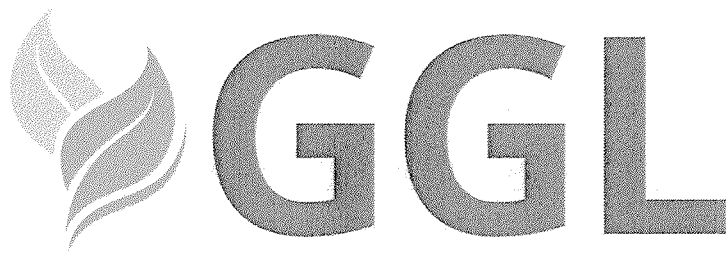


Site Visit Report
of
Groma Global Limited



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Introduction

Company Name : Groma Global Limited
Period of Visit : 27.10.2025
Team Member : Ms. Priyal Ganatra
Visit Hosted By : Mr. Dhruv D Kabra and Mr. Shishir D Kabra
Site Name & Address : Registered and Corporate Office: 1102A 11th Floor Fortune Terraces, Opp Citi Mall, New Link Road, Near Lower Oshiwara Metro Station, Andheri West, Mumbai, Maharashtra - 400053, India.

I undertook the site visit as mentioned above for the proposed SME IPO of Groma Global Limited.

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

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

Summary of Business

The company is engaged in the business of supplying, importing and exporting products which includes pulses, dry fruits, seeds, grains, oils etc. which are further sub categorised into Toor Dal, Yellow peas, desi chickpeas, raw cashew nuts, rice, soyabean seeds, soya crude oil, etc. domestically as well as internationally. They offer supply of diverse range of agricultural commodities on PAN India basis which favours the basic requirement of daily households. The company is involved in the processing activities of one of sub product being traded viz. Toor Dal, through third parties on job work basis based on the specific requirements from the customers.

History of the Company

The Company was incorporated as “Groma Global Limited” vide Certificate of Incorporation dated February 24, 2006, as Public limited company issued by Assistant Registrar of Companies, Maharashtra, Mumbai. Mr. Chunilal Ravji Chedda, Mr. Sharad Devraj Maru, Mr. Chanderkumar O. Murgai, Mr. Ashok Amritlal Kiri, Mr. Deepak Karani, Mr. Kirit D. Maroo and Mr. Narendra Maru were the initial subscriber to the Memorandum of Association of the Company.

Site Visit Officer

I, Priyal Ganatra, Associate Vice President of Smart Horizon Capital Advisors Private Limited, the Merchant Banker to the proposed Public Issue of Groma Global Limited, met the Promoter and Whole-time Director of the Company, Mr. Dhruv D Kabra, Promoter and Managing Director, Mr. Shishir D Kabra and at the Registered and Corporate Office of the Company and examined various documents related to the Company's operations and Management.

Promoters

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

Mr. Dhruv D Kabra, aged 39 years, is one of the Promoter and Whole-time Director of our Company. He holds a bachelor's degree in engineering (production branch) from University of Mumbai. He also holds an Advance Certificate on Corporate Governance and related Requirement from S.P. Jain Institute of Management and Research, Mumbai. In his previous stint, he was associated with Payasee Food Products LLP as the Designated Partner, Kaamadhenu Growthally LLP as the partner, Anand Agro Food Private Limited as the First Director, Progressive Agriventures Private Limited in the capacity of a director, Anjayneya Ventures LLP as a Designated Partner. He is also currently associated with Helios Commodities Inc. in capacity of director. He was appointed as the director of the company since May 2009 and was redesignated as Whole Time Director of the Company. He has around 14 years of experience in the field in which our Company operates.

Mr. Shishir D Kabra, aged 37 years, is one of the Promoter and Managing Director of our company. He has Completed Executive Post Graduate Diploma in International Business from Indian Institute of Foreign Trade. In his previous stint, he was associated with DS Agro DMCC as the Director, with Kaamadhenu Growthally LLP in the capacity of a Designated Partner, with Progressive Agriventures Private Limited as the first director. In his current stint, he is associated with Anand Agro Food Private Limited in the capacity of First Director, with Anjayneya Ventures LLP in the capacity of a Designated Partner as a representative for Groma Global Limited, with Harshita Ice and Cold Storage as a proprietor of the proprietorship concern. He is a Managing Director of the company. He has a total experience of 16 years in the field of industry in which our company operates.

Directors

A Brief meeting on the business of the Company was held. The profile of the Director is given below based on the resume submitted by him to me:

Mr. Dhruv D Kabra, aged 39 years, is one of the Promoter and Whole-time Director of our Company. He holds a bachelor's degree in engineering (production branch) from University of Mumbai. He also holds an Advance Certificate on Corporate Governance and related Requirement from S.P. Jain Institute of Management and Research, Mumbai. In his previous stint, he was associated with Payasee Food Products LLP as the Designated Partner, Kaamadhenu Growthally LLP as the partner, Anand Agro Food Private Limited as the First Director, Progressive Agriventures Private Limited in the capacity of a director, Anjayneya Ventures LLP as a Designated Partner. He is also currently associated with Helios Commodities Inc. in capacity of director. He was appointed as the director of the company since May 2009 and was redesignated as Whole Time Director of the Company. He has around 14 years of experience in the field in which our Company operates.

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Human Resources

Human resource is the key element for developing a company's growth strategy and handling the day-to-day activities within the organization. According to the company's salary statement which was shown physically at the site visit, there were around 19 employees altogether on the payroll as of September 30, 2025. These employees are responsible for the company's daily operations, as well as its administrative, Compliance and accounting activities.

Shareholders

The following are the shareholders' holding in the Company as on October 24, 2025:

Sr No	Name	No. of Equity Shares
1.	Dhruv D Kabra	8,79,000
2.	Shishir D Kabra	8,79,000
3.	Savita Kabra	10
4.	Debashish Pal	10
5.	Anchal Dhruv Kabra	19,960
6.	Janhavai Pawan Kabra	10
7.	Shiv Bhagwan Kabra	10
	Total	17,78,000

Business Activities

We were walked through the business of Company thoroughly, the Company is engaged in business of importing, exporting, supplying and marketing agricultural commodities which includes pulses, grains, raw cashews, cereals, food products etc. domestically as well as internationally. The Company undertakes Trading of goods and Processing through third party. The company targets B2B platform which uses the products into manufacturing of finished agricultural products.

Property

I have visited the company's Registered and Corporate office which is taken on Rent from Maharashtra Plastic Industries pursuant to Rent Agreement dated March 18, 2025 which is taken on lease from February 12, 2025 to February 11, 2030 for a term of 60 months having area of 850 sq ft. having a monthly rent of license fees inclusive of 5% escalation annually (excluding GST).

Object of the Issue

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

- a. Repayment/ Prepayment of all or certain of borrowings of the Company

The company intends to utilize IPO Proceeds for Repayment/ prepayment of certain borrowings availed by the Company. This will lead to significant improvement in debt-to-equity ratio, they will be able to rise at competitive rates in the future to finance the ambitions to grow and extend business as well as possible business growth prospects.

Analysis of other documents and conclusion

During my visit to the Registered and Corporate office, Mr. Dhruv D Kabra and Mr. Shishir D Kabra showed me the office area including their conference room, director cabin, back-end office, sales and purchase department and other departments of the office where other records were kept. We had also called for the financials, statutory registers and other books of accounts which were kept in a safe place and in good custody.

I was allowed access to all the records and documents which were asked for during my visit to the registered office which is well maintained with all the necessary appliances and facilities.

I have examined the registers, records, books and papers of Groma Global Limited. In my opinion and to the best of information and according to the examinations carried out by me and explanations furnished to me by the company and its officers, the company has kept and maintained all the registers and all entries therein have been duly recorded including the invoices raised by the Company, Agreements and financial related papers.

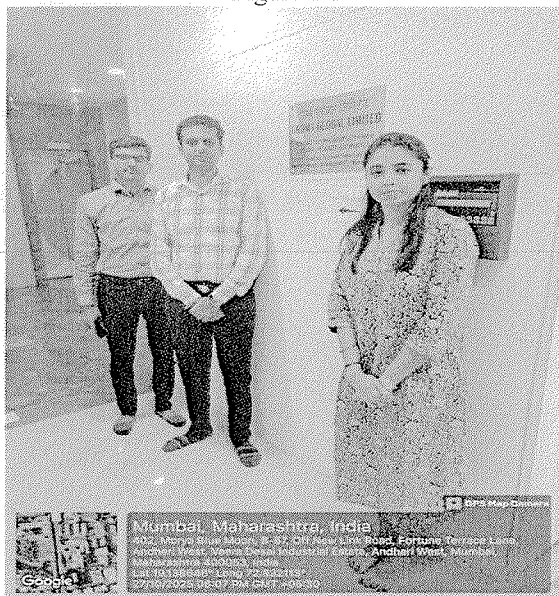
The company has obtained necessary approvals for the business undertaken by the Company in its own name and everything was found to be in order and in compliance with various laws applicable to the Company.

Mode of Conveyance

The Site Visit officer had travelled by local transport to the Registered and Corporate Office.

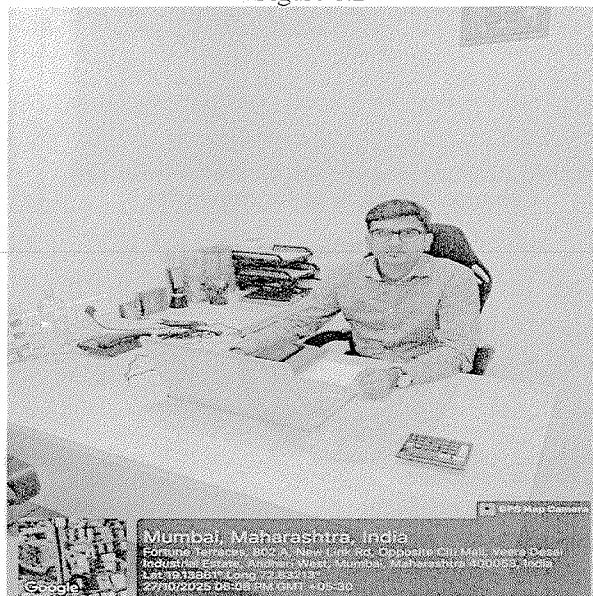
Photographs of Registered Office and Corporate Office

Figure 1.1



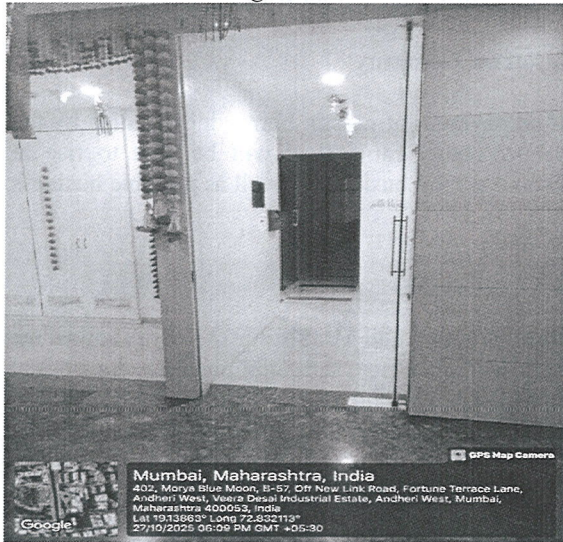
Registered Office entrance – From left to right Mr. Shishir D Kabra, Promoter and Managing Director; Mr. Dhruv D Kabra, Promoter and Whole-Time Director of Groma Global Limited and Ms. Priyal Ganatra, Associate Vice President of Smart Horizon Capital Advisors Private Limited

Figure 1.2



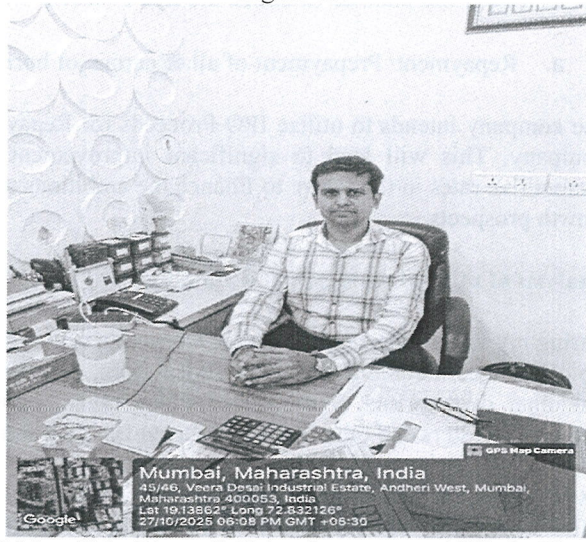
Cabin of Mr. Shishir D Kabra Promoter and Managing Director of the Company.

Figure 1.3



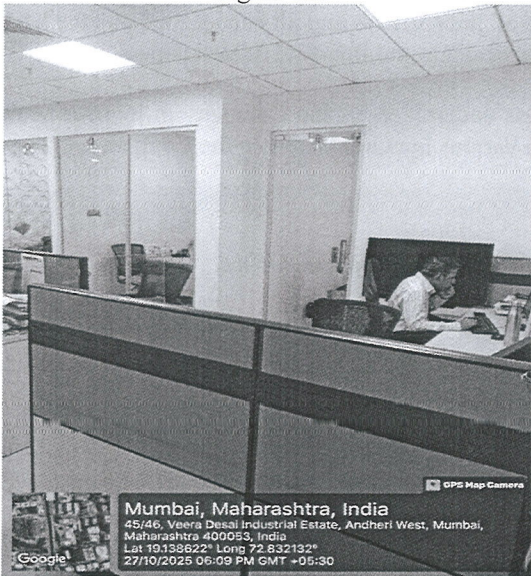
Entrance of Registered Office

Figure 1.4



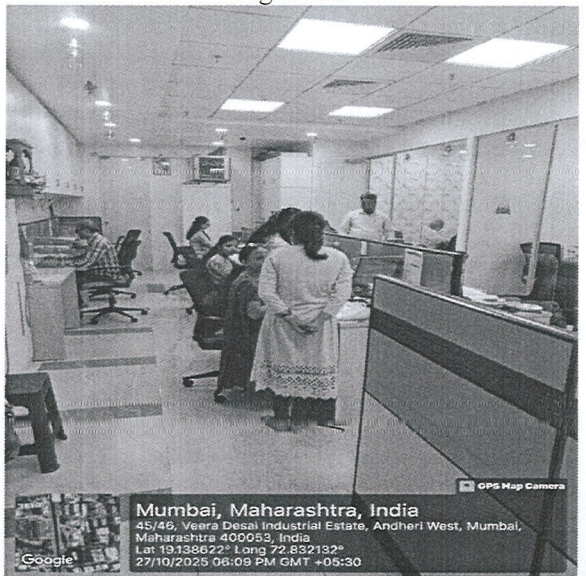
Cabin of Mr. Dhruv D Kabra Promoter and Whole-Time Director of the Company

Figure 1.5



Common Sitting Area for employees

Figure 1.6



Common Sitting Area for employees

Priyanka

Ms. Priyal Ganatra
 Associate Vice President
 Smart Horizon Capital Advisors Private Limited

Date: October 29, 2025

Enclosures:

- Annexure 1: Attendance Register and Salary register as on September 30, 2025
- Annexure 2: Leave and License Agreement
- Annexure 3: Shareholding Pattern as on October 24, 2025
- Annexure 4: Sample invoices of purchase of products
- Annexure 5: Sample invoices of sales of products

GROMA GLOBAL LIMITED

Regd. Office- 1102A 11th Floor Fortune Terraces Opp Citi Mall, New Link Road, Near Lower Oshiwara Metro Station
Andheri West, Mumbai, Mumbai, Maharashtra, India, 400053

E-mail: exim@gromaglobal.com Tel - +91 22 26138096

CIN NO. U51101MH2006PLC160008

Name	1-Sep	2-Sep	3-Sep	4-Sep	5-Sep	6-Sep	7-Sep	8-Sep	9-Sep	10-Sep	11-Sep	12-Sep	13-Sep	14-Sep	15-Sep	16-Sep	17-Sep	18-Sep	19-Sep	20-Sep	21-Sep	22-Sep	23-Sep	24-Sep	25-Sep	26-Sep	27-Sep	28-Sep	29-Sep	30-Sep	P	A	L	H	HP	WO	WOP	MO	Number of working days
	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue									
Abhinav Kumar Chandel	A	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	A	P	P	WO	P	P	24	2	0	0	0	4	0	0	26
Alka Mehta	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	A	P	25	1	0	0	0	4	0	0	26
Brijpal Singh Thakur	A	A	A	A	A	A	WO	A	A	A	A	A	A	WO	A	A	A	A	A	A	WO	A	A	A	A	A	A	WO	A	A	0	26	0	0	0	4	0	0	26
Deepak J. Aboti	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	A	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	25	1	0	0	0	4	0	0	26
Dipeeka Kadam	P	P	P	P	P	A	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	A	P	P	P	WO	P	A	23	3	0	0	0	4	0	0	26
Keshav Sharma	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	A	A	P	WO	P	P	24	2	0	0	0	4	0	0	26
Lovelesh Gupta	P	A	A	A	A	A	WO	A	A	A	A	A	A	WO	A	A	A	A	A	A	WO	A	A	A	A	A	A	WO	A	A	1	25	0	0	0	4	0	0	26
Nilesh Gurjar	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	26	0	0	0	0	4	0	0	26
Pankaj Kaanti	P	P	P	P	P	P	WO	A	P	P	P	A	P	WO	A	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	23	3	0	0	0	4	0	0	26
Vinod Nanji Satra	A	A	A	A	A	A	WO	A	A	P	P	P	P	WO	P	P	P	A	P	P	WO	P	P	P	P	A	P	WO	A	P	15	11	0	0	0	4	0	0	26
Ajay	A	A	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	A	A	22	4	0	0	0	4	0	0	26
Lal Babu Chaudhary	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	26	0	0	0	0	4	0	0	26
Brij Mohan Kumar	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	26	0	0	0	0	4	0	0	26
Sarah Alex Joseph	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	26	0	0	0	0	4	0	0	26
Dhruv Dilip Kabra	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	26	0	0	0	0	4	0	0	26
Shishir Dilip Kabra	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	26	0	0	0	0	4	0	0	26
Janhavi Pawan Kabra	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	26	0	0	0	0	4	0	0	26
Bhavesht Umedlal Gajra	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	26	0	0	0	0	4	0	0	26
Poonam Jignesh Chande	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	P	P	P	P	WO	P	P	26	0	0	0	0	4	0	0	26

Shankar



GROMA GLOBAL LIMITED

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Andheri West, Mumbai, Mumbai, Maharashtra, India, 400053

E-mail: exim@gromaglobal.com Tel - +91 22 26138096

CIN NO. U51101MH2006PLC160008

Groma Global Limited

SALARY Sep'25

SR No	Txn Type	Credit Account Name	Gross Salary	Tds	Advance	P TAX	Amount	Narration
1	NEFT	DEEPAK JETHALAL ABOTI	40000	0	0	200	39800	NEFT TRANSFER
2	NEFT	SATRA VINOD NANJI	35000	0	0	0	35000	NEFT TRANSFER
3	NEFT	BRUJ MOHAN KUMAR	22000	0	5000	200	16800	NEFT TRANSFER
4	NEFT	BRIJPAL U. SINGH	35000	0	0	200	34800	NEFT TRANSFER
5	NEFT	Alka Chandrakant Mehta	40000	0	0	200	39800	NEFT TRANSFER
6	NEFT	LALBABU CHODHARY	22000	0	5000	200	16800	NEFT TRANSFER
7	NEFT	Abhinav Kumar Chandel	41540	0	0	200	41340	NEFT TRANSFER
8	NEFT	Dipeeka Sanjay Kadam	25000	0	0	0	25000	NEFT TRANSFER
9	NEFT	Poonam Jignesh chande	125000	0	12000	200	112800	NEFT TRANSFER
10	NEFT	Bhavesht Umedlal Gajra	100000	0	0	200	99800	NEFT TRANSFER
11	NEFT	Lovelesh Gupta	200000	29000	0	200	170800	NEFT TRANSFER
12	NEFT	Keshav Suresh Chandra Sharma	34000	0	0	200	33800	NEFT TRANSFER
13	NEFT	PANKAJ KUMAR KAMTI	17000	0	2000	200	14800	NEFT TRANSFER
14	NEFT	Ajay vasant Mandavkar	21000	0	5000	200	15800	NEFT TRANSFER
15	NEFT	Nilesh Nishikant	115385	0	0	200	115185	NEFT TRANSFER
16	NEFT	Sarah Alex Joseph	60000	0	5000	200	54800	NEFT TRANSFER
17	NEFT	SHISHIR KABRA	275000	15000	0	200	259800	NEFT TRANSFER
18	NEFT	DHRUV KABRA	275000	15000	0	200	259800	NEFT TRANSFER
19	NEFT	Jhanvi Pawan Kabra	57000	0	0	200	56800	NEFT TRANSFER
		TOTAL	15,39,925.00	59,000.00	34,000.00	3,400.00	14,43,525.00	

For Groma Global Limited



DHRUV KABRA
DIRECTOR



Page 1 of 1

512/4387

पावती

Original/Duplicate

Tuesday, March 18, 2025

नोंदणी क्र. : 39म

9:57 AM

Regn.: 39M

पावती क्र.: 4579 दिनांक: 18/03/2025

गावाचे नाव: अंधेरी

दस्तऐवजाचा अनुक्रमांक: मबई 12-4387-2025

दस्तऐवजाचा प्रकार : 36-अ-लिहू अँड लायसन्सेस

सादर करणाऱ्याचे नाव: महाराष्ट्र प्लॅस्टीक इंडस्ट्रीज तर्फे भागीदार वरून एस. काबरा तर्फे मुखत्यार संतोष राणे

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 2400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:16 AM ह्या वेळेस मिळेल.

