective premises i.e. Owner's Premises and Developer's Premises in the New Building(s) in terms of the above referred Development Agreement.

दस्त क्र. ७०८४/२०२२

JOINT SUB-REGISTRAR THANE No. 2 DIST. THANE

Re: Offer to hand over possession of [•] square feet Carpet Area alongwith all the internal amenities and corresponding spaces in the Car Parks forming part of the Owner's Premises in the New Buildings constructed on Portion D of the said Land as more particularly listed in **ANNEXURE** [•] hereto (hereinafter referred to as the "**Owner's Premises**").

FERMENTA BIOTECH LTD. THANE

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MEXTECH PROPERTY DEVELOPERS LLP MUMBAI

1. We hereby inform you that we have received an Occupation Certificate/ part Occupation Certificate in respect of the Owner's Premises in the New Building(s) being building No. [•] known as [•] constructed on Portion D of the said Land from the Thane Municipal Corporation dated [•] bearing Ref. No. [•]. Copy of OC/part OC and OC plans are being provided herewith for your reference.

2. In terms of clause 11.1 of the captioned Development Agreement, we hereby offer to hand over to you possession of the captioned Owner's Premises which handover shall be subject to your Settlement of Dues of Rs. [•] (Rupees _____ only) within [•] days from the date of this notice, details whereof are more particularly listed in **ANNEXURE** [•] hereto.

3. Upon Settlement of Dues as above by you, the actual, physical, peaceful and vacant possession of the captioned Owner's Premises shall be immediately handed over to you or the Purchaser of Owner's Premises as the case maybe.

4. You shall use the captioned Owner's Premises for the purpose they are sanctioned and approved by the Competent Authorities.

5. You undertake that you shall not make any structural changes in the interior and/or exterior of the building and/or the captioned Owner's Premises.

6. You have agreed to indemnify and keep us indemnified and our successors and assigns against any damage to the captioned building or any part thereof due to any renovations/interior work done by the Owner within or outside the Owner's Premises and/or any loss, charges, costs and expenses that we may incur or suffer on account of the same.

7. All the terms and conditions of the captioned Development Agreement and Supplemental Development Agreement governing the Owner's Premises and the said Property shall continue to be applicable to you and your Premises Purchasers in the manner specified therein.

8. Capitalised terms used herein but not defined shall have the meaning set forth in the captioned Development Agreement and Supplemental Development Agreement (if so defined therein).

Kindly confirm your acceptance of the above by appending your hand and seal hereunder and on the duplicate hereof.

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Thanking you,

Yours faithfully,

For MEXTECH PROPERTY DEVELOPERS LLP

Authorized Signatory

We confirm,

For **FERMENTA BIOTECH LIMITED**

Authorized Signatory

टनन १२

दस्त क्र.९०७२/२०२२

९०३ | ९६८

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

MEXTECH PROPERTY DEVELOPERS LLP MUMBAI

FERMENTA BIOTECH LTD. THANE

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दस्त क्र. १०४१२/२०२२

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 12
DIST. THANE

FERMENTA BIOTECH LTD.
THANE

MEKTECH PROPERTY DEVELOPERS LLP
MUMBAI

ANNEXURE – 'H'

Format of Parking Lot and Open Canteen Possession Notice

Date [•]

From,
MEXTECH PROPERTY DEVELOPERS LLP
2403, Marathon Futurex,
Mafatlal Mills Compound,
N.M. Joshi Marg,
Lower Parel,
Mumbai 400013

To,
FERMENTA BIOTECH LIMITED
A-1501, Thane One,
DIL Complex,
Ghodbunder Road,
Majiwade, Thane 400610
Maharashtra.

Sir / Madam,

Sub: Development Agreement dated July 26, 2022 made between yourself as the Owner and ourselves as the Developer in respect of development of all those pieces and parcels of land admeasuring in aggregate 27,100 square meters bearing Survey Nos./Hissa Nos. 146/1, 149/3, 154/3, 412/1 and 414/1/C/2 situate, lying and being at Village Majiwade, Taluka & District Thane, Maharashtra (the "**said Land**") by utilizing the balance and future Project FSI thereof in the manner set out therein.

Re: Offer to hand over possession of Parking Lot and Open Canteen constructed on Portion B of the said Land (hereinafter referred to as the "**Parking Lot and Open Canteen**").

