



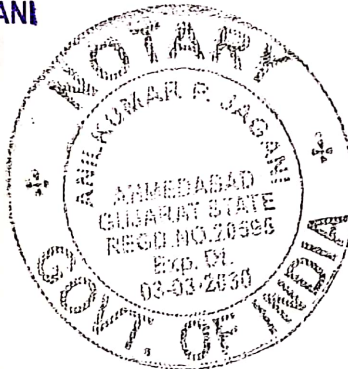
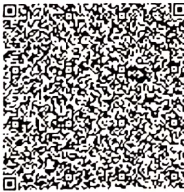
IN-GJ24462535588203X



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ24462535588203X
Certificate Issued Date : 10-Oct-2025 02:00 PM
Account Reference : IMPACC (CS)/ gj13382719/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1338271953204729349315X
Purchased by : MEHUL MEHTA
Description of Document : Article 30(a)(i) Lease / Leave and License Less than 1st Year Commercial Property
Description : Leave and License Less than 1 Year Commercial Property
Consideration Price (Rs.) : 0
(Zero)
First Party : MEHUL MEHTA
Second Party : AARYA GROUP AOP PATEL RINKU BIMAL KUMAR
Stamp Duty Paid By : MEHUL MEHTA
Stamp Duty Amount(Rs.) : 1,400
(One Thousand Four Hundred only)

**TRUE COPY****ANILKUMAR P. JAGANI**
NOTARY
GOVT. OF INDIA

0024340120

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com/ or using e-Stamp, Mail or App of Stamp e-Stamping.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App should be reported to the concerned authorities.
3. The validity of this Stamp certificate is for the period of 10 years from the date of issue.



Scanned with OKEN Scanner

DATED THIS FIRST DAY OF SEPTEMBER 2025

BY AND BETWEEN:

MEHUL MEHTA

LICENSOR

AND

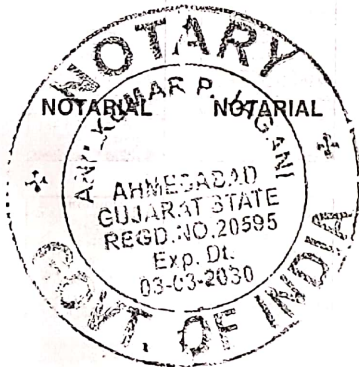
M/S. AARYA GROUP Through its authorized signatory Patel Rinku Bimalkumar
LICENSEE

SR NO.211087.../2025

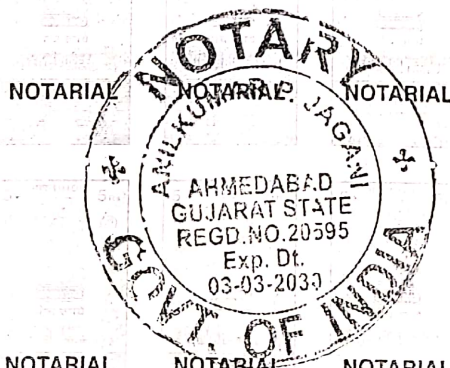
Anilkumar P. Jagani
ANILKUMAR P. JAGANI
NOTARY
GOVT. OF INDIA

11 OCT 2025

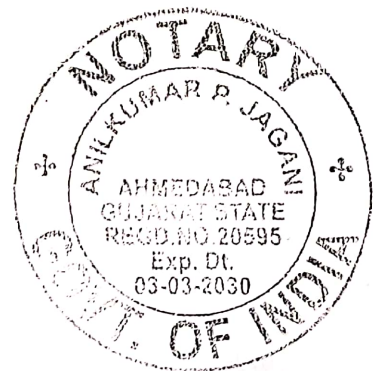
LEAVE AND LICENSE AGREEMENT



NOTARIAL NOTARIAL



NOTARIAL NOTARIAL NOTARIAL



AARYA GROUP

Patel Rinku Bimalkumar
Authorised Signatory

LEAVE AND LICENSE AGREEMENT

This LEAVE AND LICENSE AGREEMENT ("Agreement") is made and entered into at Ahmedabad on 11 September 2025.

BETWEEN

Mehul Mehta, an individual Indian resident, holder of permanent account number DKYPM5132G, and permanently residing at 292, Applewoods Villa, Shela, Ahmedabad, Gujarat, 380058, India (aged about 29 years, hereinafter referred to as the "LICENSOR" (which expression shall unless it be repugnant to the meaning or context or meaning thereof, be deemed to mean and include its successors-in-interest and assigns) of the One Part;

AND

M/S. AARYA GROUP Through its authorized signatory Patel Rinku Bimalkumar, an individual Indian resident, holder of permanent account number CIZPS9343D, and permanently residing at Address: W/O: Bimalkumar, A-101, shanti pujay homes, near mangal shanti party plot, Chandlodia Daskroi, Ahmedabad, Gujarat, 382481, India (aged about 39 years, hereinafter referred to as the "LICENSEE" (which expression shall unless it be repugnant to the meaning or context or meaning thereof, be deemed to mean and include its successors-in-interest and assigns) of the Other Part;

The Licensor and the Licensee are hereinafter collectively referred to as the "Parties".

WHEREAS

- A. The Licensor is absolutely seized and possessed of and absolutely entitled to all that Unit being 1202 along with 1 basement parking, Peהל Lakeview, near Vaishnodevi Circle, Ahmedabad 382501, Gujarat. Having approximately super built-up area of 805 Sq. ft. ("said Unit"). The Licensor is well and sufficiently entitled to the said Unit in the commercial building named as "Pehel Lakeview constructed on Survey No 452/1 situated Peהל Lakeview, near Vaishnodevi Circle, Ahmedabad 382501, Gujarat.
- B. The Licensee has approached the Licensor with a request to grant a license to the Licensee, in respect of the said Unit for the purposes of setting up a business center (hereinafter referred to as "said Business").
- C. The Licensee has independently ascertained that the said Unit can be used for the said Business and has inspected and surveyed the same in that regard.
- D. Pursuant to discussions and negotiations between the Parties hereto, the Licensor has agreed to grant and the Licensee has agreed to use and occupy the said Unit, on leave and license basis, only for the purpose of said Business and on the terms and conditions agreed and recorded hereinafter.
- F. The Parties hereto are desirous of recording the agreement arrived between them which are appearing hereinafter.

