

SALE DEED

SELLER : HINDUSTAN UNILEVER LIMITED

PURCHASER : GROWMORE VENTURES

REGISTERED ON : 29/08/2022

d k

M/S DWIVEDI & KHEDKAR ADVOCATES

"SHRINIWAS", WARDHAMAN NAGAR SQ.

CENTRAL AVENUE, NAGPUR - 440 008.

PH. NO. 2767995, FAX 0712-2762645

email: msdkadvocates@gmail.com

279/1595

Monday, August 29, 2022

4:19 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2222 दिनांक: 29/08/2022

गावाचे नाव: कन्हान (पिपरी) त.सा.क्र. 15

दस्तावेजाचा अनुक्रमांक: पसन-1595-2022

दस्तावेजाचा प्रकार : अविभाज्य हिश्याची पूर्ण विक्री

सादर करणाऱ्याचे नाव: ग्रोमोर वेंचर्स पॅन नंबर AAXFG9668B तर्फे अधिकृत भागिदार अभिषेक मनोज विजयवर्गी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

मूळ दस्त दस्त मिळाला

एकूण:

रु. 31000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:34 PM ह्या वेळेस मिळेल.

PRs

बाजार मूल्य: रु.236855000 /-

मोबदला रु.241250000/-

भरलेले मुद्रांक शुल्क : रु. 14475000/-

दुय्यम निवधक अणी-१
पारशिवनी

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2908202203633 दिनांक: 29/08/2022

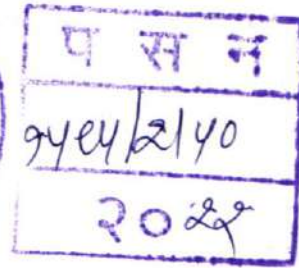
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006887390202223M दिनांक: 29/08/2022

बँकेचे नाव व पत्ता:

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2908202203633	Date 29/08/2022
Received from GROWMORE VENTURES, Mobile number 7122767995, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Parshivani of the District NagPur Grm.	
Payment Details	
Bank Name SBIN	Date 29/08/2022
Bank CIN 10004152022082903387	REF No. CHK2955347
This is computer generated receipt, hence no signature is required.	



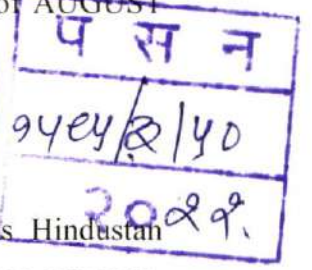
INDENTURE OF SALE

CONSIDERATION RS. 24,12,50,000/-

(RUPEES TWENTY FOUR CRORES TWELVE LAKHS FIFTY
THOUSAND ONLY)

This INDENTURE OF SALE made at Nagpur on this 29th day of AUGUST
2022

Between



HINDUSTAN UNILEVER LIMITED (formerly known as Hindustan
Lever Limited) {PAN : AAACH1004N}, CIN : LT5140MH1933PLC002030,
a company incorporated and registered under the provisions of the Indian
Companies Act, 1913 and now deemed to be incorporated and registered under
the provisions of the Companies Act, 2013, having its registered office at
Unilever House, B. D. Sawant Marg, Chakala, Andheri (East), Mumbai –
400099, acting through authorised Manager SHRI UDAY S/O
PANDHARINATH BHATTE, {UID : 7211 2274 7440}, aged about 47 years,
Resident of Flat No. 703, Building No. 95, B Wing, Taragan Co. Op. Hsg.,
13 Road, Tilak Nagar, Mumbai – 400089, hereinafter known and referred to as
“the Vendor” which expression shall unless it be repugnant to the context or
meaning thereof, be deemed to mean and include its successors in business of
the ONE PART