सह दु. नि. मुंबई 12

बाजार मुल्य: रु. 1200000/-

मोबदला रु. 200000/-

भरलेले मुद्रांक शुल्क : रु. 34700/-

सह दुय्यम निबंधक मुंबई क्र. ११

मुंबई

1) देयकाचा प्रकार: DHC रक्कम: रु. 1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325183801314 दिनांक: 18/03/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017950320202425E दिनांक: 18/03/2025

बँकेचे नाव व पत्ता:



SRW

registered original document
Delivery on... 18-3-25

IRpUI9UPXS

3/18/2025









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

Receipt of Document Handling Charges

PRN 0325183801314

Receipt Date 18/03/2025

Received from DHC, Mobile number 0000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 4387 dated 18/03/2025 at the Sub Registrar office S.R. Mumbai 12 of the District Mumbai Sub-urban District.

DEFACED

₹ 1400

DEFACED

Payment Details

Bank Name SBIN

Payment Date 18/03/2025

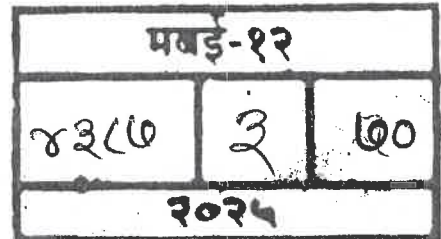
Bank CIN 10004152025031801133

REF No. 836800384647

Deface No 0325183801314D

Deface Date 18/03/2025

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





LEAVE AND LICENSE AGREEMENT

This LEAVE AND LICENSE AGREEMENT ("Agreement") is made on this 18th day of ~~FEB~~ MARCH 2025 at Mumbai, India.

BETWEEN

MAHARASHTRA PLASTIC INDUSTRIES, (PAN No.AABFM0656P) a Partnership Firm, registered and incorporated under the provisions of the Indian Partnership Act, 1932, having its office at A-Wing, 10th Floor, Fortune Terraces, New Link Road, Andheri West, Mumbai - 400053, represented by its authorized partner **MR. Varun S. Kabra** (Pan No. ANKPK6401C), hereinafter referred to as the "**Licensor**" [which expression shall, unless it be repugnant to the context or meaning thereof, include the partner or partners for the time being, the survivor or survivors of them and the heirs, executors and administrators of the last survivor, his heir and assigns] of the **ONE PART**;

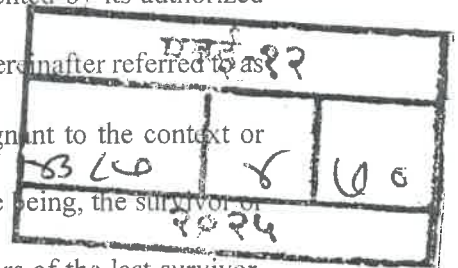
AND

GROMA GLOBAL LTD having PAN NO (AACCG5798K) a Company registered under the Company Act 1956 having its registered address at PLOT NO.19/20, MAFCO YARD SECTOR-18, VASHI, NAVI MUMBAI, Thane, NAVI MUMBAI, Maharashtra, India, 400705, represented by its **Authorized Signatory, Director Mr. Dhruv D. Kabra** (AADHAAR NO. 4439 1240 4106), hereinafter referred to as "**Licensee**", (which expression shall, unless repugnant to the context thereof, be deemed to mean and include its successors and permitted assigns) of the **OTHER PART**;

Licensor

A

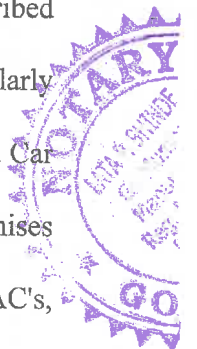
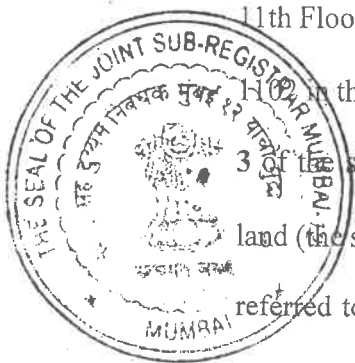
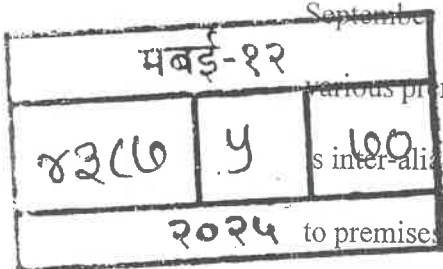
Licensee



The Licenser and the Licensee are individually referred to as a 'Party' and collectively as the 'Parties'.

WHEREAS:

A. The Licenser has represented and assured unto the Licensee that the Licenser is the absolute owner of plot bearing C.T.S. No. 657 and 658, New Link Road, Andheri (West), Mumbai - 400 053 hereinafter referred to as "the said plot of land"), the Licenser has caused to be developed a building on the said Plot of land known as "Fortune Terraces" (hereinafter referred to as "the said Building"), in accordance with the plans approved by the competent authorities. Vide the Development Agreement dated 25th September 2006; the Licenser has acquired the absolute ownership in various premises in the said Building. Of the various premises, the Licenser is inter-alia seized and possessed of otherwise well and sufficiently entitled to premises bearing No. 1102 (1A) admeasuring 850 sq. ft. (carpet area) on 11th Floor, ("said Premises") (forming part of larger premises bearing No. 1102) in the said Building, along with ONE Car parking, in the Podium No. 3 of the said Building ("said Car Parking"), situated on the said plot of land (the said Premises and the said Car Parking are hereinafter collectively referred to as "the said Licensed Premises") more particularly described in the schedule hereunder written and the said Premises is more particularly shown in the floor Plan annexed hereto as Annexure "A" and the said Car Parking is more particularly shown in the Plan. The said Licensed Premises is fully furnished with workstations, chairs, reception area (common), AC's, common toilet block and common passage, as shown in Annexure B.

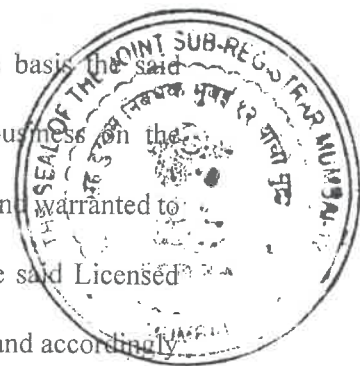


B. The Licensee is in need of a Commercial premise for running its office and conducting its business there from. Hence the Licensee has approached and requested the Licenser to permit the Licensee to use said Fully Furnished Licensed Premises by way of a Leave and Licence for a period of **SIXTY (60) months** commencing from the Effective date of this Leave and License Agreement i.e. **12/02/2025 to 11/02/2030**, (both days inclusive). Subject to the terms and conditions herein recorded. Relying on the representation made by either Party to the other and believing the same to be true, the Parties hereto have agreed to execute these presents, whereby, the Licenser has agreed to allow the Licensee to use and occupy the Licensed Premises on the terms and conditions agreed by and between the parties hereto and as appearing hereinafter.

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C. The Licensee has inspected and surveyed the said Licensed Premises and is satisfied with the condition of the same.

D. The Licenser has agreed to grant on Leave and License basis the said Licensed Premises to the Licensee for conducting its business on the conditions contained herein. The Licenser has represented and warranted to the Licensee that it has a clear and marketable title to the said Licensed Premises free from all encumbrances of whatsoever nature and accordingly has the full right, power and authority to enter into this Agreement and grant a License in respect of Licensed Premises as mentioned herein and that the Licensee shall be able to occupy and enjoy the License of the Licensed Premises as contemplated herein without any obstruction, hindrance or interference by the Licenser subject to the Licensee not being in breach of the terms of this Agreement. The Licenser agrees that this representation is



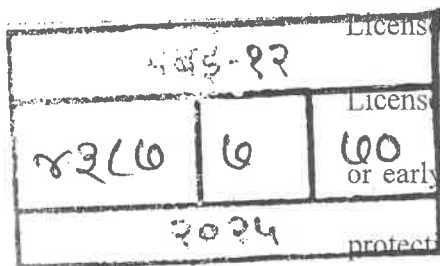
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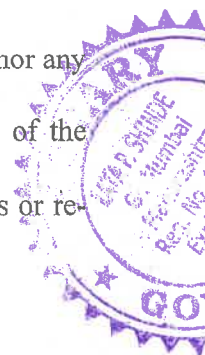
a material fact that has induced the Licensee to execute this Agreement with the Licensor and seek the license in respect of the Licensed Premises.

E. The use of the Licensed Premises by the Licensee shall not tantamount to tenancy and the same does not intend to and the same shall not create any tenancy or other similar right or interest in favour of the Licensee and the Licensee undertakes and assures that it does not intend to and shall not attempt to make any claims of tenancy or other similar claim or interest on the Licensed Premises. At no point of time shall the Licensee contend that this Agreement or the occupation of the said Licensed Premises gives any title or other similar rights to the Licensee in respect of the said Licensed Premises or any part thereof;

F. The Licensee accepts that the arrangement contemplated between the Licensor and the Licensee is strictly that of grant of temporary license to the Licensee on leave and licence basis for the duration of this Agreement only or early termination thereof and hence the Licensee is not entitled to any protection under the provisions of the Maharashtra Rent Control Act, 1999 or any statutory modifications or re-enactment thereof or of any similar law.



The Licensee hereby agrees, declares and undertakes that neither it nor any one on its behalf shall claim any protection under the provisions of the Maharashtra Rent Control Act, 1999 or any statutory modifications or re-enactment thereof or of any similar law.



G. The Licensee's present **Paid-up Capital** is more than **Rs. 1,00,00,000/- (Rupees One Crore only)** as per the Partnership Deed of the Licensee or

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relevant certified legal documentations. It is agreed that the Licensee shall maintain Paid-up Capital of Rs. 1,00,00,000/- (Rupees One Crore only) during the subsistence of this Leave & License agreement and whilst the Licensee is using and occupying the said Licensed Premises.

- H. The Board of Directors of the Licensee have approved the terms and conditions of this Agreement and have passed the necessary resolution in this regard. Copy whereof is annexed hereto as Annexure "C".

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- I. This Agreement represents the finally agreed upon terms and conditions between the parties with respect to the license of the Licensed Premises and supersedes all previous writings on the subject matter hereto.



NOW THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. LICENSE:

The Licensors hereby grants a license to the Licensee to use and occupy the Licensed Premises in consideration for the license fee payable by the Licensee to the Licensors and in accordance with the terms and conditions contained herein.

2. TERM, LOCK- IN PERIOD:

2.1. Term:

- 2.1.1. The Term of the license for the Licensed Premises (the "Term") shall be for a period of **SIXTY (60) months** commencing from the Effective



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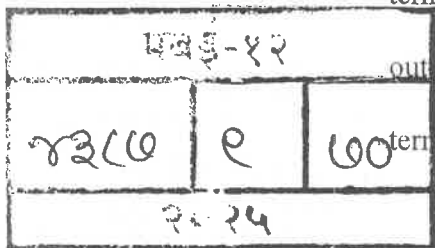
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date of this Leave and License Agreement i.e 12/02/2025 to 11/02/2030, (both days inclusive)

2.2. Lock-in:

2.2.1. The initial Term of 24 months commencing from the Effective date of this Leave and License Agreement shall be the Lock in Period (“Lock in Period”) during which either party shall not be entitled to terminate this Leave and License Agreement. However notwithstanding what is stated herein the Licensor shall be entitled to terminate this Agreement during the Term in the circumstances as set out in clause 15.4 hereinafter. After expiry of lock-in, either party can terminate this Leave & License Agreement.



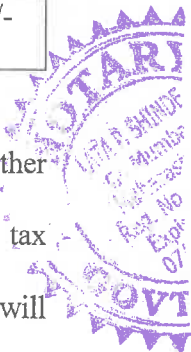
3. LICENSE FEE:

The monthly license fees/ compensation (“License Fees”) inclusive of 5% escalation annually (excluding G.S.T.) during the term shall be as under:



Sr. No.	Period	License Fees (Monthly)
1.	12/02/2025 to 11/02/2026	Rs. 2,00,000/-
2.	12/02/2026 to 11/02/2027	Rs. 2,10,000/-
3.	12/02/2027 to 11/02/2028	Rs. 2,20,500/-
4.	12/02/2028 to 11/02/2029	Rs. 2,31,525/-
5.	12/02/2029 to 11/02/2030	Rs. 2,43,101/-

3.2. In addition to the license fee, Licensee shall be liable to pay GST, or any other tax (if any, as may be applicable in place of GST, in future or any other tax which may be levied on licensing or on Licensee’s business). Licensee will also be liable to pay any increase in Property tax (in proportionate to the area



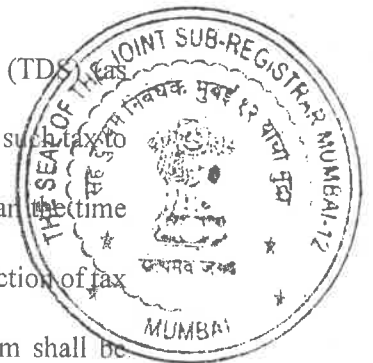
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occupied by the Licensee) being the differential amount from the Effective date of this Agreement. It is also agreed that Licensor shall be liable to pay any other charges as may be applicable from time to time with respect to the Licensed Property, which shall be borne by the Licensor exclusively.

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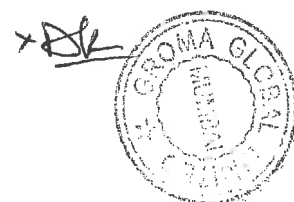
- 3.3. The License Fees shall be subject to deduction of tax at source (TDS, as applicable). The Licensee shall upon deduction of tax at source pay such tax to the prescribed authority within the stipulated time but not later than the time prescribed by statute furnish to the Licensor the certificate for deduction of tax at source in the prescribed format. The License fees for the Term shall be payable by the Licensee to the Licensor from the License commencement date i.e. 12/02/2025 (Effective Date). The licensee fee shall be payable by the Licensee in advance on or before the 7th day of each English calendar month. Where the License Fee/or any other payments under this Agreement are to be payable for a period which is a fraction of a month, then such License Fee/or other payments shall be calculated proportionate to the fraction of the month in which the Licensee was in occupation of the Licensed Premises.



- 3.4. All payments shall be made by the Licensee directly to the Licensor, by RTGS to Bank Account of the Licensor, being Account No. 10132358097 with the State Bank Of India Bank Andheri West Branch, Mumbai – 400 053, IFSC Code: SBIN0003117 or to such other bank as may be directed by the Licensor in future.



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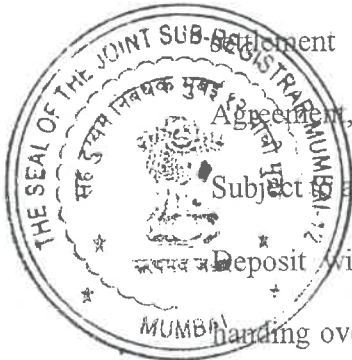


4. SECURITY DEPOSIT:

4.1. The Licensee has deposited with the Licensor an interest free security deposit in the sum of **Rs. 12,00,000/-** (Rupees Twelve Lakhs Only) ("**Security Deposit**"). It is expressly agreed between the Parties that unless this Agreement expires or is terminated earlier in accordance with the terms herein, the Licensee shall maintain an interest-free security deposit throughout the Term for ensuring the timely payment of the Licensee Fee subject to no default from Licensor's end. Timely payment being the essence of this Agreement. The Licensee agrees to not adjust licensee fees from the security deposit during the term of this Agreement.

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4.2. The Security Deposit shall be held by the Licensor for the term till which Licensee is in occupation of the Licensed Premises and shall be returned to the Licensee at the expiry or sooner termination of this Agreement and upon



payment of the undisputed necessary dues of the Licensee under this Agreement, if any, subject to retention of part thereof as permitted herein.

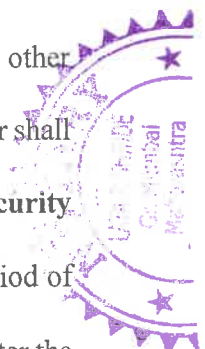
Subject to any retention (agreed between the parties), the interest free Security Deposit will be returned simultaneously with the Licensee vacating and

handing over the Licensed Premises to the Licensor. On the expiry or earlier termination of this Agreement, the Licensee shall pay the amounts and charges,

as provided herein, owing to the Licensor or other authorities or service providers as per the bills received by the Licensee from the Licensor or other

authorities or service providers for such period. In any event The Licensor shall retain a sum equivalent to **two month's licensee fees** ("**Retained Security**

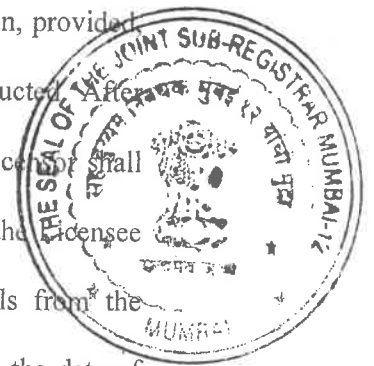
Deposit") , **applicable at the time**, from the Security Deposit for a period of 2 months from the expiry or earlier termination of this Agreement and after the



Licensee has handed over complete charge of the Licensed Premises to the Licensors to cover payment of any unsettled electricity bill, and all other charges like removal of debris and restoration, and refund the balance security deposit amount after withholding and/or deducting amounts therefrom as per

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terms hereof at the expiry of the agreement or sooner termination, provided the Licensors provide sufficient proof for the amounts so deducted. After making permitted deductions and settling the bills if any, the Licensee shall refund the balance amount of the Retained Security Deposit to the Licensors along with the receipts of the payments for the unsettled bills from the respective agencies for electricity bills etc on the 61st day from the date of expiry of the agreement or sooner termination. If there is a shortfall, then the Licensee will pay the balance amount.