AARYA GROUP

Chaitanya
Authorised Signatory

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1 In consideration of the license fee hereby agreed to be paid by the Licensee to the Licensors as mentioned hereinafter in clause 3 and subject to the covenants hereinafter contained and the representations and warranties of the Licensee as herein contained to be observed and performed by the Licensee, the Licensors doth hereby permit the Licensee, the license to use, occupy and enjoy the said Unit. The Licensee covenants with the Licensors that they will not use the said Unit for any purpose other than the said Business without obtaining prior consent in writing of the Licensors.

2 The license herein granted shall be for a period of 11 (eleven) months (hereinafter referred to as "Term") commencing from 1 October 2025 (hereinafter referred to as "Commencement Date") and expiring by efflux of time on 31 August 2026 (hereinafter referred to as "Expiry Date").

3 In consideration of the license hereby granted by the Licensors in respect of the said Unit to the Licensee, the Licensee agrees and undertakes to bear and pay on or before the 10th day of every English calendar month in advance a sum of INR 37,500/- (Indian Rupees Thirty Seven Thousand Five Hundred only) per month (excluding Service Tax/GST, if any) (hereinafter referred to as "License Fee") during the Term of this Agreement.

The Parties may mutually agree to extend the license arrangement for of an additional period of 11 (eleven) months, provided the Licensee intimates in writing to the Licensors of its intention to extend the license arrangement in respect of the said Unit at least 30 (thirty) days prior to the Expiry Date, in which case the new license fee payable for such new license period shall be 107% (one hundred and seven percent) of the current License Fee. In case of such renewal, a new license agreement shall be executed between the Parties on such terms as may be mutually agreed between the Parties.

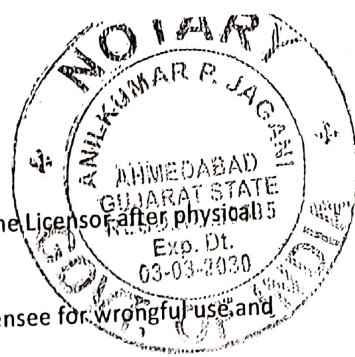
5 In the event Licensee fails to pay the License Fee to the Licensors on or before the due date, then without prejudice to the other rights of the Licensors, the Licensors shall be entitled to charge and the Licensee shall be liable to pay interest @ of 5% (Five percent) per month on the amount due calculated from due date and till date of actual payment and/or realization thereof.

6 On or before execution hereof, the Licensee has paid INR 75,000/- (Indian Rupees Seventy Five Thousand Only) as and by way of interest free refundable security deposit (hereinafter referred to as "Security Deposit") for the due performance and observance of this Agreement by the Licensee, receipt of which the Licensors hereby acknowledge and admit and same shall be refunded within 30 (thirty) days from the Expiry Date or earlier determination/termination of this Agreement (as the case may be), after deducting/adjusting the following attributable to the said Unit and its use by the Licensee:

- 6.1 Unpaid License Fee, if not paid by the Licensee to the Licensors, irrespective of whether the said Unit is used by the Licensee;
- 6.2 All arrears of statutory charges and taxes as payable by the Licensee;
- 6.3 Any damages to the furniture and electrical fittings set out under Schedule 1 save and except normal wear and tear attributable to reasonable usage during the ordinary course of habitation, it being clarified that whether any deterioration

AARYA GROUP

3/12
Authorised Signatory



constitutes normal wear and tear shall be determined by the Licensors after physical inspection of the said Unit, furniture and electrical fittings;

6.4 Undisputed liquidated damages, if any, payable by the Licensee for wrongful use and occupation of the said Unit;

6.5 Amounts in satisfaction of any undisputed claim for damage/s caused to the said Unit;

6.6 Any other amounts as may be payable by the Licensee to the Licensor or concerned authority under this Agreement or any other documents/writings executed between the Parties hereto;

6.7 The Licensor shall also retain an amount mentioned hereinafter for the purpose of electricity, water and other utility bills relating to the said Unit that may be payable for the period between the last date of the previously paid bill during the Term of license and the date on which the Licensees hand over occupation of the said Unit to the Licensor. The amount to be so retained shall be calculated on the basis of the average of the bills for electricity, water and other utilities received for the previous 3 (three) months. If there is any surplus, remaining amount out of the retained amount after payment of such dues, the said surplus shall be refunded by the Licensor to the Licensee promptly. If, however, it is found that the amount of bills subsequently received is in excess of the amount retained by the Licensor, the Licensee shall make good the difference forthwith to the Licensor.

6.8 If there is any shortfall in the Security Deposit to meet the abovementioned arrears, then the Licensees shall forthwith and before vacating the said Unit, make good such shortfall and pay the deficit amount to Licensor.

7 The Licensee hereby agrees and undertakes to maintain the amount of Security Deposit during the Term. In the event the Licensor adjusts/deducts any amount from the Security Deposit due to non-payment by the Licensee, then the Licensor shall call upon the Licensee to pay such amount being adjusted/deducted by the Licensor within 7 (seven) days of receipt of the notice by the Licensee. In the event the Licensee fails to pay the amount mentioned in the notice, within the notice period, then the same shall amount to breach of this Agreement.

8 Lock In Period: The Lock In Period of the Rent Agreement is of 6 Months. If Licensee Vacates the premises before lock in period of 6 months then the Deposit will be forfeited.

9 Notice Period: One Month Notice Period from both sides In writin will be sufficient to terminate this agreement.

10 The License Fee is subject to deduction of TDS (Tax Deducted at Source) in accordance with the applicable provisions of Income Tax Act 1961 (as amended from time to time) provided always that the Licensee shall furnish to the Licensor within 7 (seven) days of the expiry of every year a TDS Certificate in respect of TDS deducted during the term of the Agreement. It is agreed by the Parties hereto that in the event of failure on the part of Licensee to furnish such certificate within the stipulated date, the same shall amount to breach of terms similar to non-payment of the License Fee and the Licensee shall be liable to get the Security Deposit forfeited.