1. We hereby inform you that we have received a Completion Certificate / Occupation Certificate in respect of Parking Lot and Open Canteen constructed on Portion B of the said Land from the Thane Municipal Corporation dated [•] bearing Ref. No. [•]. Copy of Completion Certificate / Occupation Certificate alongwith completion/occupation plans are being provided herewith for your reference.

2. In terms of clause 11.3 of the captioned Development Agreement, we hereby offer to hand over to you possession of the captioned Parking Lot and Open Canteen which handover shall be subject to your Settlement of Dues of Rs. [•] (Rupees _____ only) within [•] days from the date

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of this notice, details whereof are more particularly listed in **ANNEXURE** [•] hereto.

3. Upon Settlement of Dues as above by you, the actual, physical, peaceful and vacant possession of the captioned Parking Lot and Open Canteen shall be immediately handed over to you.

5. You and the occupants/user/owners of the IT Office Building shall not use the Parking Lot and Open Canteen for any purpose other than for which they are sanctioned and also shall not make any changes / modifications / alterations to the captioned Parking Lot and Open Canteen in contravention of the plans, sanctions and approvals granted by the Competent Authorities.

6. All the terms and conditions of the captioned Development Agreement governing the Parking Lot and Open Canteen and the said Property shall continue to be applicable to you and the occupants/user/owners of the IT Office Building in the manner specified therein.

7. Capitalised terms used herein but not defined shall have the meaning set forth in the captioned Development Agreement (if so defined therein).

Kindly confirm your acceptance of the above by appending your hand and seal hereunder and on the duplicate hereof.

Thanking you,

Yours faithfully,

For MEXTECH PROPERTY DEVELOPERS LLP

Authorized Signatory

We confirm,

For **FERMENTA BIOTECH LIMITED**

Authorized Signatory

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ खालील नियम ३,५,६ आणि ७]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : १४६/१

भूधारणा पद्धती : भोगवटादार वर्ग -१

शेजारचे स्थानीक गाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	चौ.मी.	फेरफार क्र
क्षेत्राचे एकक आर.चौ.मी	५०	[डिल डिमिटेड.	१,८०.००	०.३१	]	(३३९४)
अकृषिक क्षेत्र	८६५	फर्नेटा बायोटेक लिमिटेड	१,८०.००	०.३१		(३३९४)
बिन शेती १,८०.००						
बिन शेती आकारणी ०.३१						

कुळ, खंड व इतर अधिकार
कुळाचे नाव व खंड
इतर अधिकार तुकडा तुकडा (७९१) इतर T.N.C.५९६/५७ (१०१३) [इतर] ३३२२) [मुलिमल बँक ऑफ इंडिया लायब्ल मॉरेशस रोड नोंद र रु.४५,५०,००००० चा गहाण व्यवहार बोजा] ३३२२)
प्रलंबित फेरफार : नाही.
शेवटचा फेरफार क्रमांक : ३३९४ व दिनांक : १३/१०/२०२०

जुने फेरफार क्र : (१२९) (७९९) (८४९) (१०१३) (१०४९) (१३१२) (१४०९) (१६४०) (२५१७) (२४६०) (३०७३) (३२२४)

शेरा आणि मुद्रांचन शिल्के

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Dated Copy

हा ७/१२ अभिलेख दि.१३/१०/२०२००९:३५:८ AM रोजी डिजिटल स्वाक्षरीने केला असल्यामुळे त्यावर कोणाचीही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

सूचना: तांत्रिक अडचणी खेरीज तलाठी यांचे कार्यालय डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्यावत नाही. यावर फेरफार नोंद क्र. ३३९४ मंजूर आहे.तसेच ग. न. ९. १२ मध्ये विक्रीची नोंदीत देवीन अद्यावत झाली असले तरीपि अद्यप यालयाला बदल या ७/१२ वर प्रेरणात आलेला नाही याची खुबा नोंद घ्यावी.