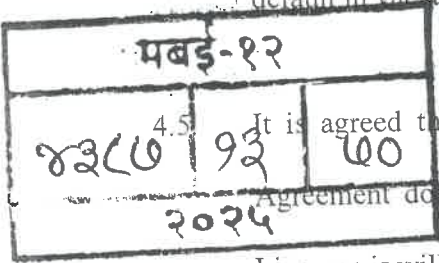
- 4.3. Subject to timely refund of the Security Deposit by the Licensors, In the event the Licensee does not remove itself from the Licensed Premises on termination or earlier determination of this Agreement in spite of the Licensors being ready and willing to refund the Security Deposit after retention / deduction if any, to the Licensee, then in such an event the Licensee shall be liable to pay to the Licensors compensation for every day, during which the Licensee is in unauthorized occupation of the Licensed Premises as compensation or liquidated damages equivalent to twice the then existing monthly compensation, together with all taxes including VAT, or GST and/or any applicable taxes, and all utility charges in respect of the Licensed Premises for wrongful, illegal and unauthorised use of the Licensed Premises, from the expiry date or sooner determination of the Licence until the date on which the Licensee shall have removed itself from the Licensed Premises in complete

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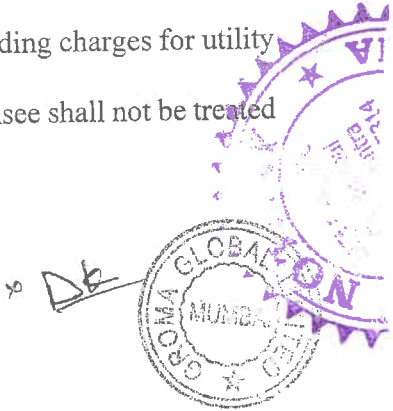


and satisfactory manner after fully removing all its effects and belongings. The Licensor may also seek legal recourse anytime after the Licensee has committed default in vacating the Licensed Premises subject to timely refund of the Security Deposit by the Licensor to the Licensee.

4.4. In the event of the Licensor refunding the Security Deposit, after permitted retention / deductions, if any, to the Licensee at the end of the period of Agreement by efflux of time or earlier termination thereof and the Licensee failing to remove itself from the Licensed Premises, then in such an event in addition to the liquidated damages as per clause 4.3 above, the Licensor shall be entitled to forfeit the Security Deposit amount. The Licensor may also seek all legal recourse as available to it any time after the Licensee has committed default in vacating the Licensed Premises.



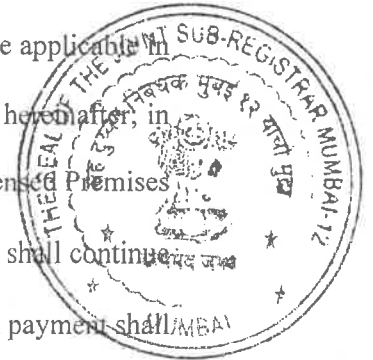
4.5. It is agreed that if the Licensor upon expiry or early termination of this Agreement does not refund the Security Deposit amount even though the Licensee is willing and ready to hand over quiet and vacant use and occupation of the Licensed Premises to the Licensor simultaneously with refund of Security Deposit amount after permitted deductions / retentions then in that event, the Licensee shall till the refund of the Security Deposit amount be entitled to continue to be in use and occupation of the said Licensed Premises without being required to pay any License Fee for such occupation, however the Licensee will be liable to pay all other charges including charges for utility such as electricity etc. and such occupation by the Licensee shall not be treated illegal.



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5. TAXES & LEVY:

The Licensee shall be liable to pay all the taxes as applicable such as GST, all other indirect Taxes in place/addition of GST, (if any, as may be applicable in future), during the term of the License, as referred in clause 6 hereinafter, in the event the Licensee is in unauthorized occupation of the Licensed Premises as mentioned in clause 4.3 then such liability to make payment shall continue for the entire period of unauthorised occupation. However, such payment shall not entitle the Licensee to claim any right, title and interest of any nature whatsoever in the said Licensed Premises.

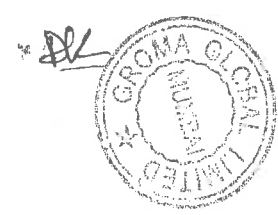


6. SERVICE TAX & OTHER TAXES & LEVIES:

The Licensee shall pay GST/VAT or any such indirect tax as applicable if any, in present and future levied by Government of India and / or State Government and /or local authorities on the License Fees in relation to the license granted to the Licensee in respect of the Licensed Premises by virtue of this Agreement and increase if any in Property Tax in proportionate to the area occupied by the Licensee, being the differential amount in Property Tax payable due to such increase as may be applicable after one year from the date of execution of this Agreement. The Licensee will not pay the difference in property tax directly to BMC, the Licensee shall be liable to pay the amount to Licensor once a DEBIT NOTE for the same is received along with appropriate proof of the increase in property tax. In case any penalty and interest is levied by the concerned authorities for non-timely payment of such taxes due to delay solely by the Licensee, only then the said amount would be recovered from the Licensee. The Licensor shall pay the maintenance charges for the Licensed Premises and



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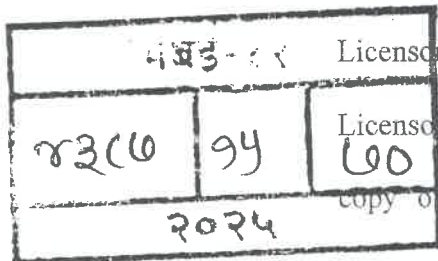
property tax as currently applicable. However for the payment of the License fees, an invoice will be given in advance for each month.

7. ELECTRICITY AND OTHER UTILITY CHARGES:

7.1. The Licensee shall pay in respect of the said Licensed Premises the following utility charges/costs on actual usage basis and pay the same directly to the Government or concerned authorities or service provider and to the Licensor during the License Period:

7.1.1. Telephone Bills as per actuals. (if being used by the Licensee)

7.1.2. Electricity Bills as per the Electric Sub-Meter Reading. The electricity charges shall be as per sub-meter provided by the Licensor in respect of the said Licensed Premises, which shall be paid to the



Licensor at actuals within 7 days of the Licensee receiving from the

Licensor the DEBIT NOTE issued by the Licensor along with the copy of the bill. All other operational costs and deposit for

consumption of electricity shall be payable by the Licensee to the

government bodies/Licensor as per the usage of electricity by the

Licensee and as mandated by government bodies for the use of the

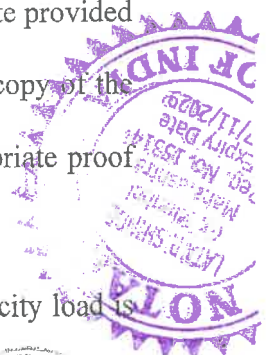
Licensed Premises.



7.1.3. Bills of all other utilities like Internet etc. availed by the Licensee in the said Licensed Premises.

7.2. The water charges for the usage of water in the Licensed Premises shall be borne by the Licensee alone as per the Debit Note provided by the Licensor, which shall be as per actuals. A photocopy of the bill shall be provided to the Licensee along with appropriate proof of the charges.

7.3. It is agreed between the Parties that a sanctioned electricity load is



already provided for the Licensed Premises. However, if the Licensee is in need of a further electricity load than the one provided presently, the Licensor shall obtain all necessary permissions from the statutory authorities for installation of electric meter and to get

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the electricity meter installed at the Licensed Premises. The Electricity Deposit for the same shall be paid by the Licensee. The electricity charges shall be as per sub-meter provided by the Licensor in respect of the said Licensed Premises.

- 7.4. The maintenance of the electric meter, fuse, cable, equipments, wiring, lobby, etc during the tenure of this agreement is the sole responsibility of the Licensee, in proportionate to the area occupied by the Licensee. However, the electricity charges utilised in this area shall be borne by the Licensor.



8. NO OBJECTION CERTIFICATES:

The Licensee shall not be permitted to alter, add and remove internal demountable partitioning of non-structural nature without Licensor's consent. The Licensee on best effort basis agrees to take due care of the bathroom and toilet blocks from leakage and seepage subject to normal wear and tear. Further it has been agreed that upon expiry or termination of the leave and license, the Licensee shall immediately upon such expiry or termination, only remove all removable fixtures, furniture brought in by the Licensee subject to normal wear and tear, except for any electrical wirings, switches, furniture & fixtures provided by the Licensor, & false ceiling. The Licensee shall not do any change in the exterior elevation of the said Building. If there is any damage to exterior elevation due to any act of the

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Licensee, then the Licensor shall without prejudice to all its other legal rights and remedies be entitled to claim appropriate damages from the Licensee on actual basis. The Licensee while carrying on any permitted renovation, additions or alteration shall take due precaution and safety measures for waterproofing. If there is any water leakage, seepage through air condition piping due to gross negligence or wilful misconduct of Licensee then the Licensee would make good the same at its sole cost within 30 days of such leakage being noticed. The Licensee shall not disturb the original layout of the Licensed Premises nor shall cause any such alteration to the Licensed Premises, which will damage, harm or weaken the structure of the said Building. The Licensee shall carry out all such works in accordance with all applicable regulations and with utmost care and caution,

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without causing any disturbance, annoyance or nuisance to any of the occupants in the said Building or without causing any damage to or affecting the said Building, its common areas, compound etc. The Licensee shall not submit any plans or documents to the local authority for any reason



whatsoever without prior written consent of the Licensor and which consent shall not unreasonably be withheld by the Licensor. The Licensor shall assist and co-operate with the Licensee for obtaining any no objection certificates (if required) from the Society/ Association/ Condominium/ Builder/ Developer permitting the Licensee to carry out renovation in the Licensed Premises during the Term.

9. ACCESS AND COMMON AREAS:

Upon the Licensee observing the terms and conditions contained herein, the Licensee shall be permitted quiet and peaceful enjoyment and unimpeded use and occupation of the Licensed Premises from the License



Commencement Date and throughout the Term, without any let, obstruction, eviction, interruption and/or disturbance, claim and demand whatsoever by the Licensor.

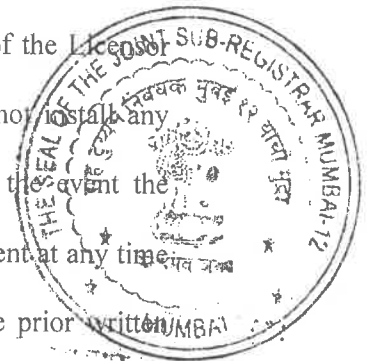
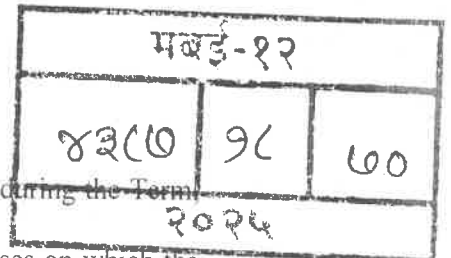
10. SIGNAGE AND CAR PARKS:

10.1. Signage:

10.1.1. The Licensor shall permit the Licensee to install, during the Term, their signage only outside the said licensed premises on which the

Licensed Premises is situated after taking consent of the Licensor regarding size and placement. The Licensee shall not install any signage on the exterior/facade of the building. In the event the Licensee wishes to change the signage or its placement at any time during the Term, then the Licensee shall obtain the prior written consent of the Licensor in respect of the exact shape and size and location of the signage from the Licensor before putting such signage, such consent shall not be unreasonably withheld or delayed.

The Licensor shall display the name of the Licensee in the common directory of the building in accordance with the signage norm as specified by the Licensor.



10.2. Car Parking:

10.2.1. Licensor shall make available **ONE** dedicated car parking spaces in the **Podium 3** of the said Building to the Licensee, on leave and license basis for the Term. The Licensee shall during the subsistence of this Agreement have right to access and use the said one dedicated Car Parking, either for its staff or visitors, for the Term. The

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Licensee shall use the said car parking during the term of this leave and licence only for car parking purposes and not for storing or stocking any material thereat. The said car parkings shall only be available for parking private cars and not for any commercial vehicle.

11. STRUCTURAL REPAIRS AND UPKEEP:

11.1. The Licensor shall be responsible for any major structural repair of the Building, including roof space, exterior walls, and load bearing walls, support beams, foundation, columns, exterior plumbing and elevators and for the repair of any damages resulting from water seepage.

11.2. It is expressly agreed and declared that any alterations, modifications or additions made by the Licensee in or to the said premises with the consent of the Licensor as aforesaid shall be at the cost and expense of the Licensee.

11.3. The Licensee shall keep the Licensed Premises in good and proper condition as reasonable wear and tear accepted. If any damage is caused to the Licensed Premises due to the acts, omissions or negligence of the Licensee then the Licensee shall repair / rectify the same at its sole cost and expense.

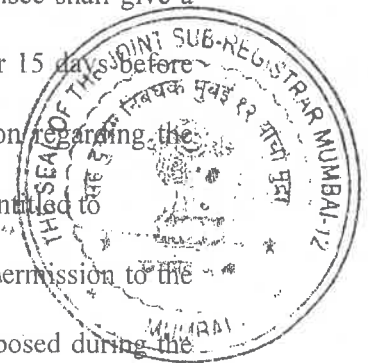
LICENSEE'S COVENANTS:

12.1. The Licensee shall observe and perform all the terms and conditions, covenants and provisions on which the Licensed Premises are given under this Agreement. In case of any delay in payment of licence fee or other amounts due from the Licensee to the Licensor, the Licensee shall be liable to pay

interest on such amount due interest @ 18% per annum from the due date till the date of actual payment of the same. Such interest shall be paid together with the amount in default. If delayed payment is made and no interest is paid, the Licensor is entitled to appropriate the interest amount from the Security Deposit. In the event the Licensee commits any two defaults in the payment of the License fees, then the Licensor shall be entitled to immediately terminate this Leave and License Agreement and refund the Security Deposit, subject to Clause 4.2.

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- 12.2. In the event, there is a change in management of the Licensee during the term of the License including the Lock-in period, then the Licensee shall give a written intimation of such proposed change to the Licensor 15 days before such change coming into effect. Upon receipt of intimation regarding the proposed change the Licensor may at its sole discretion be entitled to terminate this Agreement by giving 60 days prior written permission to the Licensee. However, in the event of such change being proposed during the Lock-in Period and the Licensor terminating this Agreement during the Lock in Period on account of such change, then the Licensee shall be entitled to pay the license fees for the unexpired lock in period and all other remedies as stated in this Agreement for breach during lock in period.



- 12.3. The Licensee is in the business of **IMPORT/EXPORT & Trading in Agricultural Commodities**. The Licensee shall use the Licensed Premises for the purpose of legitimate business operations of the Licensee and for no other purpose whatsoever.

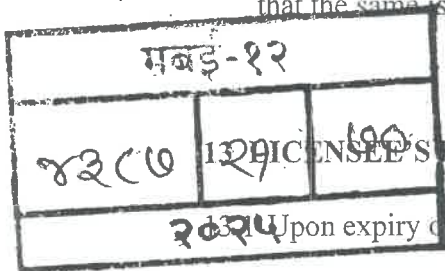
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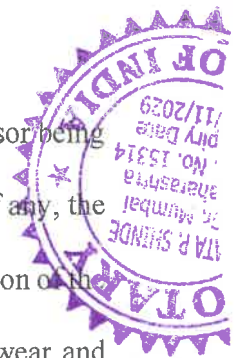
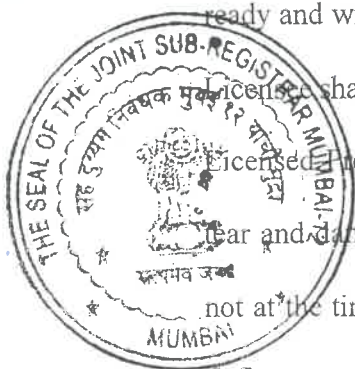


12.4. The Licensee shall not create any third party rights in the Licensed Premises for any reason whatsoever including for the purpose of carrying on any activity referred to in clause 12.3 above.

12.5. If the nature or quantum of business/office use of the Licensee requires permissions, licences, etc., in law to be obtained the Licensee shall procure such permissions, licences, etc. at their cost and shall abide by all applicable rules and terms of such licences or permissions and shall not violate or commit any breach thereof. If any support is required from the Licensor, then the Licensor agrees to provide such reasonable and lawful support and provided that the same is within the Licensor's rights.



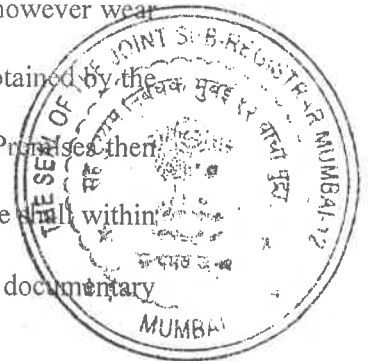
LICENSEE'S FURTHER COVENANTS:



Upon expiry of the license or its earlier termination and on the Licensor being ready and willing to refund the Security Deposit, after deductions, if any, the Licensee shall hand over the vacant and peaceful charge and occupation of the Licensed Premises to the Licensor, in good condition, reasonable wear and tear and damage due to force majeure accepted. Further, the Licensee shall not at the time of vacating the said Licensed Premises remove any furniture & fixtures provided by the Licensor, wiring or pipes in the Licensed Premises and shall not damage the same due to Licensee's misconduct or gross negligence. The Licensee shall be entitled to ONLY (though not obligated to) remove all of its moveable furniture and fittings. In the event the Licensee does not remove its movable furniture and fittings, the Licensee shall have no claim in respect thereof and the same shall then belong to the Licensor. It is acknowledged that the Licensed Premises have been provided to the Licensee

as fully furnished with workstations, cabins, conference room, reception area, AC's, common toilet block and common passage. If the Licensee damages the Licensed Premises it will make good the damage caused to the said Licensed Premises if any. If any non-structural alterations have been carried out by the Licensee during the term of the License, then at the time of vacating of the Licensed premises, the Licensee shall restore the Licensed Premises to their original condition, as at the time of commencement of this Agreement, without damaging the interiors or affecting or in any way endangering the structural stability of the Licensed premises and the building, however wear and tear is permitted. If any licenses, permissions have been obtained by the Licensee for the purpose of their business from the Licensed Premises then upon expiry or early termination of this Agreement the Licensee shall within 30 days of surrender/ transfer the same and provide relevant documentary evidence for the same to the Licensor.

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13.2 The Licensee shall allow Licensor and/or its authorized agent's inspection of the Licensed Premises during the Licensee's normal office hours upon 24 hours prior written notice to the Licensee. The Licensor and/or their authorized agents shall comply with the reasonable directions and instructions of the Licensee's employees in order to preserve and ensure the security of the Licensed Premises and the confidentiality of the Licensee's business operations, documents and systems.