11 The Licensee shall not be liable to pay/reimburse to the Licensor any municipal tax, tax on property, by whatever name called levied by the State Government or Central Government or any other competent authority or by any official gazette, nor monthly maintenance in

AARYA GROUP

Authorised Signatory

respect of the said Unit, and shall only be liable to pay the License Fee ^{During the Term} ~~Provided however, that if the Licens~~ ^{Provided however, that if the Licens} ~~or any municipal tax, property tax or any~~ ^{or any municipal tax, property tax or any} ~~other tax, levy, cess or charge, by whatever name called, levied or notified by the State~~ ^{other tax, levy, cess or charge, by whatever name called, levied or notified by the State} ~~Government, Central Government or any other competent authority, then the Licensee~~ ^{Government, Central Government or any other competent authority, then the Licensee} ~~shall, prior to making such payment, obtain the Licens~~ ^{shall, prior to making such payment, obtain the Licens} ~~or's prior written permission, and~~ ^{or's prior written permission, and} ~~upon payment, promptly furnish satisfactory evidence of such payment (including copies of~~ ^{upon payment, promptly furnish satisfactory evidence of such payment (including copies of} ~~invoices/receipts) to the relevant tax authorities and provide copies to the Licens~~ ^{invoices/receipts) to the relevant tax authorities and provide copies to the Licens} ~~or. After~~ ^{or. After} ~~submitting valid evidence and subject to the satisfaction of the Licens~~ ^{submitting valid evidence and subject to the satisfaction of the Licens} ~~or, such payment may~~ ^{or, such payment may} ~~be adjusted against the License Fee.~~

The Licensee shall be liable to pay electricity, telephone bill and water charges, if applicable, as per the actual consumption and bills raised by the utility company/ authorities in respect of the said Unit.

The Licensee, at its costs, shall be entitled to obtain internet, telephone connection in its name for the said Unit. On expiry of the Term, the Licensee shall surrender such internet connection, telephone connection or on intimation from the Licens, transfer the same in favour of the Licens.

The Licens shall refund the interest free Security Deposit to the Licensee in the manner provided in Clause 6 above simultaneously upon the Licensee vacating and handing over the said Unit to the Licens, in original condition. In the event, the Licens fails to refund the Security Deposit (after deduction, if any) to the Licensee, then, the Licens shall be liable to pay to the Licensee interest @ 18% (eighteen percent) per annum for the period of delay in payment of the Security Deposit from the due date till actual payment and/or realisation.

The Licensee and The Licens both hereby irrevocably agree, confirm and covenant that the entire Term of this Agreement shall be lock-in period ("Lock-in Period") during which period, subject to Clauses 18(d) and 19, neither Party shall be entitled to terminate or cancel this Agreement.

16 The Licensee shall make necessary repairs in the said Unit, if such repairs are due to reasons attributable to the Licensee, said Business being conducted in the said Unit and/or due to any of the employees, staffs, visitors and clients of the Licensee. The Licensee alone shall be liable and responsible for day-to-day repair and maintenance of the said Unit including but not limited to leakages, seepages, electric and plumbing work etc. greasing and repairing of shutters etc.

17 The Licensee will maintain the said Unit including repairing the furniture and electrical fittings at its own cost and expenses set out under Schedule 1.

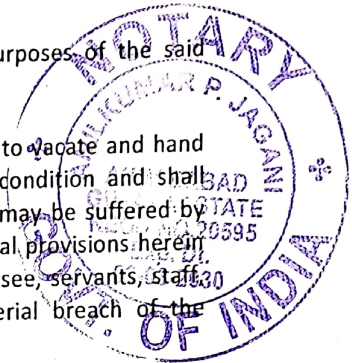
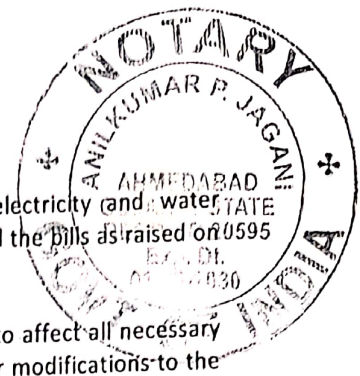
18 The Licensee hereby agrees, undertakes and covenants with the Licens that they are aware that the license hereby created in respect of the said Unit is on the basis and strength of the representations and warranties of the Licensee as herein contained including but not limited to as follows: -

- () To use the said Unit as a reasonable and prudent person would use his/their own property and in a manner that it does not in any manner whatsoever, inconvenience, damage, interfere with or disturb the absolute and uncontrolled rights of the Licens as the lessee thereof.
- () To use the said Unit in such a way so as not to cause any nuisance, damage, disturbance, annoyance, inconvenience or interference to the owners, occupiers or users of any neighbouring occupier/property.

