

NO OBJECTION CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I, **Mr. Raju Narasayya Thatipamula**, Proprietor of **M/s. Eco House** have permitted, and allowed **ACETECH VENTURES LLP for** operating and conducting their business in the form of incorporated entity from **1234/C/1 to 1234/C/6, Gala: - 201 To 206, 2nd Floor, Bldg. B-5, Prithvi complex, Kalher Village- 421302, India** in the capacity of Licensee of the above property.

The said property has been acquired by us on rent through execution of Leave and License agreement dated 17/07/2023.

Please consider this as an official NOC from my side.

I further state that I have no objection if **ACETECH VENTURES LLP**, uses the address of the said premises as their mailing address.

"Further certified that, I have no objection on using the premises by the LLP **ACETECH VENTURES LLP**, as its Registered office.

Owner of the property

Signature



Mr. Raju Narasayya Thatipamula,

Date: - 03/11/2023

Place- Bhiwandi

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 6825.10/-	MH005309236202324E	16/07/2023
Registration Fee	Rs. 1000/-	MH005309236202324E	16/07/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 17/07/2023 at Bhiwandi

Between,

- Name:** Mr. Arjun Rajeev Chopra, Age : About 33 Years, PAN : ATSPC7849N Residing at: Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, Chitalsar, Thane, Maharashtra, 400610
- Name:** Mr. Naman Rajeev Chopra, Age : About 27 Years, PAN : BDPPC3445Q Residing at: Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, Chitalsar, Thane, Maharashtra, 400610
- Name:** Mrs Geeta Rajiv Chopra, Age : About 60 Years, PAN : AAAPC8386M Residing at: Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, Chitalsar, Thane, Maharashtra, 400610
- Name:** Mr. Rohit Aniel Malik, Age : About 37 Years, PAN : ALCPM6487E Residing at: Flat No: F/1803-1804, Floor No: 18, Building Name: Whispering Palms XXclusive, Block Sector: Near Centrium Mall Lokhandwala Township, Road: Akurli Road, Kandivali East, Mumbai, Maharashtra, 400101
- Name:** Miss Khushboo Aniel Malik, Age : About 33 Years, PAN : AWRPM3684P Residing at: Flat No: A-6/22, Block Sector: Krishna Nagar, Road:., Easr Delhi, East delhi, Delhi, 110051

HEREINAFTER called 'the Licensors (which expression shall mean and include the Licensors above named and also their respective heirs, successors, assigns, executors and administrators)

AND

- Eco House** (Proprietorship) Residing at: Building Name: Babu Set Chawl, Block Sector: Bhiwandi, Road: Ganesh Talkies Road, Bhiwandi, Thane, Maharashtra, 421305 through Proprietor Mr. Raju Narasayya Thatipamula, Age : About 38 Years Residing at: Building Name: Babu Set Chawl, Block Sector: Bhiwandi, Road: Ganesh Talkies Road, Bhiwandi, Thane, Maharashtra, 421305

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licensors are absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that constructed portion being unit described in Schedule I hereunder written and are hereafter for the sake of brevity called or referred to as Licensed Premises and is/are desirous of giving the said premises on Leave and License basis under Section 24 of the Maharashtra Rent Control Act, 1999.



AND WHEREAS the Licensee herein is in need of temporary premises for Non-Residential use has/have approached the Licensors with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 36 Months commencing from 15/07/2023 and ending on 14/07/2026, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors has agreed to allow the Licensee herein to use and occupy the said Licensed premises for his/her/their aforesaid Non-Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1) Period: That the Licensors hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 36 Months commencing from 15/07/2023 and ending on 14/07/2026

2) License Fee & Deposit: That the Licensee shall pay to the Licensors the following amount per month towards the compensation for the use of the said Licensed premises.

a) Rs. 69930/- (Sixty-Nine Thousand Nine Hundred and Thirty Only) per month for the first 12 months,

b) Rs. 73426/- (Seventy-Three Thousand Four Hundred and Twenty-Six Only) per month for the next 12 months,

c) Rs. 77098/- (Seventy-Seven Thousand and Ninety-Eight Only) per month for the next 12 months.