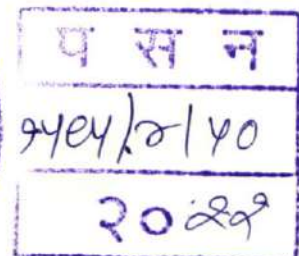
And

GROWMORE VENTURES, {PAN : AAXFG9668B}, a partnership firm,
duly incorporated and registered under the Partnership Act, 1932 having its
registered business address at Khusbu Motors, Kalamna Road, Kamptee,
Nagpur - 441008, Maharashtra acting through its authorised Partners (i) **SHRI
ABHISHEK S/O MANOJ VIJAYVARGI**, {PAN : AITPV2830J}, {UID :
5460 3109 2470}, aged about 34 years, Resident of Flat No. 404/405, Plot No.
8A, Gomati Apartment, Law College Square, West High Court Road,
Dharampeth Nagpur-440010, (ii) **SHRI DILIP S/O PRAHLADRAI
AGRAWAL**, {PAN : ADEPA5959R} {UID : 5373 1198 2607}, aged about
48 years, Resident of Flat No. 1301/1401, Plot No. 3/4, Canal Road,
Ramdaspath, Nagpur – 440010, (iii) **SHRI SAURABH S/O NANDKISHOR
SHARMA**, {PAN : AUSPS4656E} {UID : 5692 5776 7197}, aged about 36
years, Resident of House No. 560, Kirana Oli, Kamptee, Nagpur – 441002, (iv)
SHRI SUMEET S/O SUNIL AGRAWAL, {PAN : AHKPA6788J} {UID :
7725 9645 4166}, aged about 35 years, Resident of Saraf Bajar, Lala Oli, Near
Prabhat Hospital, Kamptee, Nagpur – 441002 and (v) **SHRI AMAR S/O**

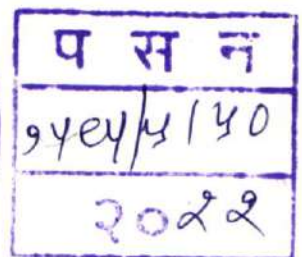
MOHAN GURBAXANI, {PAN : AHXPA8954H} {UID : 3374 3488 4406}, aged about 36 years, Resident of Plot No-187-A, Opp Radhey Apartment Meosabagh, Bezonbag, Nagpur-440004, hereinafter known and referred to as **"the Purchaser"** which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include any one or more of the partners or partner for the time being of the said firm, the survivors or the survivor of them and the heirs, executors and administrators of the last surviving partner, their or his assigns of the OTHER PART.

WHEREAS:

- A. By and under an Indenture dated 28th May, 1943 made and executed by and between Tracy Gavin Jones Knight and William John Packwood (being the partners of M/s. Gavin Jones & Packwood) therein collectively referred to as "the Vendors" of the One Part And Brooke Bond India Limited therein referred to as "the Purchaser" of the Other Part and registered with the office of the Registrar of Calcutta, the Vendors therein conveyed, transferred and assigned to Brooke Bond India Limited, for the consideration and upon the terms and conditions more particularly contained therein, All That (1) the parcel of land with the main building (called the Kamptee Distillery) including the subsidiary structures standing thereon and (2) the parcel of land with the shed and two wells located on the left bank of the Kanhan river (called the pumping station for the Kamptee Distillery) with the right to draw water from the Kanhan river, together with all the Plant and Machinery installed in the main building and the pumping station, both parcels of land situated in Mouza Pipri in P.S. and Sub Registry Ramtek in the Ramtek Tahsil of the Nagpur District near the Kanhan Railway Station on the main line of the South Eastern Railway and comprising 18.88 acres in two different parts, viz. 18.78 acres from Survey No. 281 (Old Khasra No. 204/1) and 0.10 acres from Survey No. 189 (Old Khasra No. 175) (hereinafter collectively referred to as the **"Total Property"**).



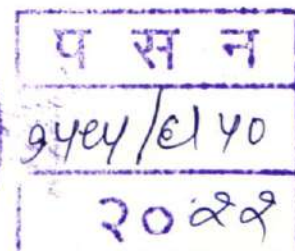
- B.** By and under an Indenture dated 18th March, 1963 made and executed by and between Brooke Bond India Private Limited therein referred to as "the Vendor" of the One Part And (1) Shri Waman Govind Bapat, (2) ShriV. Raghavan Pillai and (3) Shri Tulshiram Balaji Choudhary therein collectively referred to as "the Purchasers" of the Other Part and registered with the office of the Sub Registrar, Nagpur under serial No. 1523, in Book No. I, Volume No. 44 at page Nos. 60 to 69, the Vendor therein conveyed, transferred and assigned a portion admeasuring approximately 4.80 acres out of the Total Property (being the south west portion of the Total Property) to the Purchasers therein for the consideration and upon the terms and conditions more particularly contained therein.
- C.** By and under an Indenture dated 18th December, 1964 made and executed by and between (1) Shri Waman Govind Bapat, (2) ShriV. Raghavan Pillai and (3) Shri Tulshiram Balaji Choudhary therein collectively referred to as "the Vendors" of the One Part And Brooke Bond India Private Limited therein referred to as "the Purchaser" of the Other Part and registered with the office of the Sub Registrar, Nagpur under serial No. NPR/4315/1964, the Vendors therein conveyed, transferred and assigned the aforesaid south west portion admeasuring approximately 4.80 acres of the Total Property to the Purchaser therein for the consideration and upon the terms and conditions more particularly contained therein.
- D.** In the circumstances aforesaid, Brooke Bond India Limited became the owner of the Total Property.
- E.** Pursuant to a Scheme of Amalgamation between Lipton India Limited and Brooke Bond India Limited (which was sanctioned vide an Order dated 15th December, 1993 passed by the High Court at Calcutta in Company Petition No. 365 of 1993 connected with Company Application No. 267 of 1993), the name of "Brooke Bond India Limited" was changed to "Brooke Bond Lipton India Limited" on 7th March, 1994. The same has been evidenced by the Fresh Certificate of Incorporation Consequent on Change of Name dated 7th March, 1994 issued by the Assistant Registrar of Companies, West Bengal.