Handwritten signature

AARYA GROUP
Handwritten signature
 Authorised Signatory

- () To promptly pay to the utility company, all charges for electricity (and water) consumed in the said Unit during the period of this license, and the bills as raised on 0595 the Licenser by the utility company, as the case may be.
- () To keep the said Unit in good repair, order, and condition, and to affect all necessary repairs. The Licensee shall not make any changes, additions, or modifications to the furniture and electrical fittings as set out under **Schedule 1**, without the prior written consent of the Lessor.
- () Not to permit any unlawful and/or immoral activities to be carried out in and from the said Unit or any other activity but for the purposes of the said Business. In case of any activity relating to cash transactions in relation to the said Business comprised out of the said Unit, any liability of whatsoever nature shall be limited to the Licensee and the Licenser shall not be liable for the same.
- () The Licensee shall be allowed to use the said Unit for the purposes of the said Business 24 hours of the day, 7 days of the week.
- () On the expiry, or sooner or earlier determination of this license, to vacate and hand over the charge of the said Unit to the Licenser in original condition and shall indemnify the Licenser against any direct loss or damage that may be suffered by the Licenser as a result of material breach of any of the material provisions herein contained, or otherwise due to any act or conduct of the Licensee, servants, staff, employees, visitors, invitees and agents leading to the material breach of the material provisions herein.
- () The Licensee will during the continuance of this license pay to the Licenser the License Fee as specified in these presents on or before its due date without any delay or demur for any reason whatsoever and that such payment will always be subject to deduction of tax at source, if applicable.
- () To observe and perform all the rules and regulations for the time being in force framed by the statutory authorities or other local body of persons that may be appointed to be in charge of the affairs of the said Unit.
- () Not to do any acts, deeds, matters or things whereby or by means whereof any loss, harm or injury is caused to the Licenser and/or to the said Unit.
- () To indemnify and keep indemnified the Licenser from and against all actions, proceedings or any costs, charges, expenses, losses or damages incurred or suffered by or caused to the Licenser in respect of the said Unit, for the period while the Licensee is in use and occupation of the said Unit by reason of any material breach or non-observance, non-performance of any of the material conditions herein contained, of any of the above material statements, representations and warranties being false, untrue or incorrect or any act or omission or negligence, misrepresentation or material breach of the said material warranties or any material covenants on the part of the Licensee to be observed as recorded herein.
- () Not to bring or store in the said Unit any goods, articles or things which are illegal or prohibited by law to be stored in the said Unit.
- () Not to throw or suffer to be thrown or collected any dirt or litter or refuse around or about the said Unit.



AARYA GROUP

Chintan 6/12
Authorised Signatory

- () Without prior permission of the Licensor, not to affect or touch or make changes to any beams or columns or existing structure standing on the said Unit or construct any mezzanine or carry out any structural additions/alternations, etc.
- () The Licensee shall keep their own security of the said Unit from the Commencement Date and staff/workers and shall pay their charges etc. and the Licensor shall not be responsible or liable in respect thereof. It is clarified that staff, workers and security personal of the Licensee shall not be entitled to cook in the said Unit.
- () The Licensee shall, at their own costs and expenses, may request the Licensor to apply for additional consumption or electricity, water supply and any such utility and the Licensee shall also be liable to maintain the same at their own costs and expenses as the case may be.
- () The Licensee undertakes to apply for all the necessary License/permission whether from the State Government or Central Government or competent authority at their own costs and expenses and the Licensor shall not be responsible or liable for not obtaining any permission to carry on the said Business in the said Unit. The Licensee undertakes to procure and keep valid all permissions as required under law for operation of their Business. At the time of expiry or earlier termination of this Agreement, the Licensee shall furnish a copy issued by all authorities, inter alia, confirming that the license is surrendered and no dues are outstanding.

During the subsistence of the license, the Licensee shall at its own costs, risks and expenses, with prior written permission of the Licensor, may renovate and re-furbish the interiors of the said Unit (save for carrying out any existing structural change of whatsoever nature) provided always that no damage whatsoever shall be caused to the said Unit or for the structures standing on the said Premises by reasons thereof and subject to removal of the same and reinstatement of the said Unit in original condition on the expiry or sooner determination of the license hereby created.

It is hereby agreed by and between the Parties hereto as follows: -

- () This Agreement does not create nor is intended to create and shall be construed to create any demise or tenancy or any right, title or interest of any nature in favour of the Licensee in respect of the said Unit or any part thereof save and except the personal license as hereby created and the Licensee is not entitled to and shall not create any third party interest or right or induct any third party in to use and occupation or possession of the said Unit and that the possession of the said Unit is and shall always be deemed to be with the Licensor. No sub licensing will be allowed without prior written consent of the Licensor.
- () The Licensor shall, throughout the period of license hereby granted, shall continue to be legal and juridical possession of the said Unit.
- () The Licensor shall not be responsible or liable for any theft, loss, damage, or destruction of any person or property of the Licensee or any person/s in the said Unit or for any bodily or other injury to any person in the said Unit and the Licensee shall keep the same insured at its own cost and expenses.
- () That as an effect of any order, injunction or judgement passed by any court or tribunal against the Licensor and as a consequent the Licensee is unable to use the

AARYA GROUP

7 | 12

Authorised Signatory

said Unit for a continuous period of 30 days, then either Party shall be at liberty to terminate this Agreement and on and from the date the Licensee was restricted to enter into the said Unit, the Licensee shall not be entitled to pay License Fee for such period to the Licensor and the Licensor shall return the Security Deposit to the Licensee within 15 days, after deducting the amount as mentioned in clause 18(d) above. The Licensor shall also indemnify and keep indemnified the Licensee against any loss or damages suffered or to be suffered by the Licensee arising out of such order, injunction or judgment.

Notwithstanding anything contained in this Agreement and in addition to whatever is agreed in Clause 18(d) above, in the event (i) the Licensee fails to pay License Fee for two consecutive months, or (ii) the Licensee fails to pay any other amounts which is due and payable under this Agreement; or (iii) the Licensee fails to comply with any obligation and covenants contained in this Agreement, or (iv) any statement or representation of the Licensee is found to be incorrect or misleading or fraudulent, or (v) the Licensee commits breach of any of the terms and conditions of this Agreement, or (vi) the Licensee commits any fraud, then the Licensor shall give notice to the Licensee and the Licensee shall cure and/or remedy and/or rectify such breach within the period of 15 days ("Cure period") from the date of the notice. In the event the Licensee fails to rectify/ remedy breach within the Cure Period, then the Licensor may terminate this Agreement forthwith by giving a notice to the Licensee. Upon such termination the Licensee shall forthwith handover the occupation of the said Unit to the Licensor and thereafter the Licensor shall return the Security Deposit to the Licensee in accordance with the clause 12 of this Agreement.