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License. Licensees shall also pay to the Licensor Rs. 282000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: 1] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 031848, dated – 04/07/2023, drawn on the Licensee's Banking Account with --select-- Bank, Branch. Amount Rs. 47000/- (Forty-Seven Thousand Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 007307, dated – 17/07/2023, drawn on the Licensee's Banking Account with --select-- Bank, Branch. Amount Rs. 47000/- (Forty-Seven Thousand Only) 3] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 007308, dated – 17/07/2023, drawn on the Licensee's Banking Account with --select-- Bank, Branch. Amount Rs. 94000/- (Ninety-Four Thousand Only) 4] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 007309, dated – 17/07/2023, drawn on the Licensee's Banking Account with --select-- Bank, Branch. Amount Rs. 47000/- (Forty-Seven Thousand Only) 5] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 007310, dated – 17/07/2023, drawn on the Licensee's Banking Account with --select-- Bank, Branch. Amount Rs. 47000/- (Forty-Seven Thousand Only)



4) Maintenance Charges: That the Licensee herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensors.

5) Electricity Charges: The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.

6) Use: That the Licensed premises shall only be used by the Licensee for Non-Residential purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensors in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government .

7) Alteration: That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensors.

8) No Tenancy: That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.

9) Inspection: That, the Licensors shall on reasonable notice given by the Licensors to the Licensee shall have a right of access either by themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.

10) Lock in period: Both the parties have agreed to set a lock-in period of 12 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

11) Cancellation: That, Subject to the condition of lock in period (if any), if the Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensors shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of one month to the Licensors as mentioned earlier.



12) Possession: That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his/her/their goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself / herself / themselves and / or his/her/their articles from the said premises on expiry or sooner determination of this Agreement ,the Licensors shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensors shall be entitled to remove the Licensee and his/her/their belongings from the Licensed premises, without recourse to the Court of Law.

13) Miscellaneous: Licensee Will be bear every month Rent plus Maintenance and VARAI Rs 1.10/- Per SQFT

14) Registration: This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the Licensee and Licensor equally .

SCHEDULE I

(Being the correct description of premise Godown which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Godown No. 201 To 206, Built-up :13320 Square Feet, situated on the 2 Floor of a Building known as 'Prithvi Complex, Bldg No - B5' standing on the plot of land bearing C.T.S. Number :01,Road: Reti Bunder Road, Location: Kalher, Bhiwandi, Thane 421302, of Village:Kalher,situated within the revenue limits of Tehsil Bhivandi and Dist Thane

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.



Name & Address	Photo	Thumb Verified	Digitally signed
Licensors <u>Mr.Arjun Rajeev Chopra</u> Address: Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, Chitalsar, Thane, Maharashtra, 400610			Not Available
Licensors <u>Mr.Naman Rajeev Chopra</u> Address: Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, Chitalsar, Thane, Maharashtra, 400610			Not Available
Licensors <u>Mrs Geeta Rajiv Chopra</u> Address: Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, Chitalsar, Thane, Maharashtra, 400610			Not Available
Licensors <u>Mr.Rohit Aniel Malik</u> Address: Flat No: F/1803-1804, Floor No: 18, Building Name: Whispering Palms XXclusive, Block Sector: Near Centrium Mall Lokhandwala Township, Road: Akurli Road, Kandivali East, Mumbai, Maharashtra, 400101			Not Available
Licensors <u>Miss Khushboo Aniel Malik</u> Address: Flat No: A-6/22, Block Sector: Krishna Nagar, Road:., Easr Delhi, East delhi, Delhi, 110051			Not Available
Licensee <u>Eco House (Proprietorship)</u> through his Proprietor Mr. <u>Raju Narasayya</u> <u>Thatipamula</u> Address: Building Name: Babu Set Chawl, Block Sector: Bhiwandi, Road: Ganesh Talkies Road, Bhiwandi, Thane, Maharashtra, 421305			Not Available



<p><u>Witness of execution of all executants</u> <u>Sachin Gupta</u> Address: Floor No:1st, Building Name:Gupta Compound, Block Sector: Anjur Phata, Road: Old Agra Road, Vidyashram, Thane, Maharashtra, 421305</p>			<p>Not Required</p>
<p><u>Witness of execution of all executants</u> <u>Sameer Dalvi</u> Address: Building Name: Vithai Apartment, Block Sector: Bhiwandi, Road: Thane Bhiwandi Road, Kalher, Thane, Maharashtra, 421302</p>			<p>Not Required</p>

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees have stated that they are well acquainting to the said parties.They have given their consent to, Department of Stamp and Registration,Maharashtra State to obtain their Aadhaar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.



Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)	
Licensors Arjun Rajeev Chopra	16/07/2023 11:40:36 AM	16/07/2023 11:40:54 AM	Arjun Rajeev Chopra, Male, XXXX XXXX 8719	
Licensors Naman Rajeev Chopra	16/07/2023 11:42:12 AM	16/07/2023 11:42:28 AM	Naman Rajeev Chopra, Male, XXXX XXXX 2669	
Licensors Mrs Geeta Rajiv Chopra	16/07/2023 11:45:18 AM	16/07/2023 11:45:39 AM	Geeta Rajeev Chopra, Female, XXXX XXXX 0921	
Licensors Miss Khushboo Aniel Malik	16/07/2023 05:52:47 PM	16/07/2023 05:53:58 PM	Khushboo Aniel Malik, Female, XXXX XXXX 4209	
Licensors Rohit Aniel Malik	16/07/2023 10:14:21 PM	16/07/2023 10:14:41 PM	Rohit Aniel Malik, Male, XXXX XXXX 1776	
licencee Eco House through Proprietor Raju Narasayya Thatipamula	13/07/2023 11:30:14 AM	13/07/2023 11:30:28 AM	Raju Narsayya Thatipamula, Male, XXXX XXXX 6697	
identifier for all executants Sachin Gupta	17/07/2023 10:59:00 AM	17/07/2023 10:59:21 AM	Sachinkumar Avadheshkumar Gupta, Male, XXXX XXXX 0290	
identifier for all executants Sameer Dalvi	17/07/2023 01:20:18 PM	17/07/2023 01:20:30 PM	Sameer Dattaram Dalvi, Male, XXXX XXXX 8312	



Index -2**Village Name : Kalher**

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.282000/-
- (3) Licence Fee
a) Rs. 69930/- per month for the first 12 months,
b) Rs. 73426/- per month for the next 12 months,
c) Rs. 77098/- per month for the next 12 months.
- (4) Property Description Corporation: Thane, Other details: Godown No: 201 To 206, Floor No: 2, Building Name: Prithvi Complex, Bldg No - B5, Block Sector: Kalher, Bhiwandi, Thane 421302, Road: Reti Bunder Road, City:Kalher, District:Thane, C.T.S. Number : 01, Leave and License Months:36
- (5) Area 13320 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address
1) Name: Arjun Rajeev Chopra Age: 33 Address: Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, City: Chitalsar, District:Thane, State:Maharashtra, Pin:400610 PAN: ATSPC7849N
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- (8) Licensee Name and Address Proprietorship: Eco House Address: Building Name: Babu Set Chawl, Block Sector: Bhiwandi, Road: Ganesh Talkies Road, City: Bhiwandi, District:Thane, State:Maharashtra, Pin:421305 PAN: through their Proprietor Raju Narasayya Thatipamula Age: 38; Address: Building Name: Babu Set Chawl, Block Sector: Bhiwandi, Road: Ganesh Talkies Road, City: Bhiwandi, District:Thane, State:Maharashtra, Pin:421305 PAN:
- (9) Date of Execution 17/07/2023
- (10) Date of Registration 21/07/2023
- (11) Registration Number/Year 10400/2023
- (12) Stamp Duty Rs.6825.10/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of S.R. Bhivandi 1 :

Particulars	Amount Paid	GRN/Transaction Id	Date
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Licensors <u>Mr.Naman Rajeev Chopra</u> Address: Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, Chitalsar, Thane, Maharashtra, 400610			Not Available
Licensors <u>Mrs Geeta Rajiv Chopra</u> Address: Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, Chitalsar, Thane, Maharashtra, 400610			Not Available
Licensors <u>Mr.Rohit Aniel Malik</u> Address: Flat No: F/1803-1804, Floor No: 18, Building Name: Whispering Palms XXclusive, Block Sector: Near Centrium Mall Lokhandwala Township, Road: Akurli Road, Kandivali East, Mumbai, Maharashtra, 400101			Not Available
Licensors <u>Miss Khushboo Aniel Malik</u> Address: Flat No: A-6/22, Block Sector: Krishna Nagar, Road:., Easr Delhi, East delhi, Delhi, 110051			Not Available
Licensee <u>Eco House (Proprietorship)</u> through his Proprietor Mr. <u>Raju Narasayya</u> <u>Thatipamula</u> Address: Building Name: Babu Set Chawl, Block Sector: Bhiwandi, Road: Ganesh Talkies Road, Bhiwandi, Thane, Maharashtra, 421305			Not Available



<p><u>Witness of execution of all executants</u> <u>Sachin Gupta</u> Address: Floor No:1st, Building Name:Gupta Compound, Block Sector: Anjur Phata, Road: Old Agra Road, Vidyashram, Thane, Maharashtra, 421305</p>			<p>Not Required</p>
<p><u>Witness of execution of all executants</u> <u>Sameer Dalvi</u> Address: Building Name: Vithai Apartment, Block Sector: Bhiwandi, Road: Thane Bhiwandi Road, Kalher, Thane, Maharashtra, 421302</p>			<p>Not Required</p>

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees have stated that they are well acquainting to the said parties.They have given their consent to, Department of Stamp and Registration,Maharashtra State to obtain their Aadhaar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.



Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)
Licensors Arjun Rajeev Chopra	16/07/2023 11:40:36 AM	16/07/2023 11:40:54 AM	Arjun Rajeev Chopra, Male, XXXX XXXX 8719 
Licensors Naman Rajeev Chopra	16/07/2023 11:42:12 AM	16/07/2023 11:42:28 AM	Naman Rajeev Chopra, Male, XXXX XXXX 2669 
Licensors Mrs Geeta Rajiv Chopra	16/07/2023 11:45:18 AM	16/07/2023 11:45:39 AM	Geeta Rajeev Chopra, Female, XXXX XXXX 0921 
Licensors Miss Khushboo Aniel Malik	16/07/2023 05:52:47 PM	16/07/2023 05:53:58 PM	Khushboo Aniel Malik, Female, XXXX XXXX 4209 
Licensors Rohit Aniel Malik	16/07/2023 10:14:21 PM	16/07/2023 10:14:41 PM	Rohit Aniel Malik, Male, XXXX XXXX 1776 
licencee Eco House through Proprietor Raju Narasayya Thatipamula	13/07/2023 11:30:14 AM	13/07/2023 11:30:28 AM	Raju Narsayya Thatipamula, Male, XXXX XXXX 6697 
identifier for all executants Sachin Gupta	17/07/2023 10:59:00 AM	17/07/2023 10:59:21 AM	Sachinkumar Avadheshkumar Gupta, Male, XXXX XXXX 0290 
identifier for all executants Sameer Dalvi	17/07/2023 01:20:18 PM	17/07/2023 01:20:30 PM	Sameer Dattaram Dalvi, Male, XXXX XXXX 8312 



308B/4645 / 8/4797/6/003110 / 2331

Meter Number B45250691

T NO:3004529681

BP NO: 690026654

Consumer Name: MINESH GUNWANT JAIN

Address :

 1234/C/1 TO 1234/C/6,GALA:201 TO 206,
 2 FLR,BLDG:B-5,PRITHVI COMPLEX,
 KALHER VILLAGE

Sanctioned Load 15.00KW
Connected Load 15.00KW
Contract Demand (KVA) 18.75
Bill Demand (KVA) 8.00
Phase POLY

Connection Date: 17-03-2022
Tariff: Commercial
Electricity Duty % 21.00
Average P.F. % 0.00
PAN No.
YOUR ELECTRICITY BILL - June 2023
Service / Consumer Number
013014847400

	KWH	KVAH	RKVAH(LAG)	RKVAH(LEAD)	KVA(MD)
	Meter Number		B45250691		
Current reading	7891.90	7931.40	260.20	378.40	0.00
Previous reading	7891.90	7931.40	260.20	378.40	0.00
Multiplying factor	1.00	1.00	1.00	1.00	1.00
Consumption	0.00	0.00	0.00	0.00	0.00
Adjustment/L.T.Metering Addl.	0.00	0.00	0.00	0.00	0.00
Total Consumption	0.00	0.00	0.00	0.00	0.00

Amount Upto Discount Date	380
Discount Date	10-07-23
Amount Payable Upto Due Date	380
Bill Due Date	24-07-23
Amount Payable After Due Date	390
Bill Date	03-07-23
Current reading	19-06-23
Previous reading	19-05-23
Billing Mode:	31
Last Payment Date	19-04-23
Last Paid Amount	1260.00

 Tariff rates applied are of rates applicable w.e.f. 1- Apr- 2023 as per Hon. MERC Order in case no 226 of 2022.
 Bill Amount is rounded for convenience, adjusted amount carried forward in next bill.