७/१२ डाउनलोड दि. : २८/१०/२०२२ : १८:०० १२ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dias/ या संकेत स्थळावर उपलब्ध 210918000180363 हा क्रमांक द्यावाका

टनन १२
दस्त क्र. १०७१२/२०२२

THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 12 सह दुय्यम निबंधक ठाणे क्र. १२ यांची मोहर जि. ठाणे DIST. THANE

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- माणिवडे तालुका :- ठाणे जिल्हा :- ठाणे

मुमावन क्रमांक व उपविभाग १४६/१

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			भिन्न पिकाखालील क्षेत्र						निरंक पिकाखालील क्षेत्र						
						घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							आर.सी.पी	आर.सी.पी		आर.सी.पी	आर.सी.पी		आर.सी.पी		
२०१७-१८	संपूर्ण वर्ष											अकृषिक वापर	९.८०००		
२०१८-१९	संपूर्ण वर्ष											अकृषिक वापर	९.८०००		
२०१९-२०	संपूर्ण वर्ष											अकृषिक वापर	९.८०००		

टीप :- १ - मिश्रणाचा संकेत क्रमांक, २ - जल सिंचित, ३ - अजल सिंचित

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Dated Copy

हा ७/१२ अभिलेख दि.१३/१०/२०२२०९:३५:३८ AM रोजी डिजिटल स्वाक्षरीने फक्त अवलोकनासाठी तयार केलेला आहे. विक्रयासाठी ग्राह्य धरता येणार नाही.

सूचना: तांत्रिक अडचणी व्यतिरिक्त इतर वेळेस डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्यास हा ७/१२ अभिलेख अद्ययावत नाही. सदर फेरफार नोंद क्र. ३३५४ मंजूर असे दर्शवेल या. ता. ९. ९२ नंतर किंवा पहिली तलाठी उपलब्ध असेल तेव्हा अद्यावत झाली असे समजावे अद्यावत झाल्या नंतर ७/१२ वर फेरफार असल्याचा मजकूर नोंद आपोआप नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २८/०७/२०२२ : १८:००:१२ PM. वेबसाइट पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dar/ या संकेत स्थळावर फाईल 210916000108343 हा क्रमांक द्यावा.

टनन १२

दस्त क्र. १०७१२/२०२२

१५० | १६६

DIST. THANE

Fermenta Biotech Limited *(formerly known as DIL Limited)*
CIN: L99999MH1951PLC008485
Regd. Office: A - 1501, Thane One, DIL Complex, Ghodbunder Road, Majiwade, Thane (W) - 400 610, Maharashtra, India.
Tel. : +91-22-6798 0888 Fax. : +91-22-6798 0899
Email : info@fermentabiotech.com, Website. : www.fermentabiotech.com

Annexure I

CERTIFIED TRUE COPY OF THE SPECIAL RESOLUTION PASSED BY THE MEMBERS OF THE COMPANY BY WAY OF POSTAL BALLOT INCLUDING E-VOTING CONCLUDED ON THURSDAY, JUNE 09, 2022

To sell, lease or otherwise dispose of the portion of Company's Land situated at Thane.

"RESOLVED THAT pursuant to provisions of Section 180(1)(a) and other applicable provisions, if any, of the Companies Act, 2013 read with rules made thereunder (including any statutory modification(s) or any re-enactment thereof) ("Act"), the Memorandum and Articles of Association of the Company, subject to such other statutory approvals and permissions as may be required, the consent of Members of the Company be and is hereby accorded to the Board of Directors of the Company including any committee thereof (hereinafter referred to as the "Board") to sell, lease, enter into development agreements, or otherwise monetize and dispose of the part of the Company's unutilized development rights in respect of land, situated at DIL Complex, Majiwade, Ghodbunder Road, Thane ("Land"), and further described in the Explanatory Statement forming part of the Notice to this resolution, which description is hereby included by reference in this resolution, including by way of entering into a development project for the development of residential and commercial buildings and other amenities thereon ("Project"), the grant of development rights in respect of the balance development potential of the Land for the Project, the subsequent sale, lease, license, or transfer of residential and/or other units to be constructed thereon forming part of Company's area-share for the Land, and the subsequent, sale, lease, or transfer of the underlying Land, following the completion of the construction and development portions of the Project to the concerned building societies, on such terms and conditions as may be agreed between the Board and the Developer named in the Explanatory Statement to this Notice, and in accordance with all applicable laws, including the Real Estate (Regulation and Development) Act, 2016;

