

SITE VISIT REPORT
OF
CARVER ROBOWEL LIMITED



CONTENTS

PARTICULARS	Page No.
Introduction	1
Summary of Business	1
History of the Company	1 - 2
Site Visit Officer	2
Promoter	2
Directors	2 - 3
Senior Managerial Personnel	3
Human Resources	3
Shareholders	3-4
Business Activities	4
Property	4
Objects of the Offer	4
Analysis of other Documents and conclusion	4
Mode of Conveyance	4
Photographs	5-6
Signature page	6



Introduction

Company Name	Carver Roboweld Limited
Period of Visit	Registered Office - July 10, 2026. Manufacturing unit – April 22, 2025.
Visit Conducted By	Mr. Meet Kava and Ms. Nisha Chaudhary
Visit Hosted By	Mr. Parag Vyas at Registered Office. Mr. Ranjit Bose at Manufacturing unit.
Site Name & Address	Registered Office: 1403, Space Odyssey, 150Ft Ring Road, Near KKV Hall, Rajkot 360005, Gujarat, India. Manufacturing Unit: Survey No. 98P, Near Gidc Bamanbore Estate Phase-1, Taluka Chotila, Bamanbore, Rajkot 363520, Gujarat, India.

- We undertook the site visit as mentioned above for the proposed SME IPO of Carver Roboweld 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

Established in 2009, the Company is engaged in the manufacturing of welding consumables, including Metal Cored Wires, Welding Rods and Gauging electrodes, catering to diverse industrial applications. Over the years, they have expanded the capabilities beyond manufacturing to offer a broad portfolio of value-added engineering services, as a solution provider to the forging industry. In addition to consumable manufacturing, the Company also supplies welding spare parts and accessories used for welding operations and maintenance of welding equipment. Further the Company provides services such as forging die regeneration and welding robot rental services.

The manufacturing facility of the company is located at Survey No. 98P, Near Gidc Bamanbore Estate Phase-1, Taluka Chotila, Bamanbore, Rajkot 363520, Gujarat, India., strategically positioned to support efficient production, logistics, and access to key industrial markets. To ensure proximity to customers and timely service delivery, the Company operates additional service units in Pune, Hosur, and Ludhiana, allowing them to serve major industrial companies across the country. The Company focuses on delivering engineered, solutions designed to meet the increasing requirements of modern industry. Their strength lies in a team of skilled engineers and technical professionals who bring expertise, innovation, and a customer-centric approach to every project.

History of the Company

The Company was originally incorporated as “Carver Welding Private Limited”, a private limited company under the provisions of Companies Act, 1956, pursuant to a certificate of incorporation dated August 04, 2009, Further name of “Carver Welding Private Limited” was changed to “Carver Roboweld Private Limited” pursuant to a Certificate of Incorporation dated May 23, 2025 issued by Assistant Registrar of Companies, Central Registration Centre. Thereafter, pursuant to the conversion of the Company from a private limited company to a public limited company, the name of the Company was changed to “Carver Roboweld Limited”, in accordance with a Shareholders’ resolution dated June 03, 2025. A fresh certificate of incorporation consequent upon conversion and change of name was issued by the Registrar of Companies, Central Processing Centre, on June 16, 2025.

Mr. Ranjit Chandrabhai Bose and Mr. Rajit Chandra Bose were the initial subscriber to the Memorandum of Association of the Company. Mr. Ranjit Chandrabhai Bose, Mr. Rajit Chandra Bose and Mrs. Deval Ranjitbhai Bose are the current promoters of the Company.



Initially, the shareholders of the Company were Mr. Ranjit Chandrabhai Bose and Mr. Rajit Chandra Bose. Subsequently, in 2019, few shares were transferred and allotted to Mrs. Deval Ranjitbhai Bose, pursuant to which Mrs. Deval Ranjitbhai Bose also became a shareholder of the Company.

Mr. Ranjit Chandrabhai Bose and Mr. Rajit Chandra Bose were appointed as the First Directors of the Company and have served as Directors since incorporation. Further, in 2025, Mr. Ranjit Chandrabhai Bose was re-designated as Chairman and Managing Director and Mr. Rajit Chandra Bose was re-designated as an Whole time Director of the Company.

Pursuant to the aforesaid share transfer and appointments, the control and management of the Company are primarily vested in Mr. Ranjit Chandrabhai Bose, Mr. Rajit Chandra Bose and Mrs. Deval Ranjitbhai Bose.

Site Visit Officer

Mr. Meet Kava, Assistant Manager and Ms. Nisha Chaudhary, Assistant Manager, working at Merchant Banking Division of Smart Horizon Capital Advisors Private Limited, the Merchant Banker to the proposed Public Offer of Carver Roboweld Limited, met with Mr. Ranjit Bose, Chairman and Managing Director of the company at the Registered office and Manufacturing unit of the Company and we have examined various documents related to Company's operations and Management.

Promoters and Directors

Following are the profile of Promoters and directors based on the documents and discussion:

Ranjit Chandrabhai Bose, aged 50 years, is the Chairman and Managing Director of the Company and has been associated with the Company since its incorporation. He has completed Secondary School Examination from Gujarat Secondary Education Board, Gandhinagar in the year 1992. He has over 16 years of experience in the Forging and Automobile industry. He has played a pivotal role in shaping the company's vision and driving its strategic direction. As a key leader, he is responsible for formulating and executing business strategies, overseeing overall operations, and ensuring sustainable growth, financial success, and market expansion. Under his guidance, the company continues to achieve new milestones and strengthen its position in the industry.