13.3 The Licensee shall make regular and timely payment of all charges, such as for electricity, telephone and other utilities in the said Licensed Premises as per the bills received in respect thereof. The Licensee shall forward to the

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13.4 The Licensee may insure and keep insured all the furniture and fixtures lying in the Licensed Premises during its occupation of the Licensed Premises. Any NOC/letter needed from Licensor for doing the needful will be provided.

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such damage and restore the Licensed Premises or the common areas of the Building or the Society to its original/good condition.

13.8 In the event of termination or earlier determination of this Agreement subject to the Licenser repaying to the Licensee Security Deposit (as referred to in clause No. 4.2 hereinabove), if the Licensee does not remove its articles effects and belongings and does not hand over complete charge, use and occupation of the Licensed Premises to the Licenser then in such an event the Licenser shall have the right to prevent the Licensee including its Associates and/or Subsidiaries and /or Affiliates, its employees, members, agents and servants from entering in or upon the said Licensed Premises, however the Licenser may permit the Licensee or its authorised representative to enter the Licensed Premises only for the purpose of removing articles, effects and belongings of the Licensee from the Licensed Premises, else the same shall then belong to the Licenser without any cost. It is agreed that the Licenser may if the Licenser so desires without prejudice to all its rights and remedies remove the effects and belongings of the Licensee lying in the said Licensed Premises, and dispose off the same. The Licenser shall not render itself liable for any civil or criminal action by doing so and the Licensee agrees that, exercise of such rights by the Licenser, shall not be questioned by the Licensee. This authority is irrevocable and constitutes the basis for this agreement and the Licensee shall not be entitled to dispute or challenge or call into question the validity or reasonableness of this provision. The Licensee shall be liable to reimburse to the Licenser costs of removal of the belongings of the Licensee and all other costs incidental thereto. Further in the event of the Licensee entering upon the said Licensed premises in breach of the

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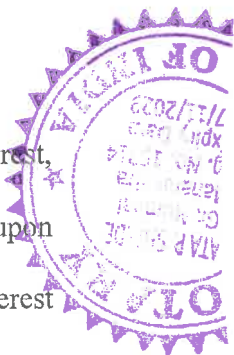


provisions of this clause, the Licensee shall be regarded as trespassers and the Licensors shall have the right to take all steps to prevent the Licensee from committing such trespass upon the said Licensed Premises. The Licensee agrees not to enter upon the said Licensed Premises or commit trespass after termination or earlier determination of the Agreement even if the Licensee is contesting the validity of such termination or determination.

13.9 It is clarified that possession of the Licensed Premises has not been granted or handed over to the Licensee and it is a mere leave and licence for use of the Licensed Premises in the manner stated in this Agreement is granted to the Licensee and the Licensed Premises continues to vest with the Licensors.

13.10 Nothing herein contained shall be construed or creating any right, interest, easement, tenancy or sub-tenancy in favour of the Licensee in over or upon the Licensed Premises or any part thereof or any transferring any interest therein in favour of the Licensee other than the permissible right of use and

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occupy the same as a Licensee under these presents, the intention of parties hereto being to create a bare licence only.

13.11 The Licensee shall keep and maintain the said Licensed premises allotted to it for its use in proper state of repair and condition at its own cost and expenses.

The Licensee is responsible for internal repairs and the maintenance of its area. However, any structural repairs etc., shall be done by Licensors.

13.12 The Licensee shall not store any hazardous or inflammable articles in the said Licensed Premises.

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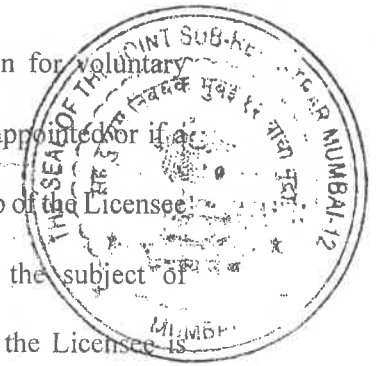


13.13 The Licensee shall ensure that the said Licensed Premises is used in a prudent manner. The Licensee shall not do or cause to be done anything whereby the Licensor's right to hold the Licensed Premises is avoided, forfeited or extinguished and the Licensee shall indemnify the Licensor against any claim, demand or loss, which may be suffered by the Licensor by virtue of any such act of the Licensee.

13.14 The licence hereby granted by the Licensor to the Licensee is personal to the Licensee and the same is not transferable by the Licensee.

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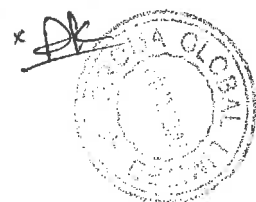
13.15 It is hereby agreed that if the Licensee passes a resolution for voluntary winding up or Insolvency or if a receiver of its property is appointed or if a petition is filed under the Companies Act, 1956 for winding up of the Licensee or if the Licensee voluntarily or involuntarily becomes the subject of proceedings under any bankruptcy or insolvency law or if the Licensee is declared a sick company under the Sick Industrial Companies Special Provisions Act, 1985, or any other similar legislation and then in any of such events this Agreement shall ipso facto stand terminated.



13.16 The Licensee shall not use the passenger lift for carrying any goods.

13.17 The Licensor has given to the Licensee duplicate set of keys to the Licensed Premises merely for the sake of convenience. The Licensee shall hand over the set of keys received by it from the Licensor on termination or earlier determination of this Agreement, subject to the Licensor refunding the Security Deposit to the Licensee as recorded herein above. It is specifically

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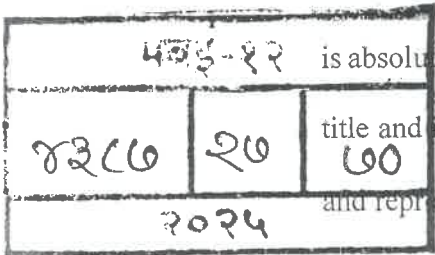
agreed that upon expiry or earlier termination of this Agreement, it shall be lawful for the Licensor to instruct its security officers not to allow the Licensee, including its Associates and/or Subsidiaries and /or Affiliates, and its employees, members, agents and servants, to enter the Licensed Premises or to carry on or continue their operation.

13.18 The Licensee confirms and is aware that this Leave and License agreement is valid for **60 months** starting from **12/02/2025** and will end on **11/02/2030** (being the last day).

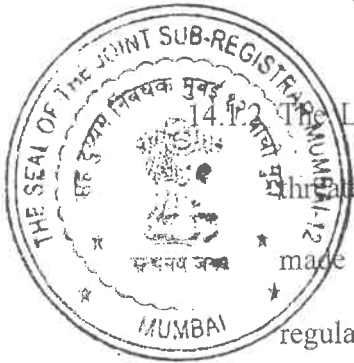
14. LICENSOR’S COVENANTS

14.1. The Licensor represents covenants and warrants as follows:

14.1.1 The Licensor has a clear and marketable title to the Licensed Premises and



is absolutely seized and possessed of and entitled to all the ownership rights, title and interest to the Licensed Premises. The Licensor further covenants and represents that it is entitled to and have absolute authority to enter into this Agreement and to grant the rights herein stated to the Licensee.



14.1.2 The Licensed Premises is not the subject of any existing, perceived or threatened or anticipated litigation or claims of any nature whatsoever, made by any party, including claims by any government authority or regulatory body.

14.1.3 The Licensor has a full Occupation Certificate for the Building “Fortune Terraces” and is absolutely entitled to giving its premises on leave and license.

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14.1.4 There are no actual, perceived or threatened insolvency or bankruptcy of the Licensor;

14.1.5 As per the provisions of the Board Resolution the person executing this Agreement has the authority to do so.

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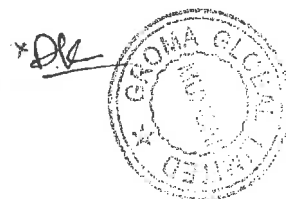
15. TERMINATION

15.1. After the expiry of the Lock-In period, either party may terminate this Agreement for convenience by giving a prior written notice of 60 days to the other Party.

15.2. Both parties shall not be entitled, during the Lock in Period to terminate this Leave and License Agreement (except in the event of the happening of a force majeure event as set out herein below) and in the event of the Licensee terminating this Agreement during the Lock-in-period, the Licensee shall be liable to pay the Licensor, License Fee for the unexpired lock-in- period and all applicable indirect taxes (as elaborated in clause 5 and 6 hereinabove), along with the License Fee in lieu of the notice period, if applicable, to the Licensor. Force majeure events shall mean and include fire, tempest, earthquake, floods, riots, war or other irresistible force or Act of God beyond the control of the Parties hereto. After expiry of lock-in, either party can terminate this Leave & License Agreement.

15.3. During the tenure and subsistence of this Agreement, the Licensor shall not in any manner deal with or dispose of the Licensed Premises or any part thereof or

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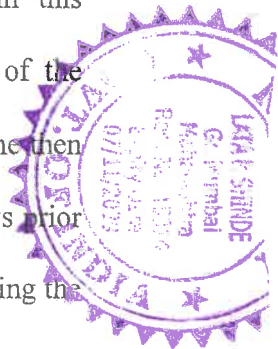


their interest therein during continuance of the License Period so as to adversely affect the rights of the Licensee, and in event the Licensor seeks to Mortgage transfer, assignment, surrender or relinquishment, the Licensors shall obtain from the respective Mortgagor or Transferee an acknowledgement recognizing the Licensee's occupancy and use of the Licensed Premises, on the same terms and conditions as contained herein and any such mortgage or transfer shall be subject to the terms of this Agreement. The Licensors shall pay the amount of Refundable Security Deposit received from the Licensee, to such Transferee of the Licensors and submit the proof of the same to the Licensee.

15.4. Notwithstanding lock-in period and what is stated elsewhere in this Agreement, in case of breach of agreed terms including non-payment of the compensation by the Licensee as per agreed terms within the stipulated time then

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the Licensor shall be entitled to terminate this agreement by giving 30 days prior written notice to the Licensee if the Licensee fails to remedy the breach during the 30 days' notice period.



15.5. This is hereby expressly agreed by and between the Parties hereto that the licence granted to the Licensee shall be deemed to have been determined, without any act of the parties, on the day preceding the day of the Licensee sending or making any notice or writing or making any application to any court seeking any purported protection under any prevailing statute or seeking fixation of standard rent or fees or otherwise making any application to any court seeking protection of any statute applicable only to lawful tenant, it being expressly agreed, understood and accepted by the Licensee that not tenancy or other rights other than what is provided herein, are being or have been created in favour, of the Licensee.

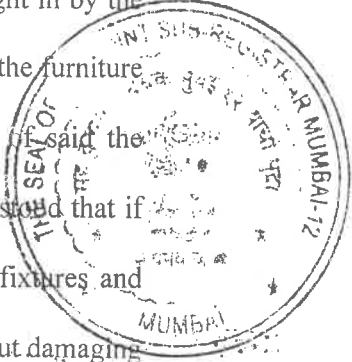
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15.6. Immediately upon the expiry or earlier termination of the Licence the Licensee, shall cease to conduct its activities and operations from the Licensed Premises and the Licensee shall hand over the vacant and peaceful charge and occupation of the Licensed Premises to the Licensor, in good condition, reasonable wear and tear and damage due to force majeure accepted.

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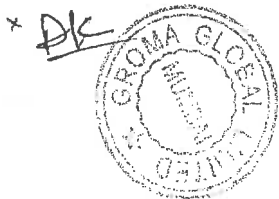
15.6.1. The Licensee shall ONLY forthwith remove all its movable effects and belongings from the Licensed Premises, which was brought in by the Licensee; without damaging the Licensed Premises including the furniture & fixtures provided by the Licensor or the common areas of said the Building and the proposed society. It being agreed and understood that if the Licensee shall have installed any permanent/immovable fixtures and fittings in the Licensed Premises and cannot be removed without damaging the Licensed Premises then the same shall belong to the Licensor without any cost.



15.6.2 The Licensee shall forthwith deliver and hand over the Licensed Premises to the Licensor in a state of good repair and condition, reasonable wear and tear accepted, Licensee shall remove all debris wastage and garbage at their own cost, if such garbage has been caused by Licensee solely.

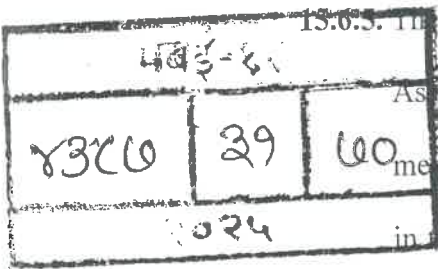
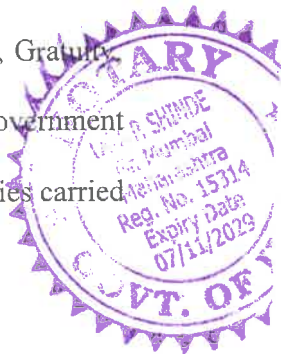
15.6.3. The Licensee shall forthwith surrender / shift / transfer all permissions / licenses / telephone connections obtained by the Licensee including its Associates and/or Subsidiaries and /or

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Affiliates, in the Licensed Premises to relevant authority and shall provide evidence of the same to the Licensor.

15.6.4. The Licensee confirms that it shall bear and pay the cost, charges, expenses and fees for any license, permits, etc., and to be exclusively and unrestrictedly liable and responsible for any dealings, acts and commissions by Licensee in the Licensed Premises in respect of payment of salaries, and wages to employees, ESIS, PF, Gratuity, bonuses or other ex-gratia payments, excise, octroi, government dues, taxes, etc, arising out of Licensee's business activities carried out in the said Licensed Premises.



15.6.5. The Licensor shall have right to prevent the Licensee, including its Associates and/or Subsidiaries and /or Affiliates, and its employees, members, agents and servants from entering in or upon or remaining in the Licensed Premises except for removing articles, effects and belongings of the Licensee from the Licensed Premises. Any person entering upon the Licensed Premises contrary to these provisions shall be deemed to be a trespasser and shall be treated accordingly. The Licensor shall not be liable for any loss, damage or injury caused to any person or property therein while enforcing its rights under this Agreement.



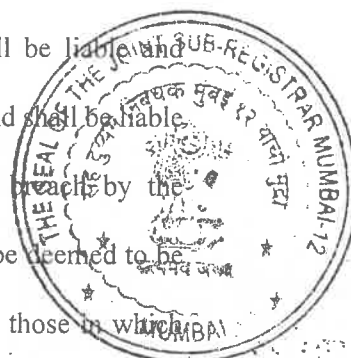
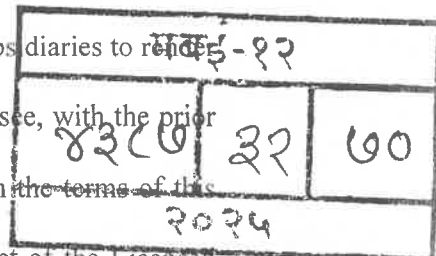
16. USE BY ASSOCIATE COMPANIES / SUBSIDIARIES

The License in respect of Licensed Premises is personal to the Licensee and the Licensee shall not in any manner share with or sell, assign, mortgage or transfer in

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any other manner to any person whosoever any of the benefits or rights available to the Licensee under this Agreement and shall not part with the possession of or sublet the Licensed premises or any portion thereof to any person whosoever. However, the Licensee may permit for the purpose of effectively conducting its business in the said Licensed Premises, its associates and/or subsidiaries to render services from the said Licensed Premises along with the Licensee, with the prior written permission of the Licensor, strictly in compliance with the terms of this Agreement without creating any right in their favour in respect of the Licensed Premises of any nature whatsoever and the Licensee alone shall be liable and responsible for performance of all obligations of this Agreement and shall be liable for the acts of its associates and/or subsidiaries. Further any breach by the Licensee's associates and/or subsidiaries of this Agreement shall be deemed to be a breach by the Licensee. Associates, and/or subsidiaries shall be those in which Licensee hold 51 % shareholding.



17. ASSIGNMENT

The Licensee shall not assign, transfer, mortgage, sublet or underlet or grant on leave and license basis or transfer or part with or share the Licensed Premises to / with any third party in any manner whatsoever. However, if the Licensor, assigns its rights under these presents or should the Licensor wish to sell and transfer the Licensed Premises during the subsistence of this Agreement, they shall be entitled to do so subject to the license herein and any other writings incidental hereto. In such a case, the Licensor shall obtain writings from the transferee/purchaser of the Licensed Premises confirming inter alia, that it accepts the Licensee as the Licensee of the Licensed Premises on all the terms and conditions of this Agreement and writings incidental thereto and such

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transferee/purchaser shall take over and perform all the Licensor's obligations and duties as herein recorded as if such purchaser/transferee was the Licensor herein.

18. NOTICE

17.1. Any notice to be given to the Licensor under this Agreement must be in writing and must be served by post, email or by hand to the following addresses and contact details.

Name	MAHARASHTRA PLASTIC INDUSTRIES,
Address	A-Wing, 10 th Floor, Fortune Terraces, New Link Road, Andheri West, Mumbai – 400053
Email	directors@kolsitegroup.com & <u>varun@kolsitegroup.com</u>
Attention	Mr. Varun S. Kabra

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or such other address, email address or person as the Licensor may from time to time decide and notify to the Licensee.



17.2. Any notice to be given to the Licensee under the provisions of this Agreement may be served by post, email or by hand to the office of the Licensor which is:

Name	GROMA GLOBAL LIMITED.
Address	PLOT NO.19/20, MAFCO YARD SECTOR-18, VASHI, NAVI MUMBAI, Thane, NAVI MUMBAI, Maharashtra, India, 400705
Email	<u>exim@gromaglobal.com</u>
Attention	DHRUV DILIP KABRA



AND

Name	GROMA GLOBAL LIMITED.
Address	1102 (1A), 11 th Floor. A Wing, Fortune Terrace, New link Road, Andheri West,Mumbai-400053
Email	<u>exim@gromaglobal.com</u>
Attention	DHRUV DILIP KABRA

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or such other address, email address or person as the Licensee may from time to time decide and notify to the Licensor.

17.3. Any notices served by email must be confirmed by a further notice served by Registered Post Acknowledgement Due or by hand. Any notice sent by email shall not be deemed to have been received until the recipient has received the hard copy of the notice by Registered Post Acknowledgement Due or by hand.



19. LEGAL COSTS AND STAMP FEES

18.1. Each Party shall be responsible for paying its own legal, accounting and other costs incurred in relation to the negotiation, preparation and implementation of this Agreement and any other documents or agreements ancillary or supplementary or relating thereto.

18.2. Stamp duty and registration charges payable in connection with the execution of this Agreement shall be borne by the Licensor and Licensee in equal share.

20. MISCELLANEOUS

19.1. This Agreement is executed by the parties hereto together with the Annexures and schedules constitutes the entire agreement between the Parties with

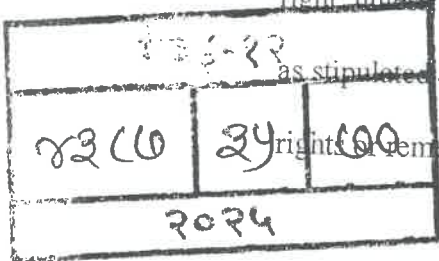
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respect to the subject matter hereto.

19.2. No additions, alterations or amendments to any of the terms, conditions and provisions mentioned herein including to the Schedules/Annexures set out herein, shall be valid, operative, effective, binding upon or enforceable against any of the Parties unless the same are recorded in writing and signed by the Parties.

19.3. No forbearance, relaxation or inaction by any party at any time to require the performance of any provision of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require the performance of that or any other provision of this Agreement or be considered to be a waiver of any right, unless specifically agreed in writing. Each of the rights of the Licensor, as stipulated hereinabove, is without prejudice to and independent of the other rights or remedies available to the Licensor under this Agreement or in law.