RESOLVED FURTHER THAT, in order to give effect to the foregoing resolution, the Board be and is hereby authorized, on behalf of the Company to do all such acts, deeds, matters and things as the Board may, in its absolute discretion, deem necessary or desirable for such purpose, and for the purpose of giving effect to this resolution including:

(i) to sign, execute and register agreements (including development agreement and agreement for sale of residential units), deeds, applications, and other related documents;

(ii) to file necessary applications, affidavits, forms, requests, declarations with, and to obtain approvals from, statutory and other authorities (including banks and lending/financial institutions) and take such steps as may be necessary to resolve and settle any questions and difficulties that may arise in this regard; and

(iii) to take all other steps which may be incidental, consequential, relevant, or ancillary, in relation to the foregoing, without being required to seek any further consent or approval of the Members of the Company, and that the Members shall be deemed to have given their approval thereto expressly by the authority of this resolution, and the decision of the Board in relation to the foregoing shall be final and conclusive.

टनन १२
दस्त क्र. ५०७७/२०२२

Factory : Village Takarla, P.O. Nagwain,
Distt. Mandi - 175 121, Himachal Pradesh, India.
Tel. : +91-1905-287246 / 48 / 49
Fax : +91-1905-287250
Email : info@fermentabiotech.com
Website: www.fermentabiotech.com

Factory : A - 109 B & C, SEZ II, Dahej,
Taluka - Vagara, Dist: Bharuch - 392 130,
Gujarat, India.
Tel. : +91-2641-291440 / 444
Email : info@fermentabiotech.com
Website: www.fermentabiotech.com

Fermenta Biotech Limited *(formerly known as DIL Limited)*
CIN: L99999MH1951PLC008485
Regd. Office: A - 1501, Thane One, DIL Complex, Ghodbunder Road, Majiwade, Thane (W) - 400 610, Maharashtra, India.
Tel. : +91-22-6798 0888 Fax. : +91-22-6798 0899
Email : info@fermentabiotech.com, Website. : www.fermentabiotech.com

RESOLVED FURTHER THAT the Board be and is hereby authorized to delegate all or any of its powers conferred upon it by this resolution, as it may deem fit in its absolute discretion to a committee of the Board or any other person(s) authorized by the Board, to give effect to this resolution and further, to take all other steps which may be incidental, consequential, relevant, or ancillary in this regard."

For Fermenta Biotech Limited

Srikant Sharma
Company Secretary & Vice President (Legal)
Membership No. FCS3617
Date: 26.07.2022
Place: Thane

For Fermenta Biotech Limited
Mr. Prashant Nagre
Managing Director

FERMENTA BIOTECH LTD. THANE

MEXTECH PROPERTY DEVELOPERS LLP MUMBAI

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

Factory : Village Takoli, P.O. Nagwain,
Dist. Mandi - 175 121, Himachal Pradesh, India.
Tel. : +91-1905-287246 / 48 / 49
Fax: +91-1905-287250
Email: info@fermentabiotech.com
Website: www.fermentabiotech.com

Factory : Z - 109 B & C, SEZ II, Dahej,
Taluka - Vagara, Dist: Bharuch - 392 130,
Gujarat, India.
Tel. : +91-2641-291440 / 444
Email: info@fermentabiotech.com
Website: www.fermentabiotech.com

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ चातील नियम ३,५,६ आणि ७]

गाव :- मानिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग १४९/३

भूधारणा पद्धती भोगवटादार वर्ग -१ सोबतचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कूळ, खंड व इतर अधिकार
सोबतचे एकक आर.चौ.मी	५०	[जिल्ह लिमिटेड	२४.००	५.५८	]	(३३९४)	कूळाचे नाव व खंड
अकृषिक क्षेत्र बिन शेती २४.००	८८९	फर्नेंटा बायोटेक लिमिटेड	२४.००	५.५८		(३३९४)	इतर अधिकार [आदर] ३३२२) [मुलिमल बँक ऑफ इंडिया लिमिटेड यांच्या बाजूने रु. ४५,५०,००००/- चा बोजा असल्या बाबत] ३३२२)
बिन शेती ५.५८ आकारणी							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ३३९४ व दिनांक : १३/१०/२०२०

जुने फेरफार क्र : (१०४१) (१३१२) (१४०९) (१६४०) (२२७०) (२३८६) (२३८७) (२४१४) (२४५०) (२४६०) (३०४३) (३२२५)