Debit Note: Tariff difference April-23: Rs.27.23

Zone	Units (KWH)	Demand (KVA)	Units (KWH)	Demand (KVA)
	Meter Number		B45250691	
A zone	0.00	0.00		
B zone	0.00	0.00		
C zone	0.00	0.00		
D zone	0.00	0.00		
E zone	0.00	0.00		

	Amount in Rs.
Demand / Fixed Charges	470.00
Energy Charges	0.00
TOD Tariff EC	0.00
Wheeling Charges	0.00
Adjustments	27.23
Electricity Duty	0.00
Fuel Surcharge	0.00
Tax On Sale	0.00
P.F. Penal Charges/P.F. Incentive	0.00
Charges for Excess Load/Demand	0.00
Rebate for Incremental Consumption	0.00
Total Current Bill	497.23
Interest on Arrears Upto 03-07-23	0.00
Arrears(Torrent Power Limited)	-117.26
Prompt Payment Discount	4.70
Amount upto Discount Date	375.27
Amount Payable upto Due Date	379.97
Delayed Payment Charges	5.88
Amount Payable after Due Date	385.85

Security Deposit Held Rs. 24000.00

For any assistance, contact us at: 02522-676767 / 1800 267 2255 / connect.bhw@torrentpower.com.

CONSUMPTION INFORMATION

Month	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23
Unit	610	0	0	0	0	0



BU/PC	Service No	Discount Date	Amt Upto Discount Date	Due Date	Amt Upto Due Date	Amt After Due Date
4645 / 8	013014847400	10-07-23	380	24-07-23	380	390

To,
The Ministry of Corporate Affairs,

Date: - 03/11/2023

Subject: - Filing of Eform 15
Sir(s)/Madam,

This is with reference for filling EFORM 15 for shifting of registered office of the LLP within local limits of town from existing B-6, 603, MANSAROVAR GARDENS FENE PADA, Thane, BHIWANDI, Maharashtra, India, 421302 to **1234/C/1 To 1234/C6, Gala 201 To 206, 2 floor, Bldg;- B-5, Prithvi Complex, Kalher Village- 421302, Maharashtra.**

The concerned property was originally registered in the name of Mr. Minesh Gunwant Jain which was further acquired by the person mentioned in Annexure I. The electricity bill is still in the name of the original person and the same is under processing for change of name to depict the name of the new acquirers.

The person mentioned in Annexure I gave their property on rent to M/s. ECO House vide Leave and License agreement date 17/07/2023, which further vide their consent letter dated 03/11/2023 consented to give their premises for utilization by M/s. Acetech Ventures LLP for storing their goods and acting as place of business as per GST Act Also.

In view of the above, the LLP has decided to change its registered office to the same place where goods are stored and align the registered office address and place of business at one place.

The concern is, electricity bill is in the name of Mr. Minesh Gunwant Jain and we are not in a position to have a NOC from him as he is not the rightful owner of the property. The new landlords are in process of changing the name of the owner in electricity bill

Enclosed herewith duly executed rent agreement between the new acquirer (new landlords) and Eco House, INDEX II and a copy of consent from eco house in favour of Actech Ventures LLP.

Request you to kindly go through the attachments and grant us the approval in filling Eform 15.

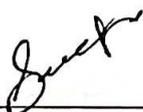


Sweta Bippin Kumar Saraogi
(Designated Partner)

DIN: - 07050186
ANNEXURE I

HEREINAFTER called 'the new acquirer and/or landlords (which expression shall mean and include the Licensors below named and also their respective heirs, successors, assigns, executors and administrators)

SR. No	Name	AGE	PAN	ADDRESS
1	Mr.Arjun Rajeev Chopra	33 Years	ATSPC7849N	Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, Chitalsar, Thane, Maharashtra, 400610
2	Mr.Naman Rajeev Chopra	27 Years	BDPPC3445Q	Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, Chitalsar, Thane, Maharashtra, 400610
3	Mrs Geeta Rajiv Chopra	60 Years	AAAPC8386M	Flat No: Row House 08, Building Name: Emerald CHS Garden Estate, Block Sector: Near D Mart, Road: Gladys Alwares Road, Chitalsar, Thane, Maharashtra, 400610
4	Mr.Rohit Aniel Malik	37 Years	ALCPM6487E	Flat No: F/1803-1804, Floor No: 18, Building Name: Whispering Palms XXclusive, Block Sector: Near Centrium Mall Lokhandwala Township, Road: Akurli Road, Kandivali East, Mumbai, Maharashtra, 400101
5	Miss Khushboo Aniel Malik	33 Years	AWRPM3684P	Flat No: A-6/22, Block Sector: Krishna Nagar, Road:., Easr Delhi, East delhi, Delhi, 110051


Sweta Bippin Kumar Saraogi
(Designated Partner)
DIN: - 07050186