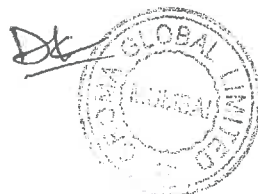


19.4. In the event of any provision of this Agreement being held or becoming invalid, unenforceable or illegal for any reason, such provision shall be deemed to be automatically modified with a legally valid provision that most nearly reflects the same purpose as that of the said provision and the remainder of this Agreement shall otherwise be in full force and effect.

19.5. The parties shall ensure that this Agreement shall be registered promptly at the office of the Sub-Registrar after the execution of the same. The Licensor

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shall retain the registered document and a certified true copy of the registered document has to be provided to the Licensee.

20.6. . This Agreement shall be governed by and construed according to Indian laws and shall be subject to the jurisdiction of Courts of Mumbai only.

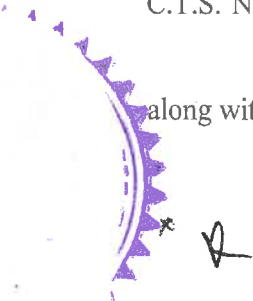
IN WITNESS WHEREOF the Licensors and the Licensee have set their signatures and subscribed their hands to these presents executed in a manner appearing hereinafter, the day and year first hereinabove written.

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SCHEDULE ABOVE REFERRED TO

All that being premises bearing No. 1102 (1A) admeasuring 850 sq. ft. (carpet area) (forming part of larger premises bearing No. 1102) on 11th Floor, ("said Premises") in the Building known as "Fortune Terraces" situated on plot bearing C.T.S. No. 657 and 658, New Link Road, Andheri (West), Mumbai - 400 053, along with One Car parking, in the Podium No. 3 of the Building.



SIGNED AND DELIVERED by the)
within named LICENSOR)
M/s. MAHARASHTRA PLASTIC)
INDUSTRIES)
Partner Mr. Varun S. Kabra)
Pan Card: ANKPK6401C)
in the presence of)



Varun S. Kabra

1. Signature: *[Signature]*
Name: P. Chahase
Address: Tathagat Niwas
anand (w) m m 400061

2. Signature: *[Signature]*
Name: Santosh Kadam
Address: 32-B Shree Laxmi Vijay
Ind. Est. New UNKRL
Anand (w) m m

SIGNED AND DELIVERED by the)
within named LICENSEE GROMA)
GLOBAL LIMITED, by the hands of its)
Authorised Director Mr. Dhruv D.)
Kabra AADHAAR NO. 4439 1240 4106,
in the presence of)



For GROMA GLOBAL LIMITED

[Signature]

AUTHORISED SIGNATORY / DIRECTOR

1. Signature: *[Signature]*
Name: P. Chahase
Address: Tathagat Niwas
anand (w) m m 400061

2. Signature:
Name: S. Kadam
Address: 32-B Shree Laxmi Vijay
Ind. Est. New UNKRL
Anand (w) m m 400061

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RECEIPT

Received with thanks from **GROMA GLOBAL LIMITED**, a company incorporated in Mumbai, Holding PAN No. (AACCG5795K) or order the sum of **Rs.12,00,000/- (RUPEES TWELVE LAKHS ONLY)** towards Security Deposit via RTGS having Cheque/UTR No. **CNRBR52025020799318029**, DATED **07/02/2025**, drawn on CANARA BANK.

WE SAY RECEIVED

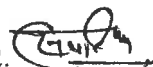

* Jui Syrate
(LICENSOR)

Place: Mumbai

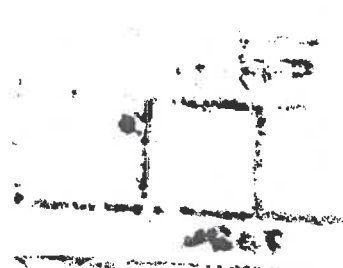
Dated: 07/02/2025

Witness:

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2. 

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X Jan Signature
[Signature]

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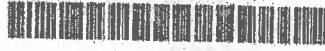


भारत सरकार
Unique Identification Authority of India
Government of India

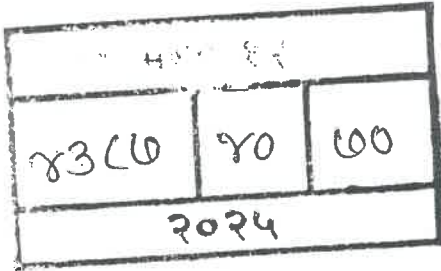
नामांकन क्रम / Enrollment No 1207/03944/02878

To,
वरुण सत्यनारायण काबरा
Varun Satyanarayan Kabra
S/O: Satyanarayan Kabra
46, Gopi Kunj, Vilhal Nagar Society
Road No.11
JVPD Scheme, Vileparle West
Mumbai
Juhu Mumbai Mumbai
Maharashtra 400049
9320771911

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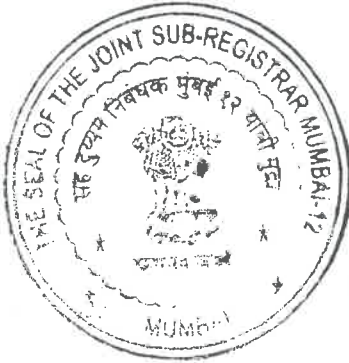
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आपका आधार क्रमांक / Your Aadhaar No. :

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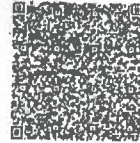
आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



वरुण सत्यनारायण काबरा
Varun Satyanarayan Kabra
जन्म तिथि / DOB : 02/04/1986
पुरुष / Male



9346 9885 0316

आधार - आम आदमी का अधिकार



x
for Signature



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2017/78103/57630

To.
संतोष देऊ राने
Santosh Deoo Rane
Room No 10 Pujan Chawl Ambawadi
P P Road
Andheri East
Mumbai
Andheri East Mumbai Mumbai
Maharashtra 400069
8879357941

Ref: 90 / 27P / 17593 / 17628 / P



SB274037873FH



आपला आधार क्रमांक / Your Aadhaar No. :

6188 1333 9043

माझे आधार, माझी ओळख



भारत सरकार
Government of India

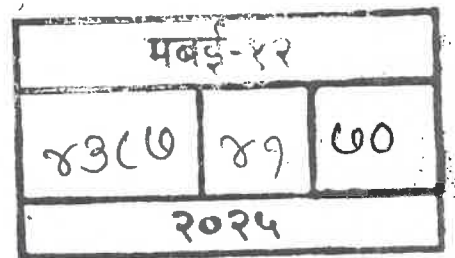


संतोष देऊ राने
Santosh Deoo Rane
जन्म तारीख / DOB : 09/05/1965
पुरुष / Male



6188 1333 9043

माझे आधार, माझी ओळख



x Full Synthesis
Santosh Rane

घोषणा पत्र

मी Santosh D. Rane

निबंधक अधिका

यांचे कार्यालयात

याद्वारे घोषित करतो की, दुय्यम

21-01-22 रोजी मला दिलेल्या

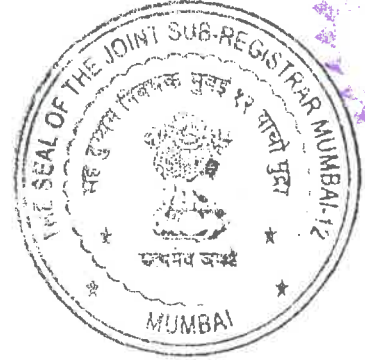
शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. Varun S Katre व

इतर यांनी दि. 21-01-22 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 18-03-25

Rane
कुलमुखत्यारपत्र धारकाचे नावे
व सही

मबई-१२		
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Receipt (pavti)

513/799

Friday, January 21, 2022

6:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 846 दिनांक: 21/01/2022

गावाचे नाव: विलेपार्ले

दस्तावेजाचा अनुक्रमांक: बंदर 17-799-2022

दस्तावेजाचा प्रकार: कुलमुखत्यारूपत्र

सादर करणाऱ्याचे नाव: वरुण सत्यनारायण कोबरा

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:46 PM ह्या वेळेस मिळेल.

सह. दु. नि. का. अंशरी-6

वाजार सुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक, अंशरी-६.
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2101202211266 दिनांक: 21/01/2022

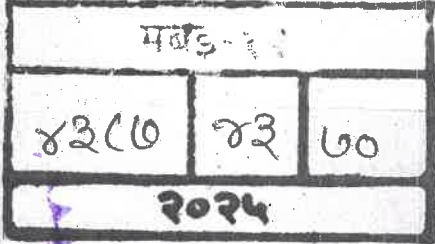
वैकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012003252202122E दिनांक: 21/01/2022

वैकचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 21/01/2022



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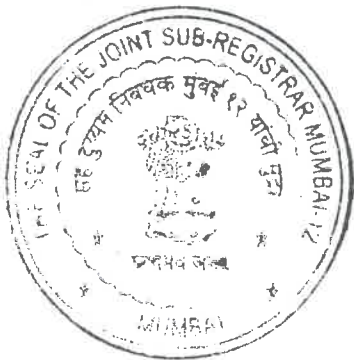


600.00

Total

Department ID : _____
 NOTE:- This challan is valid for movement to be registered in SA. Registrar office only. Not valid for unregistered document. Mobile No. : 9833739259
 ગણતંત્ર ચલણ દ્વારા નિર્ધારિત માર્ગ દ્વારા જાણીતી કસ્ટોમરના દસ્તાવેજો લાગુ રહે. બોટની બ કસ્ટોમરના દસ્તાવેજો સદર ચલણ લાગુ.

Sr. No.	Remarks
मजई-१२	(६) 513-799
	(६) 513-799
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	७०
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2101202211266

Receipt Date 21/01/2022

Received from Varun Satyanarayan Kabara, Mobile number 9833739259, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 799 dated 21/01/2022 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.



Payment Details

Bank Name UBIN

Payment Date 21/01/2022

Bank CIN 10004152022012110000

REF No. 538805961

Deface No 2101202211266D

Deface Date 21/01/2022

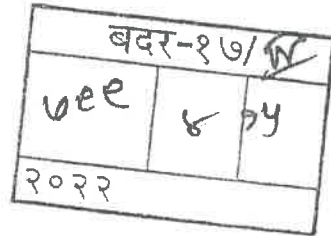
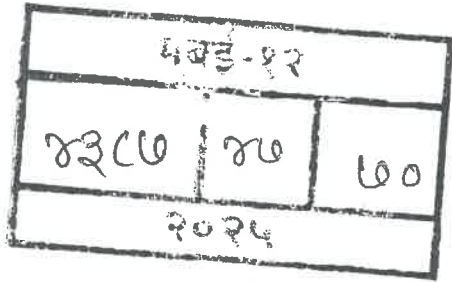
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बदर-१७/११		
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बदर-१७		
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SPECIAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY MADE AND EXECUTED AT
MUMBAI ON THIS 01st January, 2022

TO ALL TO WHOM THESE PRESENTS MAY COME,

I **Mr. VARUN SATYANARAYAN KABRA**, an adults residents of
Mumbai, Indian Inhabitants, residing at 46, Gopi Kunj, Vithal Nagar
Co-operative Housing Society Ltd., N.S. Road No, 11, Near Utpal
Sanghavi School, J.V.P.D. Scheme, Vile Parle (West), Mumbai- 400
049, being Partners of **MAHARASHTRA PLASTIC INDUSTRIES** a
partnership firm duly registered under the Indian Partnership Act,
1932 having its place of business at 312, Kalbadevi Road, Mumbai-
400 002, do hereby SEND GREETINGS: -



11 Page



बदर-१७/१४		
वे	५	१५
२०२२	1. WHEREAS,	

1) Mr. Shreevallabh Gopilal Kabra, 2) Mr. Satyanarayan Gopilal Kabra, 3) Mr. Anand Shreevallabh Kabra, 4) Mr. Varun Satyanarayan Kabra and 5) Mrs. Veenadevi Shreevallabh Kabra (hereinafter collectively referred to as "Partners") being Partners of Maharashtra Plastic Industries have executed a Power of Attorney dated 19th August, 2016 bearing Registration No. BDR-1/9250 of 2016 ("said Power of Attorney") in my favour wherein I have been jointly and severally appointed as the true and lawful Attorneys of the Partners to inter-alia sign and execute Leave and License Agreements ("said Leave and License Agreements") in respect of the properties more particularly described in the schedule hereunder written, along with the structure standing thereon being building known as "Fortune Terraces" ("said Building") and/or in respect of units constructed or proposed to be constructed in the said Building (hereinafter collectively referred to as the "said Property") and perform all or any acts, deeds, matters and things as mentioned in the said Power of Attorney in respect of the said Property.

2. While based on the said Power of Attorney, I would be signing the said Leave and License Agreements in respect of the said Property, but because of my pre occupation I am personally unable to attend before the Sub-Registrar and to lodge and/or admit execution of the said Leave and License Agreements and I am therefore desirous of appointing some fit and proper person/s to represent us for the purposes hereinafter set forth.

3. NOW THEREFORE BY THIS Power of Attorney I **Mr. VARUN SATYANARAYAN KABRA** do hereby appoint, nominate and constitute jointly and/or severally, **Mr. SANTOSH DEO RANE**, Indian Inhabitant, having his address at Room No. 10, Pujari Chawl, Ambawadi, P. P. Road, Andheri - East, Mumbai - 400 069, PAN : AJCPR0971N or **Mr. PRAVIN D. WADEKAR**, Indian Inhabitant having his address at C/402, Minal Chhaya Co-operative Housing Society Ltd., Mahapalika Marg, Near Nitin Company, Panchpakhadi, Thane - West, 400 602., PAN : AAUPW6303L, without any monetary consideration as my true and Lawful Attorneys to act for me severally and on my behalf in every respect as fully and



effectively as I could act in person to do the following act in this regard that is to say:

बदर-१७/१५		
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- i. To appear before the Sub-Registrar, the Registrar of Assurances or any other Officer or officers or any Appropriate Registering authority and to present and lodge for registration and to admit execution for and on my behalf, of the said Leave and License Agreements signed or executed by me or to be hereafter executed by me in respect of the said Property.
4. This Power of Attorney is given without any monetary consideration and this Power of Attorney does not grant any power to Sell or Transfer the said Property or any part thereof.
5. I hereby agree and undertake to ratify all those acts deeds and things as may be done or performed by my said Attorneys in pursuance of the Powers conferred upon them by these presents.
6. I hereby declare that all such acts, deeds and things done by me said Attorneys shall be deemed to have been done by me personally and I undertake to ratify the same.

बदर-१२		
४३८७	४६	७०
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THE SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE SAID PROPERTY

All that piece or parcel of freehold land ground, hereditament and premises situate lying and being at Village Oshiwara forming part of the land bearing Survey No. 41 (part) Plot No. B-45 of Block B of the sanctioned lay out and bearing C.T.S. No. 658 containing by admeasurements 1,525.70 sq. mtrs. or thereabouts and within Registration District and Sub-district of Bandra;

That piece or parcel of free hold land or ground, hereditament and premises situate lying and being at Village Oshiwara forming part of the land bearing Survey No. 41 (part) Plot No. B-45 of Block B of the sanctioned lay out and bearing C.T.S. No. 657 containing by admeasurements 1,827.53 sq. mtrs. or thereabout as per the previous title Deeds and as per the C.T.S. Extract admeasuring 1837.10 sq. mtrs. or thereabouts and within Registration District and Sub-district of Bandra

- iii) Structure standing on land bearing Survey No. 41 (part), Plot No. B-45 of Block B and Survey No. 41 (part), Plot No. B-46, of Block B, more particularly describe in (i) and (ii) above being

[Signature]



बदर-१७/१४		
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building Known as "Fortune Terraces" and all Units, Parking Spaces and other constructed area forming part thereof or proposed to be constructed in the building Fortune Terraces and/or the above described lands.

IN WITNESS WHEREOF, We have hereto set and subscribed our hands and seals at Mumbai on this 21st day of January, 2022.

SIGNED SEALED AND DELIVERED)
by the withinnamed)
Mr. VARUN SATYANARAYAN KABRA)



Varun

बदर-१७/११		
वे	८	१५
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We Accept,

Mr. SANTOSH DEOO RANE
And

बदर-१२		
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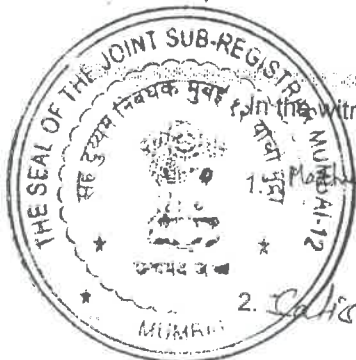
Mr. PRAVIN D. WADEKAR



Sran



Pravin



In the witness presence of.....

1. *Mahesh Chandra Ghatani*
2. *Satish Phartan*





भारत सरकार
Government of India

संश्लेषण क्रमांक / Serial No. 1257/01934/02678

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आपका क्रमांक / Your Application No.:

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भारत सरकार
Government of India



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आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
MAHARASHTRA PLASTIC INDUSTRIES

भारत सरकार
GOVT. OF INDIA

13/10/1961

AABFM0956P

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VARUN SATYANARAYAN KABRA

22/04/1986

ANKPK6401C

Varun S. Kabra



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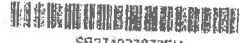


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Unique Identification Authority of India
GOVT OF INDIA

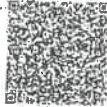
नोटविषयाचा क्रमांक / Enrollment No.: 2017/78103/57630

To:
सत्यं देऊ राणे
Santosh Deoo Rane
Room No. 10 Pujari Chawl Ambawadi
P.P. Road
Andheri East
Mumbai
Andheri East Mumbai
Maharashtra 400069
8879357941

सत्यं देऊ राणे 175493-176/8-17



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आपला आधार क्रमांक / Your Aadhaar No.:

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माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



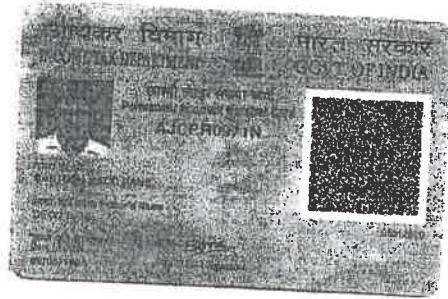
सत्यं देऊ राणे
Santosh Deoo Rane
जन्म तारीख / DOB 09/05/1965
पुरुष / Male



6188 1333 9043

माझे आधार, माझी ओळख

बदर-१७/१४		
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२०२२		



बदर-१२		
४३८७	५३	७०
२०२५		

४३८७





भारत सरकार

Unique Identification Authority of India
Government of India

नॉटरी क्रमांक / Notarment No.: 1218/17786/00980



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PRAMOD D. WADEKAR

UB 00282447 8 IN

आपला आधार क्रमांक / Your Aadhaar No. :

9615 5238 1030

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

प्रमोद दयाल वाडेकर
Pravin Dyal Wadekar

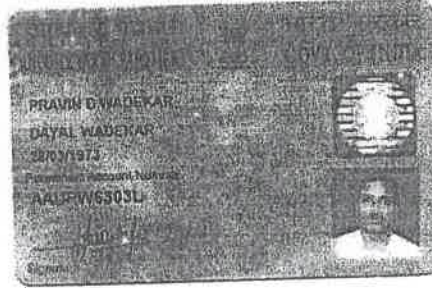


जन्म तारीख / Date of Birth: 1973
पुरुष / Male

9615 5238 1030

आधार - सामान्य माणसाचा अधिकार

बदर-१७/१४		
००६	९९	९५
२०२२		



मबई-१२		
४३८७	५४	७०
२०२५		



Handwritten signature

बदर-१७/१		
00e	92	94
२०२२		



भारत सरकार
Government of India



मधुसूदन गटानी
Madhusudhan Gattani
जन्म तारीख/DOB: 05/04/1978
पुरुष/MALE

5169 2476 1533

मबई-१२		
४३८७	५५	७०
२०२५		

माझी आधार, माझी ओळख



Address:
Office, 1002, 10th Floor, Galactica
Cross Lane, Opposite
Hampden Restaurant, Lokhandwala
Complex, Andheri West, Mumbai,
Mumbai Suburban,
Maharashtra - 400053

पत्ता:
1002, 10 फ्लोर, गलक्टीका क्रॉस
लेन, हॅम्पडन रेस्टोरंट समोर, लोखंडवाला
कॉम्प्लेक्स, अंधेरी वेस्ट, मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400053



5169 2476 1533



बदर-१७/५८		
वे	१३	१५
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT
MADHUSUDHAN GATTANI
MAHENDRA KUMAR GATTANI
05/04/1978
AAXPG2434P

भारत सरकार
GOVT. OF INDIA



मल्ल-१२		
४३८०	५६	८०
२०२५		



513/799

शुक्रवार, 21 जानेवारी 2022 6:27 म.नं.