- 22 In the event the Licensee failing to remove itself from the said Unit and all its servants, agents, officers subordinates, employees and staff and all its/their articles, effects, things and belongings from the said Unit within 30 (thirty) days after the expiry or sooner determination of this license, then, without prejudice to any other rights that the Licensor may have against the Licensee, under this License Agreement, the Licensee, in addition to the License Fee, shall be liable to pay a sum of INR 5000/- (Indian Rupees Five Thousand Only) per day as and by way of reasonable, genuine and agreed liquidated damages till such time the Licensee peacefully and quietly removes itself from the said Unit along with all its servants, agents, officers, subordinates, employees and staff and all its/their articles, effects, things and belongings. The aforesaid amount of INR 5000/- (Indian Rupees Five Thousand Only) per day will be the additional sum which constitutes a genuine pre-estimate of damages that will be caused to the Licensor, and that the same is agreed as liquidated damages and not penalty.
- 23 In the event the Licensor is desirous of transferring and/or assigning their right, title and interest in the said Premises and/or the said Unit, then the Licensor shall be entitled to do so, subject to the Licensor intimating the transferee or assignee in writing about the existence of this license created hereunder in favour of the Licensee.
- 24 This license is personal to the Licensee and the Licensee shall not assign or purport to assign the same or transfer the benefit of this Agreement or permit use or occupation of the said Unit to any other person or entity without the prior written approval of the Licensor.
- 25 Nothing herein contained shall be construed or deemed as creating or purporting to create any right, interest, easement, demise of any permanent rights, tenancy, sub-tenancy or transfer of possession in favour of the Licensee in or over the said Unit or any part thereof in favour of the Licensee other than the restrictive and permissive right of use and occupation hereby granted. It is express intention of the parties hereto that this presents records a

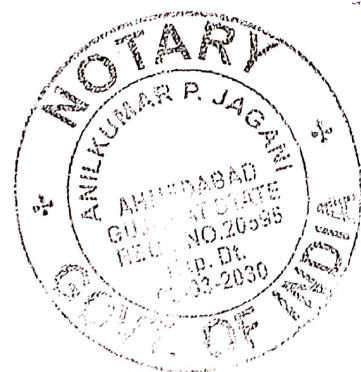
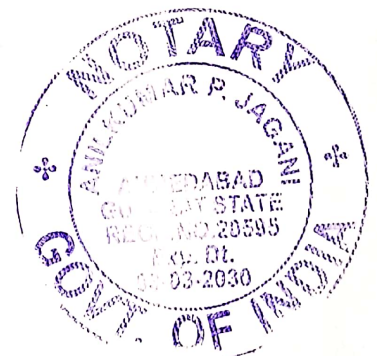
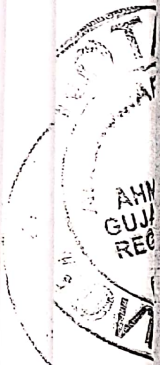
AARYA GROUP

[Signature]
8 | 12
Authorised Signatory

mere license and licensee shall never be entitled to claim any tenancy or rights of any permanent nature in respect of the said Unit.

26 It is agreed between both the Parties that this Agreement shall be executed in 2 (two) copies and both the Parties shall retain one copy of the Agreement so executed.

27 Any dispute arising out of or in connection with the interpretation, application or performance of this Agreement shall be submitted for resolution or adjudication for final and binding arbitration to a sole arbitrator to be appointed by the Parties mutually. Such reference to arbitration will not entitle nor enable the Licensee to withhold the License Fee and any payments due and payable to the Licensor and/or to refrain from complying with any of its obligations under this Agreement. Subject to the applicable laws, the arbitration will be governed by the Arbitration and Conciliation Act, 1996 including any statutory amendments or re-enactments thereof for the time being in force and rules made thereunder. The arbitration proceedings will be conducted in English language at Ahmedabad. The costs of arbitration will be initially paid jointly by Parties hereto in equal shares; the arbitrator shall be entitled to determine by the award as to who will finally bear the costs and in what proportion. The award of the arbitrator shall be binding on all Parties.



Mehar

AARYA GROUP

 Authorised Signatory

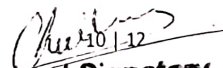
SCHEDULE 1:

(Furniture, Fixtures, Fittings and Amenities)

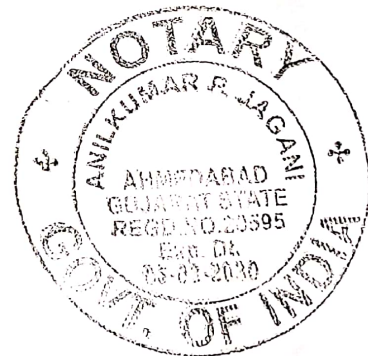
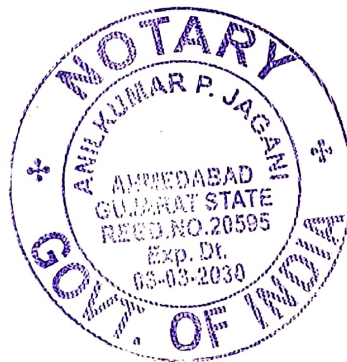
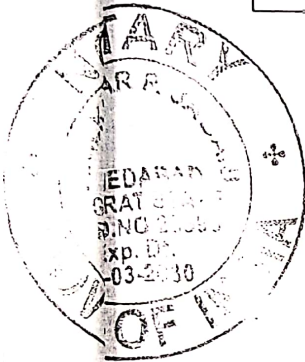
The following furniture, fixtures, fittings and Amenities provided as on 1st Day of September 2025 which includes 1 car parking in basement. At: 1202, Pehel Lakeview, Nr Vaishnodevi Circle, Ahmedabad, Gujarat, having approximately super built-up area of 805 sq. ft. approx. in good and working condition.

Sr. No.	Particulars	Quantity
1.	Boss Cabin	
	Boss Chair	1
	Boss Table with Side Storage	1 + 1
	Ceiling Fan	1
	Sofa	1
	Split AC with remote	1 + 1
	Executive Chairs	2
	Ceiling LED Lights	4
	Roller Blinds	2
	Cupboard	1
2.	Work Area	
	Workstations with LAN & Plug Points	10
	Cupboard	2
	Executive Chairs	10
	Split Ac with Remote	1 + 1
	Ceiling LED Lights	12
	Ceiling Fans	2
4.	Reception	
	Reception table	1
	Executive Chair	1
	Waiting Sofa with Shoe Storage	1 + 1

AARYA GROUP


 Authorised Signatory

	Ceiling LED Lights	4
	Ceiling Fan	1
5.	Pantry	
	Pantry table with Granite Top & SS Sink & Tap	1 + 1 + 1 + 1
	Bottom Storage	1
	Ceiling LED Light	1
6.	Washroom	
	Exhaust Fan	1
	Ceiling LED Light	1
	Mirror	1