सीमा आणि भूमापन चिन्हे

ई महाभूमि

Dated Copy

हा ७/१२ अभिलेख दि.१३/१०/२०२०१०:०४:५१ AM रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सूचना: तांत्रिक अडचणी खात्यात तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्यास हा ७/१२ अभिलेख अद्ययावत नाही. बाजार फेरफार नोंद क्र. ३३९४ मंजूर आहे.तसेच स. न. न. १२ मधे लिहीली नविन शेरा अद्ययावत झाली आहे तथापि आधार प्रमाणीकरण केले नाही याची सूचना नोंद घ्यावी.

७/१२ डाउनलोड दि. : १८/०४/२०२२ : १०:५३:०६ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/das/ या संकेत स्थळावर व्यवहार आयडी 21091888810821248 हा क्रमांक द्यावा.

पृष्ठ क्र. १/२

टनन १२
दस्त क्र. १००४२/२०२२
१५१ | १६८

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12
सह दुय्यम निबंधक ठाणे क्र. १२ यांची मुद्रा
जिल्हा ठाणे
DIST. THANE

गाव नमुना बारा (विकांसी नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम २९]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग ५५/३

			पिकाखालील क्षेत्राचा तपशील									लागवडीखाली उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निरीक्ष पिकाखालील क्षेत्र						
						घटक पिके व इतरपिकाखालील क्षेत्र									
वर्ष	हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							चा.मी.मी	चा.मी.मी		चा.मी.मी	चा.मी.मी		चा.मी.मी		
२०१७-१८	संपूर्ण वर्ष											अकृषिक वापर	२४.००००		
२०१८-१९	संपूर्ण वर्ष											अकृषिक वापर	२४.००००		
२०१९-२०	संपूर्ण वर्ष											अकृषिक वापर	२४.००००		

टीप : *४ - मिश्रपीका संकेत क्रमांक, *८ - जल सिंचित, *९ - अजल सिंचित

ई महाभूमि

Dated Copy

हा ७/१२ अभिलेख दि.१३/१०/२०२०१०:४८:५१ AM रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर सोसायटी सही-शिक्क्याची आवश्यकता नाही.

सूचना: सदरिल अद्ययावत सातबारा तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अधिप्रमाणित नाही. सदर फेरफार नोंद क्र. ३३५४ मंजूर आहे.प्रलंबित फा. फ. ५. १२ गावे विभागी महिती पंचायत अधिप्रमाणित झाली आहे त्यानंतर आज सातबारा पाहता ७/१२ वर पेण्डिंग दाखिला नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २८/०७/२०२२ : १०:५३:०९ PM. पैसा फडलाकरीताही https://digitalsatbara.mahabhumi.gov.in/dbt/ या संकेत स्थळावर जावून Z10910000108258# हा क्रमांक वापरावा

पृष्ठ क्र. २/२



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ चातील नियम ३,५,६ आणि ७]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग ११५/३

भूधारणा पद्धती मोगवटादार वर्ग-१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	मोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
जोडायी एकक आर.चौ.मी	५०	[डिल लिमिटेड	६.००	०.२६	]	(३३९४)	कुळाचे नाव व खंड
अपूर्णांक क्षेत्र	८६५	फर्नेंटा बायोटेक लिमिटेड	६.००	०.२६		(३३९४)	इतर अधिकार
चिन्ह शेती ६.००							[शासन] ३३२२)
बिन शेती ०.२६							सुनिलम बँक ऑफ इंडिया शासन गोवर्धन रोड, मांडा ए व ४४,५० ००००० या खात्या खातर बोजा
आकारणी							] ३३२२)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ३३९४ व दिनांक : १३/१०/२०२०

जुने फेरफार क्र : (१०५१) (१३९२) (१४०९) (१६५०) (२३८६) (२३८७) (२४१७) (२४४०) (२४६०) (३०७३) (३२२४)

शेरा आणि भूमापन चिन्हे

ई महाभूमि

Dated Copy

हा ७/१२ अभिलेख दि.१३/१०/२०२०रो३:१०:८८ AM रोजी डिजिटल स्वाक्षरीने सांक्षांकित केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

सूचना: वार्षिक आज्ञावली खातर तलाठी यांचे लॉगीन डिजिटल स्वाक्षरी सहित प्रलंबित असल्याने हा ७/१२ अभिलेख आज्ञावली वापर फेरफार नोंद क्र. ३३९४ मधून आहे.तलाठ या. प. ९२ मध्ये लिहायची राहिली दोहोंत आज्ञावली प्रणाली आहे तसदिन अद्यावत करण्यात येईल या ७/१२ चा संगणक आलेख नाही याची खात्री नोंद घ्यावी.