दस्त गोषवारा भाग-1

वदर 17

दस्त क्रमांक: 799/2022

दस्त क्रमांक: वदर 17 / 799/2022

वाजार मूल्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

द. नि. सह. द. नि. वदर 17 यांचे कार्यालयाने

पावती: 846

पावती दिनांक: 21/01/2022

अ. क्र. 799 वर दि. 21-01-2022

सादरकरणाचे नाव: वरुण सत्जनारायण कावरा

रोजी 6:26 म.नं. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 300.00

पृष्ठांची संख्या: 15

दस्त हजर करणाऱ्याची मही:

एकूण: 400.00

मह. द. नि. का. अंधेरी-6

सह. दुय्यम निबंधक, अंधेरी - 6

मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच मध्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शुक्रा. क्र. 1 21 / 01 / 2022 06 : 26 : 07 PM ची वेळ: (सादरीकरण)

शुक्रा. क्र. 2 21 / 01 / 2022 06 : 26 : 59 PM ची वेळ: (फी)

मबई-१२		
४३८०	५०	८००
२०२५		

प्रतिज्ञापत्र	
सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. दस्तावेज मजबूत, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या दस्तऐवजांची सत्यता तपासली आहे. दस्तऐवज नोंदणी कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक जे संपूर्णपणे जबाबदार राहतील.	
लिहून देणारे (दिनांकसह स्वाक्षरी)	लिहून घेणारे (दिनांकसह स्वाक्षरी)



वदर-१७/१८		
०००	९४	९५
२०२२		

प्रमाणित करण्यात येते की, या दस्तऐवज एकाच... पाने आहेत

सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा



1/21/2022

Summary 2



21/01/2022 6 29:44 PM

दस्तावेज क्रमांक: 799/2022
दस्तावेज प्रकार: कुलमुख्यालय

वदर 17		
वे	94	94
2022		

वदर 17
दस्तावेज क्रमांक: 799/2022

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: वरुण सत्यनारायण काबरा
पत्ता: प्लॉट नं. 46, भाळा नं. 4, इमारतीचे नाव: गोपी कुंज, विठ्ठल नगर
मींगचाम मी. जॉक नं. जे. व्ही. पी. डी. स्कीम, विनेपाने वेस्ट, मुंबई,
रोड नं. एन. एम. रोड नं. 11, महाराष्ट्र, मुंबई.
पिन नंबर: ANKPK6401C

कुलमुख्यालय देणार
वय: 35
स्वाधारी:

2 नाव: संतोष देउ, राणे
पत्ता: प्लॉट नं. 10, भाळा नं. 4, इमारतीचे नाव: पुजा मी. चाळी,
जॉक नं. अंबावाडी, अंधेरी ईस्ट, मुंबई, रोड नं. पी. पी. रोड, महाराष्ट्र,
मुंबई.
पिन नंबर: AJCPR0971N

पोवर ऑफ अटॉर्नी
होयडर
वय: 56
स्वाधारी:

3 नाव: प्रविण डी. वाडेकर
पत्ता: प्लॉट नं. मी-402, भाळा नं. 4, इमारतीचे नाव: मीतल छाया
मींगचाम मी. जॉक नं. पंचपाखाडी, ठाणे वेस्ट, रोड नं. महापालिका
मार्ग, महाराष्ट्र, ठाणे.
पिन नंबर: AAUPW6303L

पोवर ऑफ अटॉर्नी
होयडर
वय: 48
स्वाधारी:



वरील दस्तऐवज करून देणार न थांबतील कुलमुख्यालयपक्ष चा दस्तऐवज करून दिल्याचे कळविले जाते.
शिक्का क्र. 3 ची वेळ: 21 / 01 / 2022 06 : 29 : 04 PM

आकृति:-

खालील इमाम असे निवेदीन करतात की ते दस्तऐवज करून देणा-यांना ब्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मधुसूदन एम. मट्टानी
वय: 40
पत्ता: प्लॉट नं. 46, लक्ष्मी प्लाझा, लक्ष्मी इंडस्ट्रीअल इस्टेट, न्यू लिंक रोड, अंधेरी
वेस्ट, मुंबई
पिन कोड: 400053

2 नाव: मनिष मिश्रा पोहरकर
वय: 32
पत्ता: प्लॉट नं. 46, लक्ष्मी प्लाझा, लक्ष्मी इंडस्ट्रीअल इस्टेट, न्यू लिंक रोड, अंधेरी
वेस्ट, मुंबई
पिन कोड: 400053



शिक्का क्र. 4 ची वेळ: 21 / 01 / 2022 06 : 29 : 44 PM

मह. न. नि. का. अंधेरी-6

सह. मुख्य निबंधक, अंधेरी - 6

Payment Details

मुंबई उपनगर जिल्हा

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VARUN SATYANARAYAN KABRA	eChallan	02901792022012177097	MH012003252202122E	500.00	SD	0005784853202122	21/01/2022
2	VARUN SATYANARAYAN KABRA			MH012003252202122E	100	RF	0005784853202122	21/01/2022
3				2101202211266	300	RF	2101202211266D	21/01/2022

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

Know Your Rights as Registrant

Verify Scanned Documents for correctness through thumbnail (4 pages on a side) printout after scanning.

Get print and verify with registration office
https://10.40.246.39/MarathiReports/HTMLReports/HtmlReportSummary2.aspx?cross=50LJqYRz4IE

पुस्तक क्रमांक: 799/2022
नॉदला.
दिनांक: 29 मार्च 2022

799 / 2022

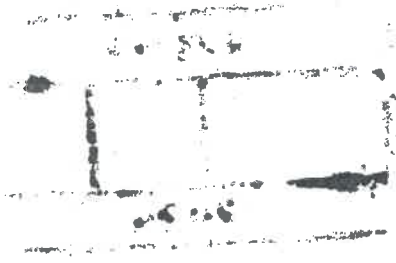
सह. मुख्य निबंधक, अंधेरी क्र.-6,
मुंबई उपनगर जिल्हा

1/2

1/21/2022

Summary-2

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





(Amended)

Government of India
Form GST REG-06
[See Rule 10(1)]

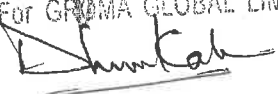
Registration Certificate

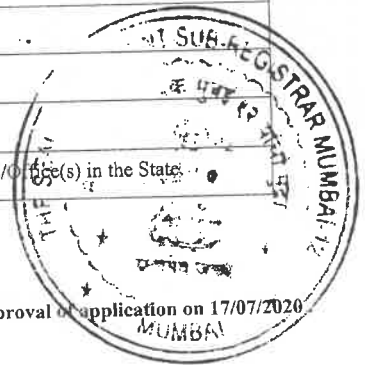
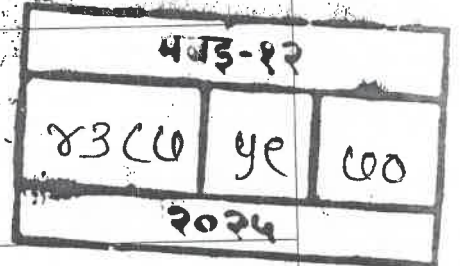
Registration Number :27AACCG5795K1Z1

1.	Legal Name	GROMA GLOBAL LIMITED			
2.	Trade Name, if any	GROMA GLOBAL LIMITED			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	3RD Floor, Office No. 305, SANGAM ARCADE, SVP ROAD, VILEPARLE WEST, Mumbai Suburban, Maharashtra, 400056			
5.	Date of Liability	01/07/2017			
6.	Date of Validity	From	01/07/2017	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Name					
Designation					
Jurisdictional Office					
9. Date of issue of Certificate 17/07/2020					

Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 17/07/2020

For GROMA GLOBAL LIMITED

AUTHORISED SIGNATORY/DIRECTOR



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GROMA GLOBAL LIMITED



24/02/2006

Permanent Account Number

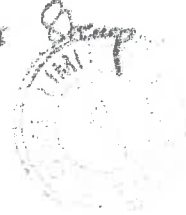
AACCG5795K

19072013

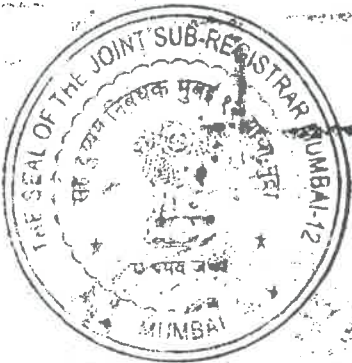
For GROMA GLOBAL LIMITED

[Signature]

AUTHORISED SIGNATORY/DIRECTOR



मबई-१२		
४३८७	६०	७०
२०२५		



GROMA GLOBAL LIMITED

Head Office : -Plot No:- 19/20, Sector-18, Mafco Market Yard, Navi Mumbai -400705
Office- 305,3rd Floor Sangam Arcade, Opp. Vile Parle Station, Vile Parle (W), Mumbai – 400 056

E-mail: exim@gromaglobal.com Tel - +91 22 26138096

CIN NO:- U51101MH2006PLC160008

Date : 01/02/2025

MEETING OF THE BOARD HELD TO DELEGATE RELEVANT POWERS AND AUTHORITIES TO THE DIRECTOR MR. DHRUV DILIP KABRA TO COMPLETE RELEVANT ADMINISTRATIVE, REVENUE AND LEGAL FORMALITIES TO EXECUTE LEAVE & LICENSE AGREEMENT ON BEHALF OF THE COMPANY IN STATE OF MAHARASHTRA.

"RESOLVED THAT

The Groma Global Limited (the 'Company') be and is hereby authorized Mr Dhruv Dilip Kabra to execute a Leave and License Agreement (the 'Agreement') on behalf of the company.

RESOLVED FURTHER THAT

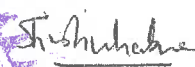
Mr Dhruv Dilip Kabra, [Director] of the Company, be and is hereby authorized to sign, execute, and register the Agreement on behalf of the Company, before the Sub-Registrar.

RESOLVED FURTHER THAT

Mr Dhruv Dilip Kabra, [Director] be and is hereby authorized to do all acts, deeds, and things necessary to give effect to the Agreement and to perform all obligations of the Company thereunder.

The acts done and documents shall be binding the company, until the same is withdrawn by giving written notice thereof.

For Groma Global Limited


Director

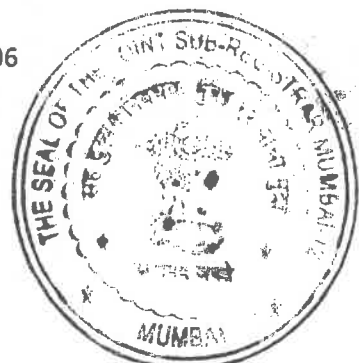
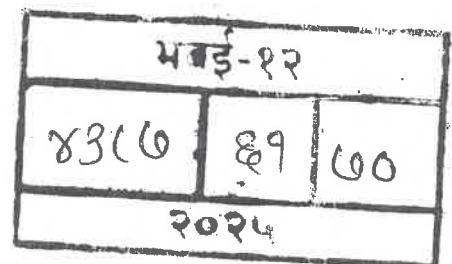


I accept



DHRUV DILIP KABRA

Aadhar: 4439 1240 4106





पत्र-१२		
४३८७	६२	७०
२०२८		



आयकर विभाग
INCOME TAX DEPARTMENT

DHRUV D KABRA

DILIP PREM KABRA

24/02/1987

Permanent Account Number
AYQPK2526F

[Signature]
Signature

भारत सरकार
GOVT OF INDIA

भारत सरकार



1-02-2008

Dhruv Kabra Dhruv Kabra

for Signature & Stamp



मबई-१२		
४३८०	६३	८०
२०२५		



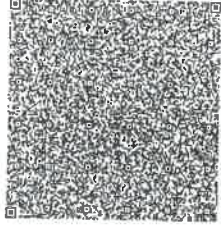

भारत सरकार
Government of India



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2017/13118/01200

To
ध्रुव दिलीप काबरा
Dhruv Dilip Kabra
S/O: Dilip Kabra,
1204/2A, 12th Floor, Raheja Classique,,
New Link Road,,
Andheri West,,
VTC: Mumbai,
PO: Azad Nagar,
Sub District: Andheri,
District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400053,
Mobile: 9004221999



Signature Not Verified
Digitally signed by Unique Identification Authority of India
Date: 2024.08.27 12:47:21
GMT+05:30

आपला आधार क्रमांक / Your Aadhaar No. :
4439 1240 4106
VID : 9129 6096 3619 0148

माझे आधार, माझी ओळख




भारत सरकार
Government of India



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Aadhaar no. issued: 26/11/2017



ध्रुव दिलीप काबरा
Dhruv Dilip Kabra
जन्म तारीख/DOB: 24/02/1987
पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा किंवा जन्मतारखेचा नाही. हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाईन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाईन XML)

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

4439 1240 4106
माझे आधार, माझी ओळख



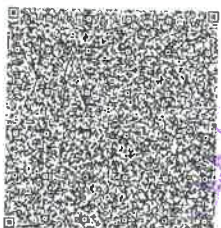

भारत सरकार
Government of India



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा किंवा जन्मतारखेचा नाही. जन्मतारीख आधार क्रमांक धारकाने प्रस्तुत केलेल्या नियमांमध्ये निर्दिष्ट केलेल्या जन्मतारीख दस्तऐवजाच्या पुराव्याद्वारे समर्थित असलेल्या माहितीवर आधारित आहे.
- हा आधार पत्राची पडताळणी UIDAI-नियुक्त प्रमाणीकरण एजन्सीद्वारे ऑनलाईन प्रमाणीकरणाद्वारे किंवा ऑप स्टोअरमध्ये उपलब्ध mAadhaar किंवा Aadhaar QR स्कॅनर ऑप वापरून किंवा www.uidai.gov.in वर उपलब्ध सुरक्षित QR कोड रीडर ऑप वापरून QR कोड स्कॅनिंगद्वारे सत्यापित केले जावे.
- आधार अद्वितीय आणि सुरक्षित आहे.
- ओळख आणि पत्त्याला आधार देणारी कागदपत्रे आधार नोंदणीच्या तारखेपासून दर 10 वर्षांनी आधारमध्ये अद्यतनित केली जावीत.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी mAadhaar ऑप डाउनलोड करा.
- आधार/बायोमेट्रिक्स वापरत नसताना सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक आधार/बायोमेट्रिक्सचे वैशिष्ट्य वापरा.
- आधारची मागणी करणाऱ्या संस्थांनी संमती घेणे बंधनकारक आहे.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



4439 1240 4106
VID : 9129 6096 3619 0148

पत्ता:
वडिलाचे/आईचे नांव: दिलीप काबरा, 1204/2A, 12 फ्लोर,
रहेजा क्लासिक, न्यू लिंक रोड, अंधेरी वेस्ट, मुंबई, आझाद
नगर, मुंबई उपनगर,
महाराष्ट्र - 400053

Address:
S/O: Dilip Kabra, 1204/2A, 12th Floor, Raheja
Classique,, New Link Road,, Andheri West,,
Mumbai, PO: Azad Nagar, DIST: Mumbai
Suburban,
Maharashtra - 400053

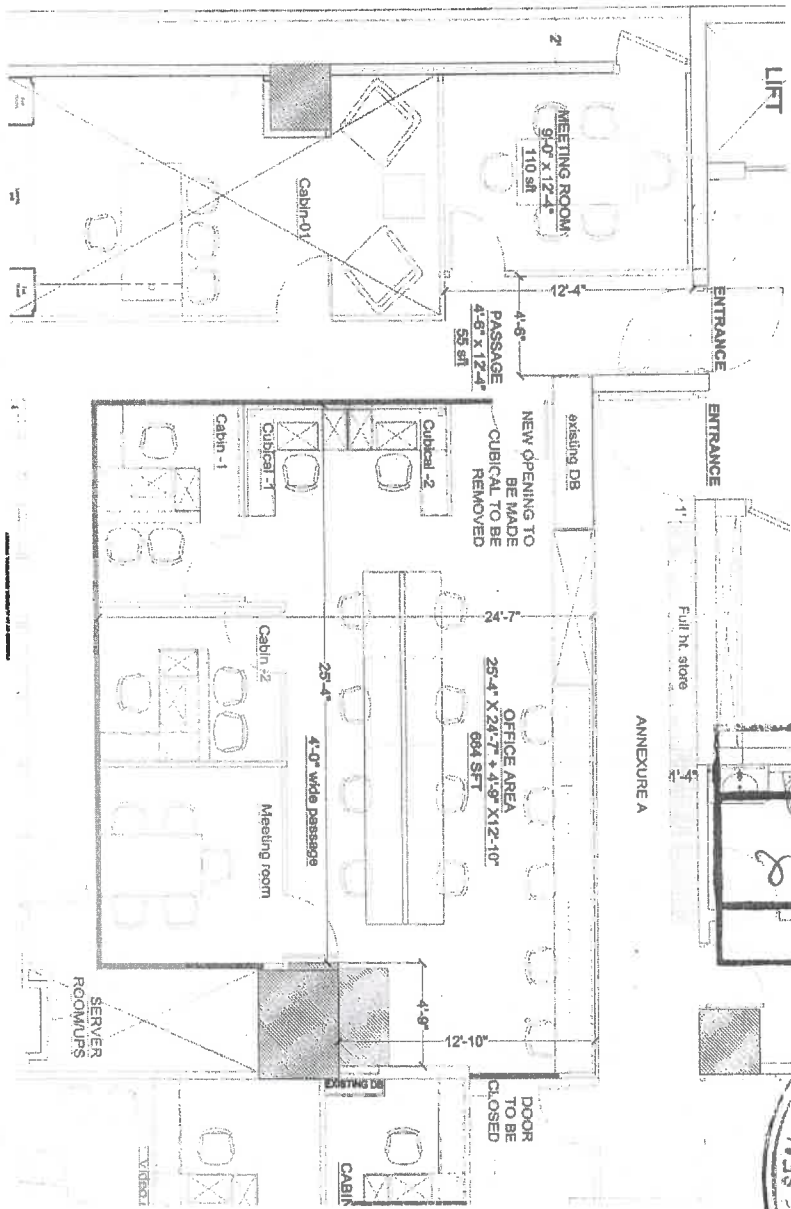
Details as on: 27/08/2024

1947 | help@uidai.gov.in | www.uidai.gov.in

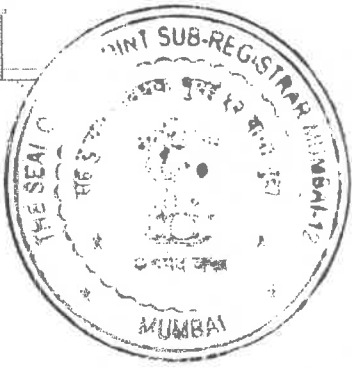
to full Signature & Stamp

Dhruv Dilip Kabra

ANNEXURE A

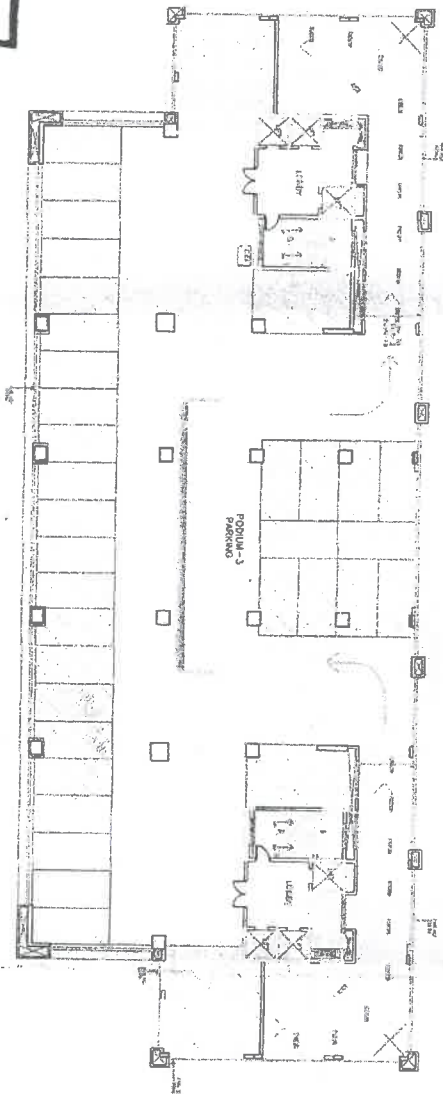


मबई-१२		
४३८०	६४	८०
२०२५		



ANNEXURE B

735-42		
8310	84	60
2024		



Annexure B



Annexure of Furnitures and Fixtures – as on 10/02/2025

- Chairs – 29
- Tables – 20
- File Drawer – 12
- Lights – 09
- Trolley – 02
- Blue Star AC – Conference Room – 1
- Finger Scanner – 1
- Duct AC – 08
- Lights -23
- Painting – Abdul Kalam – Conference Room