- F. Vide an Order dated 23rd August, 1996 passed by the High Court of Judicature at Bombay in Company Petition No. 343 of 1996 connected with Company Application No. 406 of 1996 and Order dated 9th December, 1996 passed by the High Court at Calcutta in Company Petition No. 288 of 1996 connected with Company Application No. 285 of 1996, the Scheme of Amalgamation of Brooke Bond Lipton India Limited ("the Transferor Company") with the Vendor herein, then known as Hindustan Lever Limited ("the Transferee Company") was sanctioned, in consequence of which, the entire undertaking and business of the Transferor Company (which included the Total Property) stood transferred and vested in the Transferee Company without any further act or deed, with effect from the Appointed Date, i.e. with effect from 1st January, 1996.

Accordingly, in pursuance of the aforesaid Scheme of Amalgamation, the Total Property stood vested in the Vendor herein (then known as Hindustan Lever Limited).

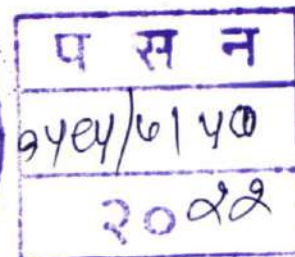
- G. Upon completion of the necessary formalities, the name of the Vendor herein has been changed from Hindustan Lever Limited to Hindustan Unilever Limited, as evidenced by the Fresh Certificate of Incorporation Consequent upon Change of Name, dated 11th June, 2007 issued by the Registrar of Companies, Maharashtra, Mumbai.
- H. In the circumstances aforesaid, the Vendor herein is the sole and exclusive owner of the Total Property and is in exclusive occupation, possession and enjoyment of the Total Property.
- I. Pursuant to the due diligence carried out by the Purchaser in respect of the title of the Vendor to the Total Property, and the Purchaser also having inspected the Total Property, the Purchaser is satisfied with the clear and marketable title of the Vendor to the Total Property and is also satisfied with the physical condition of the Total Property.

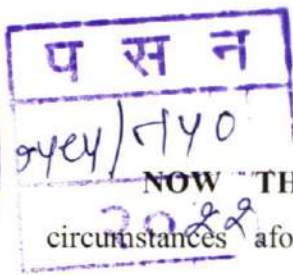


J. The Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendor, on an "as is where is" and "as is what is" basis, all its right, title and interest in respect of a portion of the TotalProperty being ALL THAT piece and parcel of land admeasuring about 458.00.00 Aar Sq. Mtrs. being Eastern portion out of land bearing Kh. Survey No. 281, (Old Kh. No. 204/1) in all admeasuring about 758.00.00 Aar Sq. Mtrs., Land Revenue Rs. 11370.00 yearly, and ALL THAT piece and parcel of land admeasuring about 0.02.00 Aar Sq. Mtrs. bearing Kh. Survey No. 189, (Old Kh. No. 175), Land Revenue Assessment Rs. 0.50 with Occupant Class 1 Bhumiswami Rights, in MAUZA : KANHAN (PIMPRI), P. H. No. 15, Tahsil : PARSEONI, District : NAGPUR alongwith All That the main building (called the Kamptee Distillery) including the subsidiary structures standing thereon and the shed and two wells located on the left bank of the Kanhan river (called the pumping station for the Kamptee Distillery) with the right to draw water from the Kanhan river, situated near the Kanhan Railway Station on the main line of the South Eastern Railway (hereinafter referred to as the "**said Property**") and which said Property is more particularly described in the First Schedule hereunder written and shown delineated in red colour boundary line on the plan annexed hereto and marked **Annexure "A"** for a lumpsum consideration of RS. 24,12,50,000/- (RUPEES TWENTYFOUR CRORES TWELVE LAKHS FIFTY THOUSAND ONLY) subject to the terms and conditions hereinafter mentioned.