७/१२ डाऊनलोड दि. : २८/०७/२०२२ : १०:४७:३१ PM. वेबसाइट साठीसाठी https://digitalbhumi.mahabhumi.gov.in/dbh/ या पोर्टल स्वाक्षांकित व्यवहार 2109186801083565 या क्रमांक वापरात

टनन १२
दस्त क्र. १०७२/२०२२
१५३ | १५८

THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 12
सह दुय्यम निबंधक ठाणे क्र. १२ ठाणे
जि. ठाणे
DIST. THANE

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९८५ मधील नियम २६]

गाव :- गांधिचपाडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग १५७/३

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			बिन पिकाखालील क्षेत्र						निव्वळ पिकाखालील क्षेत्र						
						घटक पिके व उपपिकाखालील क्षेत्र									
वर्ष	हंगाम	खाते क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी		आर.चौ.मी		
२०१७-१८	संपूर्ण वर्ष											अकृषिक वापर	६.००००		
२०१८-१९	संपूर्ण वर्ष											अकृषिक वापर	६.००००		
२०१९-२०	संपूर्ण वर्ष											अकृषिक वापर	६.००००		

टीप : *४ - मिश्रपीकाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

ई महाभूमि

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हा ७/१२ अभिलेख दि.१३/१०/२०२० ०९:५१:०८ AM रोजी डिजिटल स्वाक्षरीने केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. २/२

सूचना: सदर अभिलेख खात्री करावी करीता डिजिटल स्वाक्षरी प्रक्रिया प्रणालित असल्याने हा ७/१२ अभिलेख असल्यास नाही. खात्री पोटपाट नोंद क्र. ३२५४ मंजूर असे तलाठी गा. न. नं. १२ मध्ये गिधांची मालिनी पेंढारी असल्यास झाली असे तसेच असल्यास बनावटपणा घडला या ७/१२ वर घेण्यात आलेला नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २८/०७/२०२२ : १०:५७:२१ PM. पेजला पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/das/ या संकेत स्थळावर जाऊन 216000001063565 हा क्रमांक वापरावा

टनन १२

दस्त क्र. १००४/२०२२

१५८ | १६५

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12

DIST. THANE

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुरक्षितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ अणि ७]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

पुनरावत क्रमांक व उपविभाग ४९२/१

भुधारणा पद्धती भोगवटादार वर्ग-१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
शेताचे एकक आर.चौ.मी	५०	[प्रिझ लिमिटेड	३६.००	४.९८	]	(३३९४)	कुळाचे नाव व खंड
जमीन महसुल क्षेत्र बिन शेती ३६.००	८६५	फर्मेंटा बायोटेक लिमिटेड	३६.००	४.९८		(३३९४)	इतर अधिकार [इतर] ३३२२) [पुनिमन बैंक ऑफ इंडिया शाखा घोडबंदर रोड मर्यादा ५ रु ४५,५०,०००० चा सबसर शाखाधा बोजा] ३३२२)
बिन शेती ४.९८ आकारणी							फालतीचा फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ३३९४ व दिनांक : १३/१०/२०२०

जुने फेरफार क्र : (१०४१) (१३१२) (१६४०) (२२७०) (२४१७) (२४४०) (२४६०) (३०७३) (३२२४)

शेरा अणि मुल्यांकन विभाग

ई महाभूमि

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स ह/१२ अभिलेखा मधील प्र.न.नं. ७ दि. १३/१०/२०२०,०९:३९:५५ AM रोजी व प्र.न.नं.१२ दि. २५/१२/२०१९,११:३८:५८ PM रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे तलाठी कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