Dhinkai

महं-२२		
४३८०	६६	७०
२०२५		



10/02/2025
15314
10/02/2025
10/02/2025

मंड-१२		
४३८७	६७	७०
२०२५		



भारत सरकार
Government of India

आधार

प्रशांत बाबुलाल चाहाटे
Prashant Babulal Chahate
जन्म तिथि / DOB : 09/10/1991
पुरुष / Male

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

Aadhaar no. Issued: 12/08/2011

4638 3527 6067

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

संतोष पांडुरंग कदम
Santosh Pandurang Kadam
जन्म वर्ष/YoB:1987
पुरुष Male

2164 5593 5808

माझे आधार, माझी ओळख

मबई-१२		
8360	६८	७०
२०२५		



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

पता: एस/ओ बाबुलाल चाहाटे, रूम नो १ तथागत निवास,
पार्कल वादी मध आइसलैंड, विया वर्सावा मालद वेस्ट,
मुंबई, मुंबई सबर्बन, महाराष्ट्र, 400061
Address: S/o Babulal Chahate, Room No 1
Tathagat Niwas, Pascal Wadi Madh Island, Via
Versova Malad West, Mumbai, PO:Vesava,
DIST:Mumbai Suburban, Maharashtra, 400061

Details as on 19/12/2024

4638 3527 6067

भारतीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार पत्ता:
गुप्ता कंपाउंड जय शक्ति
सेवा मंडल जयभीम नगर
संतोष नगर, मुंबई,
आरेमिल्क कॉलोनी, मुंबई
महाराष्ट्र, 400065

Address
GUPTA COMPOUND JAI
SHAKTI SEVA MANDAL
JAYBHIM NAGAR SANTOSH
NAGAR, Mumbai, Aareymilk
Colony, Mumbai
Maharashtra, 400065



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

512/4387

मंगळवार, 18 मार्च 2025 9:57 म.पू.

दस्त गोषवारा भाग-1

मवई 12

दस्त क्रमांक: 4387/2025

दस्त क्रमांक: मवई 12 /4387/2025

बाजार मुल्य: रु. 12,00,000/-

मोबदला: रु. 2,00,000/-

भरलेले मुद्रांक शुल्क: रु.34,700/-

दु. नि. सह. दु. नि. मवई 12 यांचे कार्यालयात

पावती: 4579

पावती दिनांक: 18/03/2025

अ. क्र. 4387 वर दि. 18-03-2025

सादरकरणाचे नाव: महाराष्ट्र प्लॅस्टीक इंडस्ट्रीज तर्फे भागीदार
वरून एस. काबरा तर्फे मुखत्यार संतोष राणे

रोजी 9:55 म.पू. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण: 2400.00

दस्त हजर करणाऱ्याची सही:

सह मुख्य निष्पादक मुंबई क्र. १२

सह मुख्य निष्पादक मुंबई क्र. १२

दस्ताचा प्रकार: 36-अ-लिव्ह अँड लायसन्सेस

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

शिक्रा क्र. 1 18 / 03 / 2025 09 : 55 : 39 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 18 / 03 / 2025 09 : 56 : 11 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी
दाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व
सौदत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता
कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक जे संपूर्णपणे जबाबदार राहतील

Raw

Dhukale

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत रु)



मवई-१२		
४३८७	६९	७०
२०२५		

Dr. M. Mahara
Reg. No.
Expiry 1
7/11/25



18/03/2025 9 58:37 AM

दस्त गोषवारा भाग-2

मवई 12

दस्त क्रमांक:4387/2025

दस्त क्रमांक :मवई12/4387/2025

दस्ताचा प्रकार :-36-अ-लिक्व् अँड लायमन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:महाराष्ट्र प्लॅस्टिक इंडस्ट्रीज तर्फे भागीदार वरून एस. काबरा तर्फे मुखत्यार मंतोष राणे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ए-विंग, 10वा मजला, फॉर्च्यून टेरेस, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: न्यु लिंक रोड, महाराष्ट्र, MUMBAI. पिन नंबर:	लायसेन्सार् वय :- स्वाक्षरी:- 		
2	नाव:ग्रोमा ग्लोबल लि. तर्फे ऑथोराईज सिग्रेटरी, संचालक ध्रुव डी काब्रा पत्ता:प्लॉट नं: 305, माळा नं: 0, इमारतीचे नाव: संगम आर्केड, ब्लॉक नं: जे.व्ही.पी.डी. स्कीम, विले पार्ले पश्चिम, मुंबई, रोड नं: ऑक्सिस बँक च्या वरुनी, प्लॉट नं: 14, एन.एस. रोड नं. 8, महाराष्ट्र, MUMBAI. पिन नंबर:	लायसेन्सी वय :-37 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित 36-अ-लिक्व् अँड लायमन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:18 / 03 / 2025 09 : 57 : 28 AM.

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रशांत चहाटे वय:31 पत्ता:बी29 301, सराफ चौधरी नगर, ठाकुर कॉम्प्लेक्स, कांदिवली पूर्व, मुंबई पिन कोड:400101		
2	नाव:मंतोष कदम - वय:35 पत्ता:बी29 301, सराफ चौधरी नगर, ठाकुर कॉम्प्लेक्स, कांदिवली पूर्व, मुंबई पिन कोड:400101		

शिक्का क्र.4 ची वेळ:18 / 03 / 2025 09 : 57 : 32 AM

सह दुय्यम निबंधक मुंबई क्र. १२
मुंबई

प्रमाणित करणेत येते की, या दस्तावाच्ये एकूण.....100.....पाने आहेत
सह दुय्यम निबंधक मुंबई क्र. १२
मुंबई

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHARASHTRA PLASTIC INDUSTRIES	eChallan	02003942025031800144	MH017950320202425E	34700.00	SD	0009922262202425	18/03/2025
2		DHC		0325183801314	1400	RF	0325183801314D	18/03/2025
3	MAHARASHTRA PLASTIC INDUSTRIES	eChallan		MH017950320202425E	1000	RF	0009922262202425	18/03/2025

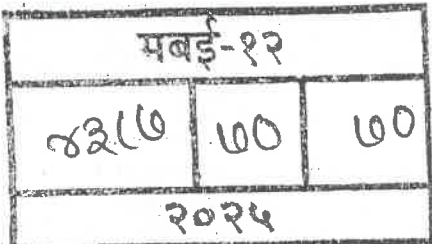
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4387/2025

Know Your Rights as Registrants

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

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



मवई-१२/ ४३८७ /२०२५
पुस्तक क्रमांक १, क्रमांक ४३८७
नोदला.
दिनांक : १८/०३/२०२५
सह दुय्यम निबंधक मुंबई क्र. १२
मुंबई

GROMA GLOBAL LIMITED

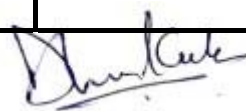
Regd. Office- 1102A 11th Floor Fortune Terraces Opp Citi Mall, New Link Road, Near Lower Oshiwara Metro Station
Andheri West, Mumbai, Mumbai, Maharashtra, India, 400053

E-mail: exim@gromaglobal.com Tel - +91 22 26138096

CIN NO. U51101MH2006PLC160008

Details of Shareholders as on 24th October 2025

Sr. No.	Name	No. of Shares	Face Value	Total Amount	% of holding
1	Shishir Dilip Kabra 1204/2A,12th Floor, Raheja Classique, New Link Road, Andheri West, Mumbai - 400053, Maharashtra, India	879000	10	8790000	49.44
2	Dhruv Dilip Kabra 1204/2A,12th Floor, Raheja Classique, New Link Road, Andheri West, Mumbai - 400053, Maharashtra, India	879000	10	8790000	49.44
3	Debasish Pal 68, Barabahera Vive Kanada Road, Konnagar, Nabagram, Hooghly, West Bangal- 712246	10	10	100	0.06%
4	Aanchal Kabra 1204/2A,12th Floor, Raheja Classique, New Link Road, Andheri West, Mumbai - 400053, Maharashtra, India	19960	10	199600	1.12
5	Savita Kabra 1204/2A,12th Floor, Raheja Classique, New Link Road, Andheri West, Mumbai - 400053, Maharashtra, India	10	10	100	0.06%
6	Janhvi Kabra 1206/2A,12th Floor, Raheja Classique, New Link Road, Andheri West, Mumbai - 400053, Maharashtra, India	10	10	100	0.06%
7	Shiv Bhagwan 56, Nevilgang, Bharthana, Etawah, Uttar Pradesh - 206242	10	10	100	0.06%
Total		17,78,000	10	1,77,80,000	100



BILL OF SUPPLY

MAABHAGYALAKSHMI CASTING PRIVATE LIMITED FLAT NO 602 RIDHI SIDHI TOWER SECTOR NO 5, VIDHYADHAR NAGAR JAIPUR GSTIN/UIN: 08AARCM7030L1ZY State Name : Rajasthan, Code : 08 Consignee (Ship to) Groma Global Limited 305, 3RD FLOOR, SANGAM ARCADE, VALLABHABHAI ROAD , VILLE PARLE, Mumbai Suburban FSSAI NO : 10014022003456 GSTIN/UIN : 27AACCG5795K1Z1 State Name : Maharashtra, Code : 27 Buyer (Bill to) Groma Global Limited 305, 3RD FLOOR, SANGAM ARCADE, VALLABHABHAI ROAD , VILLE PARLE, Mumbai Suburban FSSAI NO : 10014022003456 GSTIN/UIN : 27AACCG5795K1Z1 State Name : Maharashtra, Code : 27	Invoice No. E59	Dated 22-Sep-25
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date. BUPL/233/25-26 dt. 22-Sep-25	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Bill of Lading/LR-RR No.	Motor Vehicle No. GJ17XX6921
	Terms of Delivery	

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	TOOR 07136000	07136000	24.080 MT	51,710.00	MT	12,45,176.80
	ROUND OFF					0.20
	Total		24.080 MT			₹ 12,45,177.00

Amount Chargeable (in words) E. & O.E

INR Twelve Lakh Forty Five Thousand One Hundred Seventy Seven Only

HSN/SAC	Taxable Value
07136000	12,45,176.80
Total	12,45,176.80

Tax Amount (in words) : **NIL**

Company's PAN : **AARCM7030L**

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Company's Bank Details

Bank Name : **STATE BANK OF INDIA CC**

A/c No. : **00000043361064714**

Branch & IFS Code : **BAJAJ NAGAR JAIPUR & SBIN0003227**

for MAABHAGYALAKSHMI CASTING PRIVATE LIMITED

Authorised Signatory

This is a Computer Generated Invoice

BILL OF SUPPLY

MAABHAGYALAKSHMI CASTING PRIVATE LIMITED FLAT NO 602 RIDHI SIDHI TOWER SECTOR NO 5, VIDHYADHAR NAGAR JAIPUR GSTIN/UIN: 08AARCM7030L1ZY State Name : Rajasthan, Code : 08 Consignee (Ship to) Groma Global Limited 305, 3RD FLOOR, SANGAM ARCADE, VALLABHABHAI ROAD , VILLE PARLE, Mumbai Suburban FSSAI NO : 10014022003456 GSTIN/UIN : 27AACCG5795K1Z1 State Name : Maharashtra, Code : 27 Buyer (Bill to) Groma Global Limited 305, 3RD FLOOR, SANGAM ARCADE, VALLABHABHAI ROAD , VILLE PARLE, Mumbai Suburban FSSAI NO : 10014022003456 GSTIN/UIN : 27AACCG5795K1Z1 State Name : Maharashtra, Code : 27	Invoice No. E60	Dated 22-Sep-25
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date. BUPL/234/25-26 dt. 22-Sep-25	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Bill of Lading/LR-RR No.	Motor Vehicle No. GJ17UU7857
	Terms of Delivery	

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	TOOR 07136000	07136000	30.140 MT	55,310.00	MT	16,67,043.40
	Less : ROUND OFF					(-)0.40
	Total		30.140 MT			₹ 16,67,043.00

Amount Chargeable (in words) E. & O.E

INR Sixteen Lakh Sixty Seven Thousand Forty Three Only

HSN/SAC	Taxable Value
07136000	16,67,043.40
Total	16,67,043.40

Tax Amount (in words) : **NIL**

Company's PAN : **AARCM7030L**

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Company's Bank Details

Bank Name : **STATE BANK OF INDIA CC**

A/c No. : **00000043361064714**

Branch & IFS Code : **BAJAJ NAGAR JAIPUR & SBIN0003227**

for MAABHAGYALAKSHMI CASTING PRIVATE LIMITED

Authorised Signatory

This is a Computer Generated Invoice

NISARG EXPORTS

CITY SURVEY NO. 245, BLOCK NO. 220, UNAI ROAD,
KAPURA, VYARA-394655,
DIST. TAPI, GUJARAT.

E-WAY BILL



661958762484
162521752548918
25/08/2025 06:52:00 PM

E-INVOICE



03251f08999c050b1205b7373343de0a5458d11a7f55e66fa25bb1680c0751f3

Debit Memo TAX INVOICE Original

Bill To.:
Groma Global Limited
305,Sangam Arcade,VP Road Plot No 11 ,Opp railway station,Vile Parle
,Mumbai,
Mumbai Suburban - 400056
Place of Supply : 27-Maharashtra
GSTIN No. : 27AACCG5795K1Z1

Ship To.:
Groma Global Limited.(Hazira)
HIND TERMINALS PVT. LTD Survey No.452 & 453,Behind L&T Gate No.7
Village: Suvali,Taluka : Choryasi, Hazir Surat,Gujarat,
HAZIRA
Place of Supply : 24-Gujarat
GSTIN No. :

INVOICE NO. : 275
DATE : 25/08/2025
VEHICAL : GJ01CV9844
BROKER : R K CANVASSING
TRANSPORT : MANAN ENT.
E-WAY : 661958762484
PURCHASE ORDER NO. :
DELEVERY AT.:
HIND TERMINALS PVT. LTD.
Survey No.452 & 453, Behind L&T Gate No. 7,
Village: Suvali,Taluka : Choryasi, Hazira,
Surat-394510,Gujarat,India.
MOB :- 08238820542

SrNo	Product Name	DETAILS	HSN/SAC	Qty	Rate	IGST %	Amount
1	PARBOILED RICE (1)	BAGS=1200*25KGS (ZAR) NETPAYMENT	10063019	30000.000	30.25	0.10	907500.00

GSTIN No.: 24AAVFN3944P1ZE Sub Total 907500.00
FSSAI No.: 10724023000045

Bank Name : HDFC BANK, VYARA BRANCH.
Bank A/c. No. : 50200088264602
RTGS/IFSC Code : HDFC0008472

Total GST : Nine Hundred Seven And Fifty Paise Only
Bill Amount : Nine Lakh Eight Thousand Four Hundred Eight Only
Integrated Tax 0.10% 907.50
Round Off 0.50

Note : AD2702250763685 Grand Total 9,08,408.00

Terms & Condition : For, NISARG EXPORTS
1. Goods once sold will not be taken back.
2. Interest @18% p.a. will be charged if payment is not made within due date.
3. Our risk and responsibility ceases as soon as the goods leave our premises.
4. "Subject to 'VYARA' Jurisdiction only. E.&O.E"
(Authorised Signatory)

Tax Invoice

GROMA GLOBAL LIMITED 11th Floor, 1102, 1 (A), FORTUNE TERRACES NEW LINK ROAD, NEAR CITI MALL ANDHERI WEST, MUMBAI - 400053 GSTIN/UIN: 27AACCG5795K1Z1 State Name : Maharashtra, Code : 27		Invoice No. 557/25-26		Dated 3-Aug-25	
Consignee (Ship to) PD FOOD PRIVATE LIMITED Ground Floor, Shop No. 2, Shree Ram Tamke Wada, House Number 813, Bihind Amardeep Cinema, Anaj Bazra, Itwari Nagpur GSTIN/UIN : 27AAOCP5793N1ZC State Name : Maharashtra, Code : 27		Delivery Note		Mode/Terms of Payment NEFT/RTGS	
Buyer (Bill to) PD FOOD PRIVATE LIMITED Ground Floor, Shop No. 2, Shree Ram Tamke Wada, House Number 813, Bihind Amardeep Cinema, Anaj Bazra, Itwari Nagpur GSTIN/UIN : 27AAOCP5793N1ZC PAN/IT No : AAOCP5793N State Name : Maharashtra, Code : 27		Reference No. & Date.		Other References Broker:- Krishna Canvassing	
		Dispatch Doc No.		Delivery Note Date	
		Dispatched through Truck		Destination	
		Bill of Lading/LR-RR No.		Motor Vehicle No. CG08AT7741	
		Terms of Delivery 3/4th Days Payment			

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	Toor (Pigeon Pea) 600 Bags	07136000	30.050 MT	60,500.00	MT	18,18,025.00
Total			30.050 MT			18,18,025.00

Amount Chargeable (in words) E. & O.E
INR Eighteen Lakh Eighteen Thousand Twenty Five Only

HSN/SAC	Taxable Value
07136000	18,18,025.00
Total	18,18,025.00

Tax Amount (in words) : **NIL**

Remarks:
 BL NO. 2355
 Company's PAN : **AACCG5795K**
Declaration
 (i) We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.
 (ii) Interest @ 18% will be charged if Payment is not made within DUE Date.