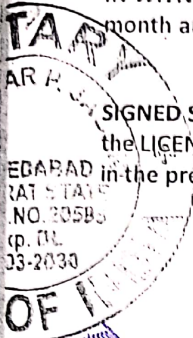
Alkesh

AARYA GROUP
Chintan
 Authorised Signatory

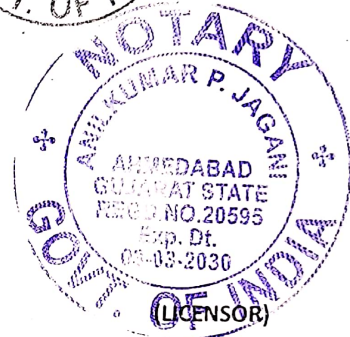
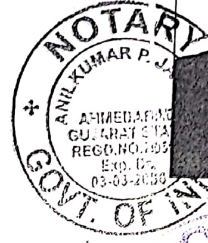
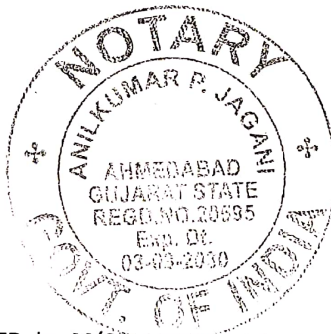
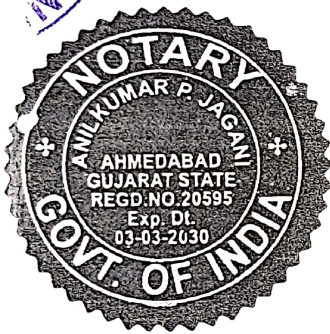
Office Photos-

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

SIGNED, SEALED AND DELIVERED by Mehul Mehta
the LICENSOR named herein above at Ahmedabad
in the presence of:



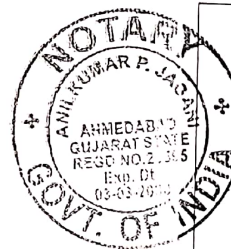
1) Mehul Mehta



SIGNED SEALED AND DELIVERED by M/S. AARYA GROUP Through its authorized signatory Patel Rinku Bimalkumar, the LICENSEE named herein above at Ahmedabad in the presence of:

1) Patel Rinku Bimalkumar

2) Patel Rinku Bimalkumar

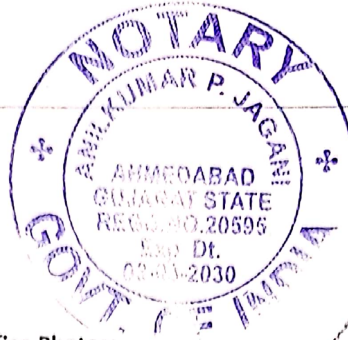


SIGNED BEFORE ME IDENTIFIED BY ME

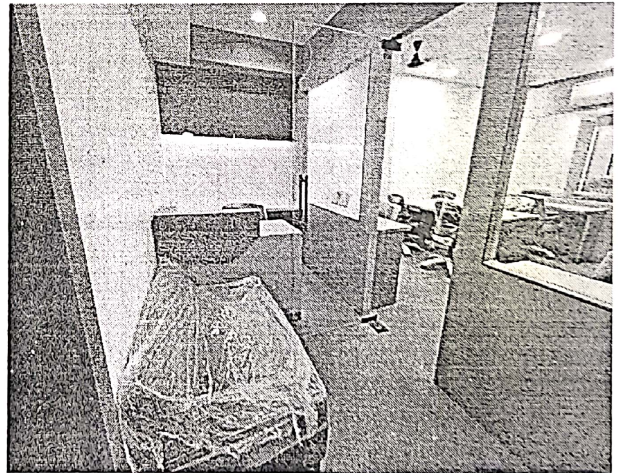
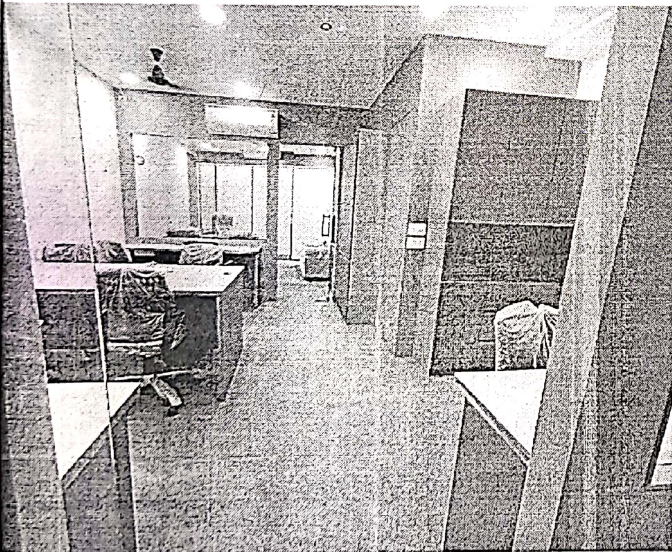
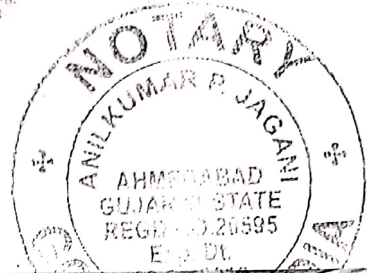
ANIL KUMAR P. JAGANI
NOTARY
GOVT OF INDIA
Name: Harshad Patel
Enroll No: 619215/25

AARYA GROUP
Authorized Signatory

11 OCT 2025



Office Photos:



Handwritten signature

AARYA GROUP
Handwritten signature
Authorised Signatory

RECEIPT OF SECURITY DEPOSIT

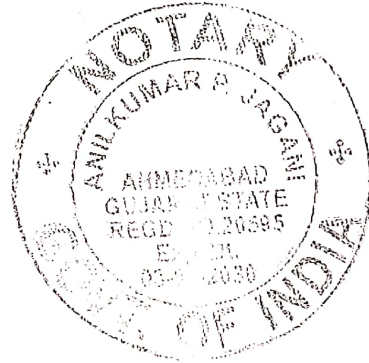
RECEIVED from the within named Licensee the Security Deposit as per the Agreement