K. It is hereby agreed, clarified, recorded and confirmed byand between the Parties hereto that the bifurcation of the Total Consideration of RS. 24,12,50,000/- (RUPEES TWENTY FOUR CRORES TWELVE LAKHS FIFTY THOUSAND ONLY) paid by the Purchaser to the Vendor for the said Property under the said Deed of Sale is as follows:

- i) Towards the acquisition of the Lands: Rs. 15,49,54,000/- (Rupees Fifteen Crores Forty Nine Lakhs Fifty Four Thousand Only)
- ii) Towards the acquisition of the Structures thereon: Rs. 8,62,96,000/- (Rupees Eight Crores Sixty Two Lakhs Ninety Six Thousand Only).





NOW THIS INDENTURE WITNESSETH that in the circumstances aforesaid and in consideration of the sum of Rs. 24,12,50,000/- (Rupees Twenty Four Crores Twelve Lakhs Fifty Thousand only) paid by the Purchaser to the Vendor, on or before the execution of these presents being the full and final consideration to be paid under these presents (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Purchaser forever) THE VENDOR doth hereby grant, convey, sell, transfer and assure unto the Purchaser all its right, title and interest in respect of ALL THAT piece and parcel of land admeasuring about 458.00.00 Aar Sq. Mtrs. being Eastern portion out of land bearing Kh. Survey No. 281, (Old Kh. No. 204/1) in all admeasuring about 758.00.00 Aar Sq. Mtrs., Land Revenue Rs. 11370.00 yearly, and ALL THAT piece and parcel of land admeasuring about 0.02.00 Aar Sq. Mtrs. bearing Kh. Survey No. 189, (Old Kh. No. 175), Land Revenue Assessment Rs. 0.50 with Occupant Class 1 Bhumiswami Rights, in MAUZA : KANHAN (PIMPRI), P. H. No. 15, Tahsil : PARSEONI, District : NAGPUR alongwith All That the main building (called the Kamptee Distillery) including the subsidiary structures standing thereon and the shed and two wells located on the left bank of the Kanhan river (called the pumping station for the Kamptee Distillery) with the right to draw water from the Kanhan river, situated near the Kanhan Railway Station on the main line of the South Eastern Railway (being referred to as the "said Property") and which said Property is more particularly described in the First Schedule hereunder written and shown delineated in red colour boundary line on the plan annexed hereto and marked Annexure "A") Together with All things permanently standing or attached to the said Property, All and singular the houses, outhouses, edifices, buildings, areas, ways, compound, path, passages, waters, sewers, ditches, fences, trees, drains, walls, plants, lights, liberties, privileges, easements, assessments, profits, advantages, rights, members and appurtenances whatsoever to the said Property belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member or appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said Property or any part thereof AND ALL the estate, right, title and interest, use, property, possession, benefit, claim and demand whatsoever both at law and equity of the Vendor in to or upon the said Property or any part thereof TO HAVE AND TO HOLD ALL AND SINGULAR the said Property hereby granted, conveyed, transferred, released and assured or intended so to be with their

and every of their rights, members and appurtenances UNTO AND TO THE USE of the Purchaser BUT SUBJECT TO the payment by the Purchaser of all outgoing, rents, taxes, assessments, rates, duties, dues, now chargeable upon the same or which may hereafter become payable in respect thereof to the Government or to the concerned Municipal Council / Nagar Panchayat or to any other public body or concerned authority in respect of the said Property AND the Vendor doth hereby covenant with the Purchaser that the Vendor has not done, or omitted to do or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof, the Vendor is prevented from transferring, granting, conveying the said Property hereby transferred, granted and conveyed unto and to the use of the Purchaser in the manner aforesaid AND that the Vendor has paid its proportionate share of all rents, rates, taxes and outgoing in respect of the said Property upto the date of these presents.

AND THAT the Vendor hereby declares, represents and covenants that:

(i) THAT it has good title to the said Property hereby sold and that it has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely.