Company's Bank Details
 A/c Holder's Name : **GROMA GLOBAL LIMITED**
 Bank Name : **Yes Bank - OD - 016484600001082**
 A/c No. : **016484600001082**
 Branch & IFS Code : **Borivli-West & YESB0000164**
 SWIFT Code : **YESBINBB**

for GROMA GLOBAL LIMITED

Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

Bill of Supply

GROMA GLOBAL LIMITED 11th Floor, 1102, 1 (A), FORTUNE TERRACES NEW LINK ROAD, NEAR CITI MALL ANDHERI WEST, MUMBAI - 400053 GSTIN/UIN: 27AACCG5795K1Z1 State Name : Maharashtra, Code : 27	Invoice No.	Dated
	674/25-26	18-Aug-25
Consignee (Ship to) SGK Traders - Trade 8/405, Vidhyadhar Nagar, Jaipur, GSTIN/UIN : 08AEUFS5232A1ZY PAN/IT No : AEUFS5232A State Name : Rajasthan, Code : 08	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) SGK Traders - Trade 8/405, Vidhyadhar Nagar, Jaipur, GSTIN/UIN : 08AEUFS5232A1ZY PAN/IT No : AEUFS5232A State Name : Rajasthan, Code : 08	Dispatch Doc No.	Delivery Note Date
	Dispatched through Truck	Destination
	Bill of Lading/LR-RR No.	Motor Vehicle No. GJ 12 BV 9040
	Terms of Delivery	

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	DESI CHICKPEAS 613 Bags	07132020	32.000 MT	60,000.00	MT	19,20,000.00
Total			32.000 MT			19,20,000.00

Amount Chargeable (in words)

E. & O.E

INR Nineteen Lakh Twenty Thousand Only

HSN/SAC	Taxable Value
07132020	19,20,000.00
Total	19,20,000.00

Tax Amount (in words) : **NIL**

Remarks:

sgk

Company's PAN : **AACCG5795K**

Declaration

(i) We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

(ii) Interest @ 18% will be charged if Payment is not made within DUE Date.

Company's Bank Details

A/c Holder's Name : **GROMA GLOBAL LIMITED**

Bank Name : **Yes Bank - OD - 016484600001082**

A/c No. : **016484600001082**

Branch & IFS Code : **Borivli-West & YESB0000164**

SWIFT Code : **YESBINBB**

for **GROMA GLOBAL LIMITED**

Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

Bill of Supply

DBA GLOBAL GROUP - (25-26) HANUMANT VILLA, CHAITANYA COLONY, SURVEY NO.13/3, PLOT NO.(3+4)1/B, MADHAV NAGAR, GAURAKSHAN ROAD, MALKAPUR, AKOLA, AKOLA, MAHARASHTRA, 444004 GSTIN/UIN: 27AAWFD7187R1Z2 State Name : Maharashtra, Code : 27 Consignee (Ship to) GROMA GLOBAL LTD.MUMBAI 305,SANGAM ARCADE V.P.ROAD VILE PARLE -WEST ,MUMBAI -4000056 GSTIN/UIN : 27AACCG5795K1Z1 State Name : Maharashtra, Code : 27 Buyer (Bill to) GROMA GLOBAL LTD.MUMBAI 305,SANGAM ARCADE V.P.ROAD VILE PARLE -WEST ,MUMBAI -4000056 GSTIN/UIN : 27AACCG5795K1Z1 State Name : Maharashtra, Code : 27	Invoice No. 25-26/104	Dated 29-Sep-25
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Vessel/Flight No.	Place of receipt by shipper:
	City/Port of Loading	City/Port of Discharge
	Bill of Lading/LR-RR No. CG04NW6313	
	Terms of Delivery	

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Disc. %	Amount
1	YELLOW PEAS	07131010	41.99 MT	29,500.00	MT		12,38,705.00
Total			41.99 MT				₹ 12,38,705.00

Amount Chargeable (in words)

E. & O.E

INR Twelve Lakh Thirty Eight Thousand Seven Hundred Five Only

HSN/SAC	Taxable Value
07131010	12,38,705.00
Total	12,38,705.00

Tax Amount (in words) : **NIL**

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

for DBA GLOBAL GROUP - (25-26)

Authorised Signatory

This is a Computer Generated Invoice

Bill of Supply

GROMA GLOBAL LIMITED 11th Floor, 1102, 1 (A), FORTUNE TERRACES NEW LINK ROAD, NEAR CITI MALL ANDHERI WEST, MUMBAI - 400053 GSTIN/UIN: 27AACCG5795K1Z1 State Name : Maharashtra, Code : 27	Invoice No.	Dated
	2247/24-25	30-Mar-25
RIDDHANSH TRADE Ground Floor 126, Ram Nagar Shopping Centre, Shashtri Nagar Jaipur GSTIN/UIN : 08AJZPG1991N1Z8 State Name : Rajasthan, Code : 08	Delivery Note	Mode/Terms of Payment
		NEFT/RTGS
Buyer (Bill to) RIDDHANSH TRADE Ground Floor 126, Ram Nagar Shopping Centre, Shashtri Nagar Jaipur GSTIN/UIN : 08AJZPG1991N1Z8 State Name : Rajasthan, Code : 08	Reference No. & Date.	Other References
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Truck	
	Bill of Lading/LR-RR No.	Motor Vehicle No.
		GJ12BX4418
Terms of Delivery ADVANCE PAYMENT		

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	Desi Chickpeas 585 Bags	07132020	31.910 MT	52,750.00	MT	16,83,252.50
	Round Off					0.50
Total			31.910 MT			16,83,253.00

Amount Chargeable (in words) E. & O.E

INR Sixteen Lakh Eighty Three Thousand Two Hundred Fifty Three Only

HSN/SAC	Taxable Value
07132020	16,83,252.50
Total	16,83,252.50

Tax Amount (in words) : **NIL**

Remarks:
ADM AGRO INDUSTRIES KOTA TO GROMA TO RIDDHANSH
Company's PAN : **AACCG5795K**
Declaration
(i) We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Company's Bank Details
A/c Holder's Name : **GROMA GLOBAL LIMITED**
Bank Name : **Yes Bank - OD - 016484600001082**
A/c No. : **016484600001082**
Branch & IFS Code : **Borivli-West & YESB0000164**
SWIFT Code : **YESBINBB**

(ii) Interest @ 18% will be charged if Payment is not made within DUE Date.

for GROMA GLOBAL LIMITED

Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice

BILL OF SUPPLY

SHIV TRADERS 2586 NAI BASTI,QUEENS ROAD SP MUKHERJEE MARG NAYA BAZAR CHANDNI CHOWK NEW DELHI-110006 GST-07AGEPT6172G1Z5 GSTIN/UIN: 07AGEPT6172G1Z5 State Name : Delhi, Code : 07		Invoice No.		Dated		
		ST/24-25/480		16-Feb-25		
		Delivery Note		Mode/Terms of Payment		
		Reference No. & Date.		Other References		
Consignee (Ship to) GROMA GLOBAL LTD 305, SANGAM ARCADE V.P ROAD VILE PARLE WEST,MUMBAI-400056 GST-27AACCG5795K1Z1 GSTIN/UIN : 27AACCG5795K1Z1 State Name : Maharashtra, Code : 27		Buyer's Order No.		Dated		
		Dispatch Doc No.		Delivery Note Date		
		Dispatched through		Destination		
		Bill of Lading/LR-RR No.		Motor Vehicle No. RJ05GB 2237		
Buyer (Bill to) GROMA GLOBAL LTD 305, SANGAM ARCADE V.P ROAD VILE PARLE WEST,MUMBAI-400056 GST-27AACCG5795K1Z1 GSTIN/UIN : 27AACCG5795K1Z1 State Name : Maharashtra, Code : 27		Terms of Delivery				
SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	LOBIA-071335		190.000 QTL	8,850.00	QTL	16,81,500.00
	Total		190.000 QTL			₹ 16,81,500.00
Amount Chargeable (in words)						<i>E. & O.E</i>
INR Sixteen Lakh Eighty One Thousand Five Hundred Only						
HSN/SAC					Taxable Value	
					16,81,500.00	
Total					16,81,500.00	
Tax Amount (in words) : NIL						
Declaration			for SHIV TRADERS			
We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.			Authorised Signatory			

SUBJECT TO DELHI JURISDICTION

This is a Computer Generated Invoice

Site Visit Report of Warehouse Facility

Introduction

Company Name : Groma Global Limited
Period of Visit : 04.11.2025
Team Member : Ms. Priyal Ganatra
Visit Hosted By : Mr. Dhruv D Kabra
Site Name & Address : Godown S.no. 154, Bottle Compound, opp. Gulshan Kata, Taloja Dharna Village, Dist. Raigad, 410206

I undertook the site visit as mentioned above for the proposed SME IPO of Groma Global Limited.

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

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

Site Visit Officer

I, Priyal Ganatra, Associate Vice President of Smart Horizon Capital Advisors Private Limited, the Merchant Banker to the proposed Public Issue of Groma Global Limited, met the Promoter and Whole-time Director of the Company, Mr. Dhruv D Kabra, Warehouse of the Company and examined various documents related to the Company's operations and Management.

Directors

A Brief meeting on the business of the Company was held. The profile of the Director is given below based on the resume submitted by him to me:

Mr. Dhruv D Kabra, aged 39 years, is one of the Promoter and Whole-time Director of our Company. He holds a bachelor's degree in engineering (production branch) from University of Mumbai. He also holds an Advance Certificate on Corporate Governance and related Requirement from S.P. Jain Institute of Management and Research, Mumbai. In his previous stint, he was associated with Payasee Food Products LLP as the Designated Partner, Kaamadhenu Growthally LLP as the partner, Anand Agro Food Private Limited as the First Director, Progressive Agriventures Private Limited in the capacity of a director, Anjayneya Ventures LLP as a Designated Partner. He is also currently associated with Helios Commodities Inc. in capacity of director. He was appointed as the director of the company since May 2009 and was redesignated as Whole Time Director of the Company. He has around 14 years of experience in the field in which our Company operates.

Property

I have visited the company's Warehouse which is a shared premises with other third party vendors, accordingly the consideration of this premises is on the basis of products stored and traded as and when required and the rent receipts are raised accordingly, hence this is not a full fledged property owned or leased by our Company, hence the display of company board is not there at such premises.

Analysis of other documents and conclusion

During my visit to the Warehouse, Mr. Dhruv D Kabra showed me the Warehouse area including their storage spaces and registers and records book maintained at such warehouse. We had also called for the stock registers which were kept in a safe place and in good custody.

I was allowed access to all the records and documents which were asked for during my visit to warehouse which is well maintained with all the necessary facilities.

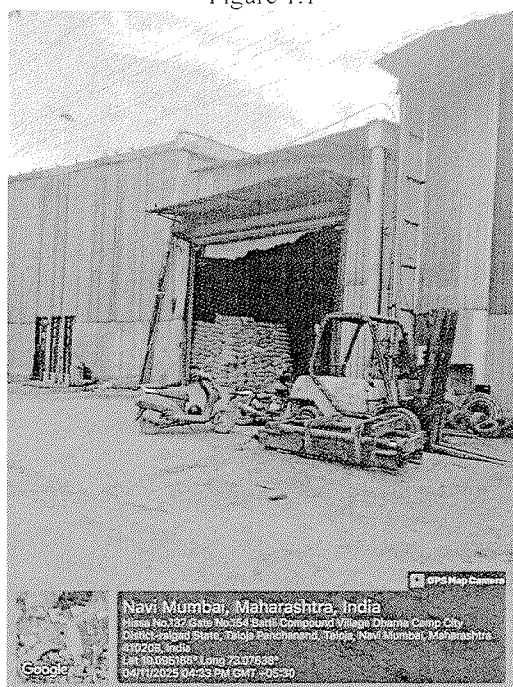
I have examined the registers, records, books and papers of Groma Global Limited. In my opinion and to the best of information and according to the examinations carried out by me and explanations furnished to me by the company and its officers, the company has kept and maintained all the registers and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

Mode of Conveyance

The Site Visit officer had travelled by local transport at the Warehouse.

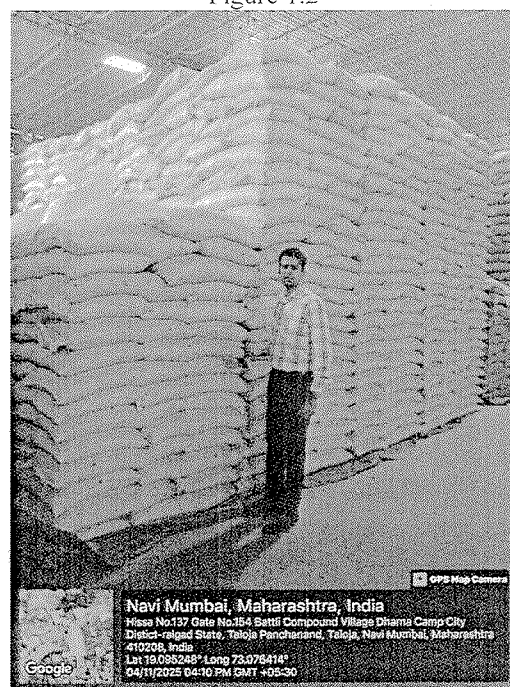
Photographs of Warehouse

Figure 1.1



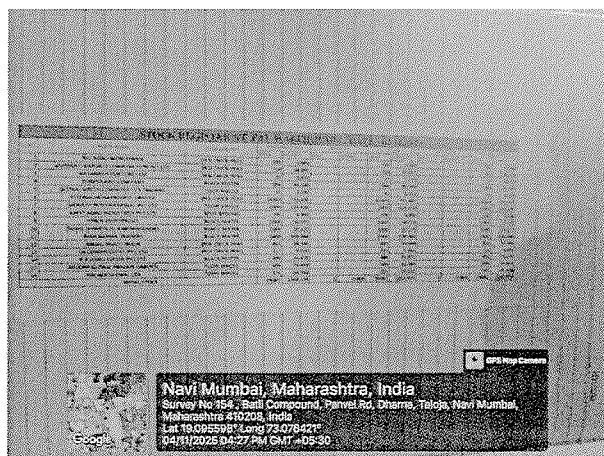
Entrance of Warehouse

Figure 1.2



Mr. Dhruv D. Kabra Promoter and Whole Time Director of the Company with stock of products

Figure 1.3



Stock Register

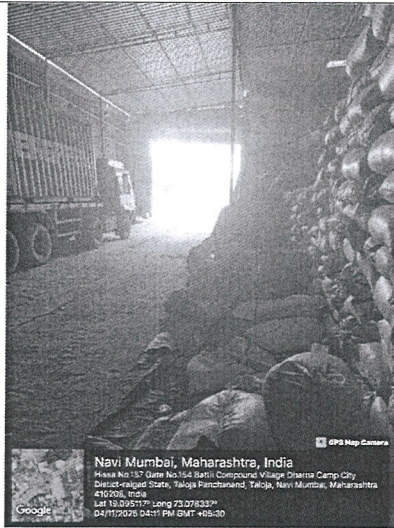
Figure 1.4



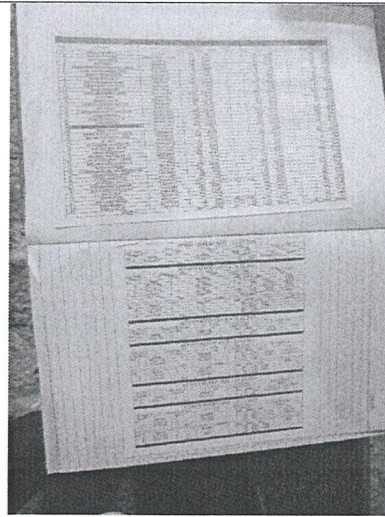
Stock of goods stored in warehouse

Figure 1.5

Figure 1.6



Inward view of the warehouse



Register notings for timings of activity and names of companies whose products are stored in warehouse

Priyanka



Ms. Priyal Ganatra
 Associate Vice President
 Smart Horizon Capital Advisors Private Limited

Date: November 20, 2025

Enclosures:

Annexure 1: Rent Receipts of premise



PAL WAREHOUSING
Good Works with Good Relations



Phone

+91-9372501481
+91-7506195335



Email

palwarehousing@gmail.com
www.palwarehousing.com



Address

Godown : S.No. 154,
Bottle Compound, Opp. Gulshan
Kata, Taloja Dharna Village,
Dist. Raigad 410206.

WAREHOUSE BILL / TAX INVOICE

BILLED TO :- GROMA GLOBAL LIMITED ADDRESS :- 3rd FLOOR, OFFICE NO. 305, SANGAM ARCADE, SVP ROAD VILEPARLE WEST, MUMBAI SUBURBAN, MAHARASHTRA, 400056 STATE - MAHARASHTRA STATE CODE :- 27 GSTIN :- 27AACCG5795K1Z1		BILL NO.	PAL/W-503/25-26		DATE	06-10-2025	
		BL NO.	MEDUGR628991				
		COMMODITY	DESI CHICK PEAS				
		GODOWN NAME	PAL WAREHOUSING				
		PLACE OF SUPPLY	MAHARASHTRA		STATE CODE	27	
		CYCLE	10				
DESCRIPTION	SAC NO	QUANTITY (BAG)	FCL	WEIGHT	RATE	AMOUNT	
PERIOD 02-10-2025 TO 01-11-2025	9986	493	1	19.790	7.25	3574.25	
STORAGE & WAREHOUSING SERVICES OF AGRICULTURE PRODUCE.							
TOTAL		493	1	19.790		3574.25	
HDFC BANK A/C NO . 50200009102880 BRANCH-VASHI IFSC: HDFC0000829 PAN NO :- AUYP A0363N GSTIN :- 27AUYP A0363N1Z5 WE ARE REGISTERED AS A MICRO/SMALL/MEDIUM ENTERPRISE (MSME) UNDER THE MSMED ACT 2006 (UDYAM REG NO. UDYAM MH-27-0061456 FSSAI LICENSE NO:- 11520030000742							
				ADD: CGST	9%	0.00	
				ADD: SGST	9%	0.00	
				ADD: IGST	18%	0.00	
		ROUND OFF					0.75
TOTAL						3575.00	
TOTAL AMOUNT IN WORDS :- Rupees Three Thousand Five Hundred SeventyFive Only							

1. IF BILL NOT PAID ON PRESENTATION INTEREST WILL BE CHARGED @24% PER ANNUM
2. PLEASE PAY A/C, PAYEE CHEQUE/DRAFT ONLY ACCOUNT OF PAL WAREHOUSING

FOR - PAL WAREHOUSING

AUTHORISED SIGNATORY



01 FCL AUSTRALIA DESI CHICK PEAS (PACK) INWARD / CROSSING DETAIL IN PAL WAREHOUSE

PARTY NAME :- GROMA GLOBAL LTD

S.NO	TRUCK NO	CONTAINER NO.	BAGS	WEIGHT	B/L WEIGHT	DATE	B.I NO.	REMARKS
1	MH-46-BF-1181	BMOU-4419337	493	19.790		02-01-2025	MEDUGR628991	PAL W/H 2B
TOTAL			493	19.790	21.780			

OUTWARD

S.NO	TRUCK NO	BROKER	BAGS	WEIGHT	DATE	D.O NO
1						
2						
3						
4						
TOTAL			0	0.000		

BALANCE **493** **19.790**