INR 75,000/-

Indian Rupees 75,000/- (Indian Rupees Seventy-Five Thousand) only

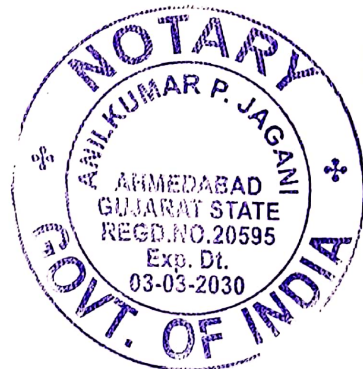
WITNESS:

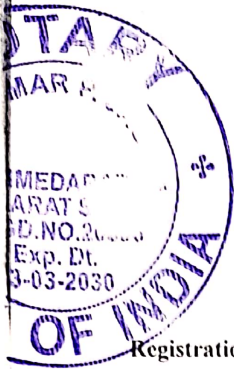
1. S. Y. Pawlye



Heur

SIGNATURE OF THE LICENSOR





Government of India

Form GST REG-06

[See Rule 10(1)]

Registration Certificate

Registration Number : 24AICPC3302PZZL



1.	Legal Name	NIKHILKUMAR DASHARATHBHAI CHAUDHARI			
2.	Trade Name, if any	AARYA GROUP			
3.	Additional trade names, if any				
4.	Constitution of Business	Proprietorship			
5.	Address of Principal Place of Business	<p>Floor No.: 00 Building No./Flat No.: PLOT NO-154 Name Of Premises/Building: CHAUDHARI VAS Road/Street: Unnamed Road Nearby Landmark: Anandpura Veda Primary School Locality/Sub Locality: ANANDPURA VEDA City/Town/Village: Veda Motopura District: Gandhinagar State: Gujarat PIN Code: 382855</p>			
6.	Date of Liability				
7.	Period of Validity	From	09/12/2024	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Centre			
Signature					
Signature valid Digitally signed by GS GOODS AND SERVICES TAX NETWORK 15 Date: 2024.12.09 17:16:10 IST					
Name		Chandan Kumar			
Designation		Superintendent			
Jurisdictional Office		AHMEDABAD			
Date of issue of Certificate		09/12/2024			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 09/12/2024 by the jurisdictional authority.

AARYA GROUP

Authorised Signatory



Annexure A



Goods and Services Tax Identification Number: 24AICPC3302P2ZL

Details of Additional Place of Business(s)

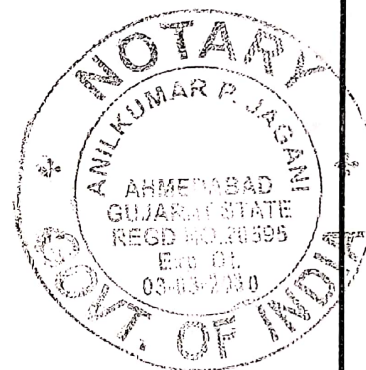
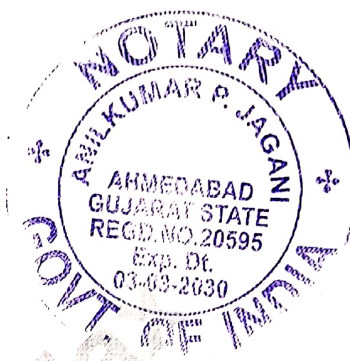
Legal Name NIKHILKUMAR DASHARATHBHAI CHAUDHARI

Trade Name, if any AARYA GROUP

Total Number of Additional Places of Business in the State 0

AARYA GROUP

Chiranjeev
Authorised Signatory





सत्यमेव जयते



Goods and Services Tax Identification Number: 24AICPC3302P2ZL

Legal Name

NIKHILKUMAR DASHARATHBHAI CHAUDHARI

Trade Name, if any

AARYA GROUP

Details of Proprietor

1



Name

NIKHILKUMAR DASHARATHBHAI

Designation/Status

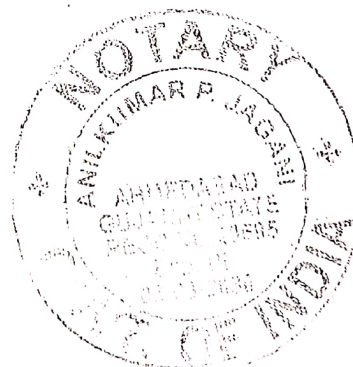
PROPRIETOR

Resident of State

Gujarat



AARYA GROUP

Authorised Signatory



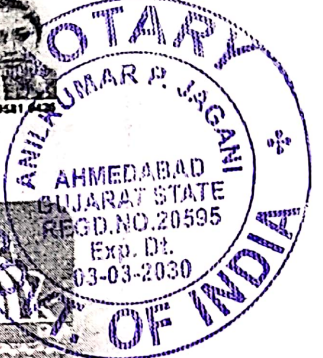
भारत सरकार
Government of India



Issue Date: 02/08/2016



पटेल रिंकु बिमलकुमार
Patel Rinku Bimalkumar
जन्म तारीख / DOB : 08/05/1986
स्त्री / FEMALE



4402 9581 0426

मेरा आधार, मेरी पहचान

AARYA GROUP

Authorised Signatory

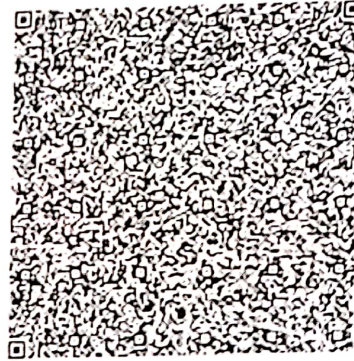
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



सरनाभुं : पतिनु नाम: बिमलकुमार, अ-101,
शांति पूज्य होम्स, मंगल शांति पार्टी प्लॉट
पासे, चांदलोडीया, दसक्रोई, अमदावाड,
गुजरात, 382481