(ii) That the Vendor assures to the Purchaser that it has done no act whereby the said Property hereby sold is encumbered in any way or whereby it is debarred from transferring the same by way of sale to the Purchaser.

(iii) THAT the Vendor further assures to the Purchaser that it has not transferred the said Property by way of sale, Gift, Mortgage, Lease, Lien or in any other manner whatsoever to anybody else till date nor the same has been given as security to anyone.

(iv) THAT on and from the date hereof the said Property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through under or in trust for it.

(v) THAT the Vendor shall at the request and cost of the Purchaser, do every such assurance or thing as is reasonably required, and necessary for further and more perfectly assuring the said Property to the Purchaser.



(vi) THAT the Vendor has paid upto date all dues with respect to non-agricultural assessments, taxes, cesses, and all other outgoings levied on the said Property and in the event if it is discovered that there remain any arrears to be paid for the period upto the date hereof, the Vendor undertakes to pay the same.

(vii) THAT the Vendor will at the request and cost of the Purchaser, render necessary assistance to the Purchaser for mutating the name of the Purchaser in all relevant records pertaining to the said Property.

(viii) That to the best of the knowledge of the Vendor, the said Property hereby sold is not under any acquisition or requisition of any scheme of the Government nor any notices have been received by the Vendor nor any court cases are pending in respect of the said Property.

AND THAT the Purchaser hereby declares, represents and covenants that:

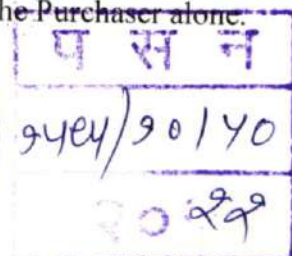
(i) Prior to the execution of these presents, the Purchaser has carried out a due diligence in respect of the Vendor's title to the said Property and has fully satisfied itself in respect of the same. The Purchaser also confirms having inspected the said Property and being fully satisfied with the physical condition of the said Property.

(ii) The Purchaser hereafter shall observe and abide by all the rules and regulations applicable to the said Property and pay all the outgoings, rents, taxes, assessments, rates, duties, dues, etc. payable to the Government or to the concerned Municipal Corporation or to any other public body or concerned authority with respect to the said Property.

(iii) The Purchaser shall get the said Property mutated in its own name at its sole cost, responsibility and effort in all the relevant public records.

(iv) The Purchaser has agreed to acquire the said Property in terms of these presents on an "as is where is" and "as is what is" basis.

(v) All amounts payable to any concerned authority in respect of the present transaction, by way of transfer fees, contribution, premium, by whatever name called, shall be borne and paid by the Purchaser alone.



(vi) All stamp duty, registration charges and all other incidental expenses in respect of the present transaction shall be borne and paid by the Purchaser alone.

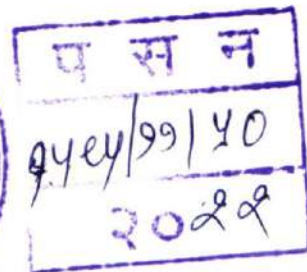
(vii) The Purchaser is a partnership firm duly incorporated and validly existing under the Laws of India.

(viii) The execution of this Indenture has been duly authorized by all necessary action on the part of the Purchaser. This Indenture constitutes valid and legally binding obligations on the Purchaser, enforceable in accordance with its terms and the performance hereof does not and shall not contravene, violate or constitute a default of or require any consent or notice under any provision of any agreement or the charter documents of the Purchaser or other instrument to which the Purchaser, is a party to or by which the Purchaser is or may be bound.

AND THAT simultaneously upon the execution of these presents, the Vendor has handed over to the Purchaser quiet, vacant and peaceful possession of the said Property. The Vendor has also handed over to the Purchaser all the documents in respect of the Total Property in its possession (including the documents of title), a list whereof is set out in the Second Schedule hereto, simultaneously upon the execution hereof.

AND THAT the Purchaser confirms having received quiet, vacant and peaceful possession of the said Property and further confirms having received all the documents in respect of the Total Property (including the documents of title), a list whereof is set out in the Second Schedule hereto.

AND THAT the Purchaser further confirms that it has deducted Tax at Source (TDS) equivalent to 1% (i.e. Rs. 24,12,500/-) of the entire consideration of Rs. 24,12,50,000/- (Rupees Twenty Four Crores Twelve Lakhs Fifty Thousand only) and shall hand over to the Vendor the TDS challan within the statutory period as provided under the relevant provisions of the Income Tax Act, 1961 and the Rules thereunder.



THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the "said Property")

ALL THAT piece and parcel of land admeasuring about 458.00.00 Aar Sq. Mtrs. being Eastern portion out of land bearing Kh. Survey No. 281, (Old Kh. No. 204/1) in all admeasuring about 758.00.00 Aar Sq. Mtrs., Land Revenue Rs. 11370.00 yearly, and ALL THAT piece and parcel of land admeasuring about 0.02.00 Aar Sq. Mtrs. bearing Kh. Survey No. 189, (Old Kh. No. 175), Land Revenue Assessment Rs. 0.50 with Occupant Class 1 Bhumiswami Rights, in MAUZA : KANHAN (PIMPRI), P. H. No. 15, Tahsil : PARSEONI, District : NAGPUR alongwith more than 59 years old industrial Sheds in all presently having area approx. admeasuring about 11097.93 Sq. Mtrs. (having height of below 9.00 Mtrs.) as per joint measurement and two wells located on the left bank of the Kanhan river (called the pumping station for the Kamptee Distillery) with the right to draw water from the Kanhan river, situated near the Kanhan Railway Station on the main line of the South Eastern Railway and the aforesaid property is bounded as under:-

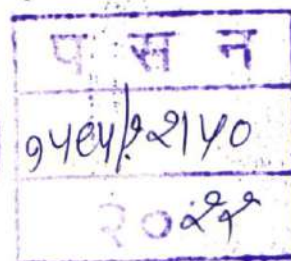
ON THE NORTH	:	LAND OF KH. NO. 255, 254
ON THE EAST	:	LAND OF KH. NO. 252, 253
ON THE WEST	:	REMAINING PORTION OF KH. NO. 281
ON THE SOUTH	:	LAND OF KH. NO. 257, 256, LAND OF RAILWAY

The said Property is shown delineated in red colour boundary line on the plan annexed hereto and marked Annexure "A".

THE SECOND SCHEDULE ABOVE REFERRED TO

(List of Documents handed over by the Vendor to the Purchaser)

- (a) Original Indenture dated 21st March, 1938 executed between The Cawnpore Chemical Works Limited And Mr. Charles Gosling Swinn
- (b) Original Indenture dated 21st March, 1942 executed between The Cawnpore Chemical Works Limited And M/s. Gavin Jones & Packwood
- (c) Original Indenture dated 14th April, 1942 executed between M/s. Gavin Jones & Packwood And Brooke Bond India Limited
- (d) Original Deed of Reconveyance dated 13th February, 1943 executed between Mr. Charles Gosling Swinn And The Cawnpore Chemical Works Limited



- (e) Original Indenture dated 28th May, 1943 executed between Tracy Gavin Jones Knight and William John Packwood (being the partners of M/s. Gavin Jones & Packwood) And Brooke Bond India Limited
- (f) Original Indenture dated 28th May, 1943 executed between Tracy Gavin Jones Knight and William John Packwood (being the partners of M/s. Gavin Jones & Packwood) And Brooke Bond India Limited
- (g) Original Indenture dated 18th March, 1963 executed between Brooke Bond India Private Limited And Shri Waman Govind Bapat, Shri V. Raghavan Pillai and Shri Tulshiram Balaji Choudhary
- (h) Original Indenture dated 18th December, 1964 executed between Shri Waman Govind Bapat, Shri V. Raghavan Pillai and Shri Tulshiram Balaji Choudhary And Brooke Bond India Private Limited
- (i) Copies of (i) Order dated 23rd August, 1996 passed by the High Court of Judicature at Bombay in Company Petition No. 343 of 1996 connected with Company Application No. 406 of 1996 and (ii) Order dated 9th December, 1996 passed by the High Court at Calcutta in Company Petition No. 288 of 1996 connected with Company Application No. 285 of 1996
- (j) Latest paid electricity bill and property tax bills

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

Drafted by Jivindi & Kulkarni Advocates, Nagpur

[Signature]

SIGNED SEALED AND DELIVERED

by the within named the Vendor

HINDUSTAN UNILEVER LIMITED

through the hands of its Authorized

Signatory Manager Shri Uday Pandharinath

Bhatte authorized vide Resolution dated

30th day of May 2022 passed at a meeting

of its Board of Directors

in the presence of

Mr. Kashif Faraz



[Signature]
[Fingerprint]



[Signature]
[Fingerprint]