सूचना: सदरिल आकारणी खाली तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अधिकारात नाही. सबब फेरफार नोंद क्र. ३३९४ मंजूर आहे.तसेच प्र.न. नं. १२ मध्ये निकाली पाडिली देखील अधिकारात झाली आहे त्यामुळे अद्याप अधिकारात बदल या ७/१२ वर घेण्यात आलेला नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २८/०७/२०२२ : १०:५४:५५ PM. वेबसाइट पत्ता:https://digitalsatbara.mahabhumi.gov.in/dar/ या संकेत स्थळावर व्हेरिफाय करिता 238900001083564 हा क्रमांक

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टनन १२

दस्त क्र. १०७१२/२०२२

१५५ | १६८

THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO 12 सह दुय्यम निबंधक ठाणे क्र. १२ यांची मुद्रा DIST. THANE

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ मधील नियम २९]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग ४१२/१

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निरंक पिकाखालील क्षेत्र						
						घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी		आर.चौ.मी		
२०१८-१९	संपूर्ण वर्ष											अकृषिक वापर	३६.००००		
२०१७-१८	संपूर्ण वर्ष											अकृषिक वापर	३६.००००		
२०१८-१९	संपूर्ण वर्ष											अकृषिक वापर	३६.००००		

टीप : *४ - निरंकाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

ई महाभूमि

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या ७/१२ अभिलेख संगणित ता.न.नं. ७(दि. १३/१०/२०२०.०१:३१:०५ AM रोजी) व ता.न.नं.१२ (दि. २५/१२/२०१९.११:४८:५८ PM रोजी) डिजिटल स्वाक्षरीचा केला असल्यामुळे त्यावर कार्यालयाची सही-शिक्याची आवश्यकता नाही.

सूचना: तांत्रिक अडचणी खातर खालती सांगे फजील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख असल्यास नाही. यावर फेरफार नोंद क्र. ३३१४ मंजूर आहे तसेच ता. न. नं. १२ मध्ये निरंकी पहिली दोहोंन असल्यास झाली आहे तसेच अद्याप खातेदारांचा बदल हा ७/१२ वर दाखवता आलेला नाही याची कृपया नोंद घ्यावी.

७/१२ बाजारमोड दि. : २८/०७/२०२२ : १०:१४:२५ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dbt/ या संकेत स्थळावर खातेदार 31891068883564 हा क्रमांक

पृष्ठ क्र. २/२

टनन १२

दस्त क्र. १०७५/२०२२

JOINT SUB-REGISTRAR THANE NO. 12

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुरक्षितता ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग ४५४/१/क/२

भूधारणा पद्धती कौलटावात वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	कोणतदाराचे नाव	क्षेत्र	आकार	चौ.मी.	फेरफार क्र	कुळ, खंड व इतर अधिकार
केलायें एकक आर.चौ.मी	५०	[हिल सिलिटेक	२०३.२०.००	१७.२१	]	(३३९४)	कुळाचे नाव व खंड
अकृषिक क्षेत्र दिप शेती २०३.२०.०० दिप शेती १७.२१ आकारणी	८६५	फर्मेंटा बायोटेक लिमिटेड	२०३.२०.००	१७.२१		(३३९४)	इतर अधिकार [इतर](३३२२) [मुलिमल बैंक ऑफ इंडिया लायब मोरगेजर रोख मांगा ₹ ७ ४४,५० ,०००० /- मात्र लावलाला बोजा] ३३२२)
							अलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ३३९४ व दिनांक : १३/१०/२०२०
जुने फेरफार क्र : (८४१) (९९१) (१०००) (१०१९) (१३१२) (१४०९) (१६४०) (२२७०) (२३८६) (२३८४) (२४१७) (२४७०) (२४६०) (२५९२) (३००३) (३२२४)							शेरा आणि मुल्यांकन विभाग

ई महाभूमि

ह.न/१२ अभिलेख दि.०६/१०/२०२२०३:१२:२१ PM रोजी डिजिटल स्वाक्षरीने केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २८/०७/२०२२ : १०५९:३७ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dlr/ या संकेत स्थळावर भोटएन 2288100000166861 हा क्रमांक वापरावा.