Print Date: 19/03/2021

Address: W/O: Bimalkumar, A-101, shanti
pujay homes, near mangal shanti party plot,
Chandlodia, Daskroi, Ahmedabad, Gujarat,
382481



4402 9581 0426

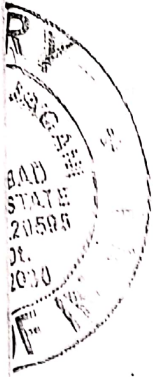
1947

help@uidai.gov.in

www.uidai.gov.in

AARYA GROUP

Authorised Signatory



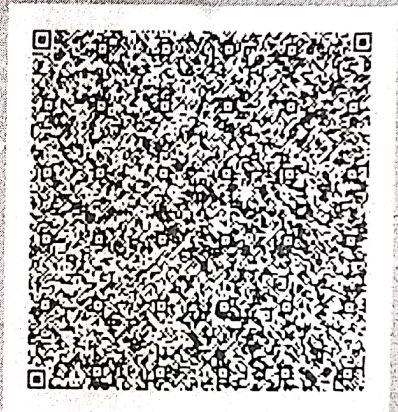
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CIZPS9343D



नाम / Name
PATEL RINKU BIMALKUMAR

पिता का नाम / Father's Name
PARSHOTTAMBHAI JETHABHAI PATEL

जन्म की तारीख /
Date of Birth
03/05/1986


हस्ताक्षर / Signature

15042022

AARYA GROUP


Authorised Signatory



Address : 4-154, Chaudhari Vas, Anandpura veda,
Ta- Mansa, Dist- Gandhinagar-382855

Phone : 9638625505

Email : aaryagroup9833@gmail.com

Ref. No.

Dt.

Date: 19-09-2025



To Whom It May Concern,

Subject: Letter of Authority.

I, Chaudhari Nikhilkumar Dasharathbhai Managing Director of at Aarya Group, hereby authorize Ms. Rinku Bimalkumar Patel, holding the position of Chief Executive Officer to act on behalf of Aarya Group in all General Matter.

This authorization grants the CEO full authority to make decisions, sign documents, enter into agreements, and represent the company as necessary within the scope of their role.

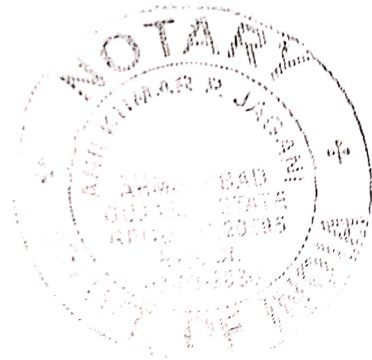
Please provide all necessary support and cooperation to Ms. Rinku Bimalkumar Patel while performing these duties.

Thank you for your attention.

Sincerely,

Mr. Nikhilkumar D Chaudhari
Managing Director
Aarya Group.

Signature:



AARYA GROUP

Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
DKYPM5132G

नाम / Name MEHUL MEHTA

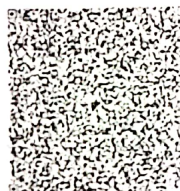
पिता का नाम / Father's name SANJAYKUMAR MEHTA

जन्म की तिथि / Date of Birth 05/07/1996

लिंग / Gender Male

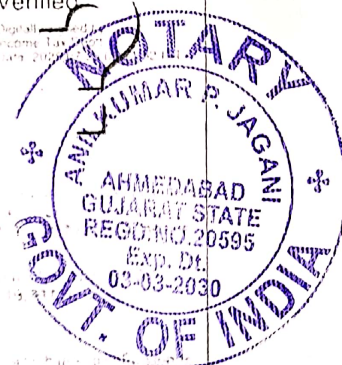


हस्ताक्षर / Signature



Signature Not Verified

Digital Income Tax Card



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name

MEHUL MEHTA

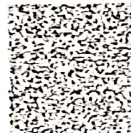
पिता का नाम / Name

SANJAYKUMAR MEHTA

जन्म की तिथि / Date of Birth

05/07/1996

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DKYPM5132G



इस कार्ड के साथ, कृपया एक क्लिक करें, जिससे
आयकर विभाग में इसकी प्रतिलिपि भेजी जाएगी।
आपकी जानकारी के लिए, आयकर विभाग में
आपकी जानकारी के लिए, आयकर विभाग में
आपकी जानकारी के लिए, आयकर विभाग में

If this card is lost, please click on the link
provided below to report it.

Report the lost PAN card on the following link:
https://www.incometax.gov.in/iec/foi/pan-card-report
PAN Card Report Form

Electronically issued and Digitally signed e-PAN is a valid mode of issue of Permanent Account Number (PAN) post amendment in the law relating to the
Explanation occurring after sub-section (1) of Section 138A of Income Tax Act, 1961 and sub-rule (1) of Rule 114 of the Income Tax Rules.



Scanned with OKEN Scanner



સામંત સરકાર
Government of India



Download Date: 10/06/2021



મેહુલ મેહતા
Mohul Mehta
જન્મ તારીખ/DOB: 05/07/1996
પુરુષ/MALE

Issue Date: 28/03/2021

2048 6254 6803

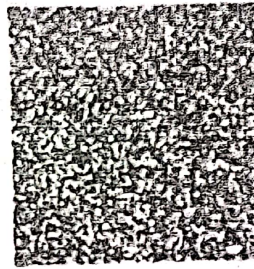
VID : 9194409220586558

મારી આધાર. મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પાલિકા
Unique Identification Authority of India

સરનામું :
મેન્કરેજ બંગ્લો, પોર્ટ કોલોની, ગોપાલપુરી,
ગાંધીધામ, સરકાર,
ગુજરાત - 370240

Address:
ANCHORAGE BUNGLOW, PORT COLONY,
GOPALPURI, Gandhidham, Kachchh,
Gujarat - 370240



2048 6254 6803

VID : 9194409220586558

1047

help@uidai.gov.in

www.uidai.gov.in



TRUE COPY

ANILKUMAR P. JAGANI
NOTARY
GOVT. OF INDIA