टनन १२
दस्त क्र. १०७२/२०२२
१५७ | १६८

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12
सह दुय्यम निबंधक ठाणे क्र. १२ यांचे मुद्रांक
जि. ठाणे
DIST. THANE

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ खालील नियम २९]

गाव :- माजिवडे तालुका :- ठाणे जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग ४१४/१/७८/२

			पिकाखालील क्षेत्राचा तपशील									सलग्नतेसाठी उपलब्ध पडलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र						
						घटक पिके व उपदेकाखालील क्षेत्र									
वर्ष	हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी		आर.चौ.मी		
२०१९-२०	संपूर्ण वर्ष											अकृषिक वापर	२०३.२०००		

टीप : *४ - मिश्रपीक संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

ई महाभूमि

टनन १२
दस्त क्र.१०७१२/२०२२

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12
सह दुय्यम निबंधक ठाणे क्र. १२ यांचे पद
DIST. THANE
जि. ठाणे

Fermenta Biotech Limited *(formerly known as DIL Limited)*
CIN : L99999MH1951PLC008485
Regd. Office : A- 1501, Thane One, DIL Complex, Ghodbunder Road, Majiwade,Thane (W) - 400 610, Maharashtra, India.
Tel. : +91-22-6798 0888 Fax. : +91-22-6798 0899
Email : info@fermentabiotech.com • Website : www.fermentabiotech.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF FERMENTA BIOTECH LIMITED TUESDAY, MAY 10, 2022, AT 12.45 P.M. [CONCLUDED AT 2.00 P.M.] AT SHORTER NOTICE AT THE BOARD ROOM, A-1601, THANE ONE, DIL COMPLEX, MAJIWADE, GHODBUNDER ROAD, THANE (WEST) – 400610

To consider and approve to sell, lease or otherwise dispose of the portion of Company's Land situated at Thane by way of grant of development rights to the developer, subject to members' approval.

"RESOLVED THAT pursuant to provisions of Section 180(1)(a) and other applicable provisions, if any, of the Companies Act, 2013 read with rules made thereunder (including any statutory modification(s) or any re-enactment thereof) ("Act"), the Memorandum and Articles of Association of the Company, the valuation report, and subject to such other approvals and permissions as may be required, on the recommendation of the Audit Committee and subject to approval of members of the Company, the consent of the Board of Directors of the Company, be and is hereby accorded, to sell, lease, enter into development agreements, or otherwise monetize and dispose of the part of the Company's unutilized development rights in respect of land, situated at DIL Complex, Majiwade, Ghodbunder Road, Thane ("Land") by way of entering into a development project for the development of residential and commercial buildings and other amenities thereon ("Project"), the grant of development rights in respect of the balance development potential of the Land for the Project, the subsequent sale, lease, license, or transfer of residential and/or other units to be constructed thereon forming part of Company's area-share for the Land, and the subsequent, sale, lease, or transfer of the underlying Land, following the completion of the construction and development portions of the Project to the concerned building societies, in accordance with all applicable laws and on such terms and conditions as may be authorized by the members of the Company;

RESOLVED FURTHER THAT, in order to give effect to and in accordance with the members' authorisation for the foregoing resolution, Mr. Prashant Nagre (Managing Director), Mr. Sumesh Gandhi (Chief Financial Officer), Mr. Srikant N Sharma (Company Secretary) and Mr. Suryanarayana Alluri (Senior Manager – Finance), be and are hereby severally authorised, on behalf of the Company to do all such acts, deeds, matters and things as the Board may, in its absolute discretion, deem necessary or desirable for such purpose, and for the purpose of giving effect to this resolution including:

(i) to sign, execute and register agreements (including development agreement and agreement for sale of residential units), deeds, applications, and other related documents;

(ii) to file necessary applications, affidavits, forms, requests, declarations with and to obtain approvals from statutory and other authorities (including banks and lending/financial institutions) and take such steps as may be necessary and to resolve and settle any questions and difficulties that may arise in this regard; and

दस्त क्र. 9008/2022

THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

Factory : Village Takoli, P.O. Nagwain,
Dist. Mandi - 175 121, Himachal Pradesh, India.
Tel. : +91-1905-280301-303 / 287246
Email : info@fermentabiotech.com
Website : www.fermentabiotech.com

Factory : Z - 109 B & C, SEZ II, Dahej,
Taluka - Vagara, Dist: Bharuch - 392 13
Gujarat, India.
Tel. : +91-2641-291440 / 444
Email : info@fermentabiotech.com
Website : www.fermentabiotech.com