Rajit Chandra Bose, aged 48 years, is the Whole Time Director of the Company and has been associated with the Company since its incorporation. He has completed Secondary School Examination from Gujarat Secondary Education Board, Gandhinagar in the year 1993. He has approximately 16 years of experience in the Forging and Automobile industry. He is responsible for handling Pune and Ludhiana branch operations. He oversees the company's technical operations, research and development initiatives, and innovation strategies. His leadership and expertise have been instrumental in driving technological advancements, enhancing product quality, and optimizing operational processes.

Deval Ranjitbhai Bose, aged 38 years, is the Executive Director of the Company and has been associated with the Company since March 04, 2016. She has completed Bachelor of Commerce from Saurashtra University in the year 2009. She has over 10 years of experience in the Forging and Automobile industry. She is responsible for formulating and executing the company's financial strategy, overseeing risk management, budgeting, and regulatory compliance. Her role also involves analysing financial data to provide actionable insights, optimizing resource allocation, and implementing cost-effective solutions that drive sustainable growth.

Non-Executive Independent Directors

A Brief meeting on the business of the Company was held. We examined all the documents relating to the Non-Executive Independent Director. The profile of the non-executive director is given below based on the documents submitted by them to us:

Solanki Dharmesh R, aged 47 years, is a Non - Executive Independent Director of the Company and has been associated with our Company since October 11, 2025. He has completed Bachelor of Engineering (Mechanical) from Saurashtra University in the year 2000 and has also completed his Post Graduate Diploma in advanced computer application from Saurashtra University in the year 2003. He has an experience of over 6 years in engineering industry. He is currently associated with Nivi Engineering Solution (Owned Proprietorship Firm) from 2020. he has experience in Business Operation, Client relationship management, Coordination and Technical Services.



Usha M Chandrapal, aged 44 years, is an Non - Executive Independent Director of the Company and has been associated with our Company since October 11, 2025. She has completed Master of Commerce from Saurashtra University in the year 2004. She is associated with KD Fincorp Group from past 8 years and has an experience of over 08 years in finance industry. She has experience in finance, compliance, and strategic advisory, including financial management, regulatory compliance, and strategic planning.

Swati Dhaval Mirani, aged 37 years, is Non - Executive Independent Director of the Company and has been associated with our Company since December 02, 2025. She has completed Bachelor of Commerce from Saurashtra University in the year 2009. She has also completed her Diploma in Computer Science from Saurashtra University in the year 2010. She has also completed her Master of Commerce from Saurashtra University in the year 2012. She is currently associated with GSM Foils Limited as an Independent Director and with K.B. Globex as an Accountant and has an experience of over 4 Years in Finance industry.

Senior Managerial Personnel

Nair Sajith Soman is the Branch Head (Rajkot) of the Company and has been associated with our Company since January 01, 2011. He has completed Bachelor of Commerce from Saurashtra University in the year 2010. He has over 15 years of experience in commercial and operational functions. Further he is responsible for overseeing branch operations, managing staff, achieving sales targets, maintaining customer relationships, and ensuring smooth administrative functions.

Dharani L is the Branch Head (Hosur) of the company and has been associated with our Company since January 01, 2022. She has completed SSLC Public Examinations from Govt HS Mailpatti in the year 2006 and has also completed Higher Secondary Public Examination from Govt H S S Mailpatti in the year 2008. She has been associated with the company for more than 04 years and has been responsible for overseeing Hosur branch operations, managing staff, achieving sales targets, maintaining strong customer relationships, and ensuring smooth administrative functions.

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 records, there were around 68 employees altogether on the payroll including Board of Directors as of June 30, 2026.

Function / Department	Number of employees as of June 30, 2026
Production Department	31
Works Operations	20
Legal and Compliance Department	4
Purchase and Procurement Department	4
Sales and marketing Department	4
Finance Department	3
Human Resource Department	1
Clerk	1
Total	68

Shareholders

The following are the Top 10 shareholders holding in the Company as on August 21, 2026:

Sr. No.	Name of the Shareholder	Number of Equity Shares held	% of the then existing paid up capital
1.	Ranjit Chandrabhai Bose	57,00,078	59.58%
2.	Rajit Chandra Bose	12,38,841	12.95%
3.	Deval Ranjitbhai Bose	12,10,311	12.65%
4.	Tulsikumari Chandrabhai Bose	4,68,108	4.89 %
5.	Bhavik Kishorbhai Nathavani	1,21,225	1.27%

Sr. No.	Name of the Shareholder	Number of Equity Shares held	% of the then existing paid up capital
6.	Cholera Krunal Jitendrabhai	67,200	0.70%
7.	Kavya Piyushbhai Thakar	49,600	0.52%
8.	Nikki.	49,600	0.52%
9.	Sanjaybhai Amrutlal Parmar	41,600	0.43%
10.	Vishal Pravinbhai Raiyani	41,600	0.43%
Total		89,88,343	93.95%

Business Activities

Company is engaged in the manufacturing of welding consumables, including Metal Cored Wires, Welding Rods and Gauging electrodes, catering to diverse industrial applications. Over the years, we have expanded our capabilities beyond manufacturing to offer a broad portfolio of value-added engineering services, as a solution provider to the forging industry. In addition to consumable manufacturing, the Company also supplies welding spare parts and accessories used for welding operations and maintenance of welding equipment. Further the Company provides services such as forging die regeneration and welding robot rental services:

1. Product offering includes Metal Cored Wires, Welding Rods, Gauging electrodes and welding Spare Parts.
2. Service offering includes forging die and regeneration and welding robot rental services.

Property

We have visited the respective business premises of the Company:

Sr. No	Address	Purpose
1.	1403, Space Odyssey, 150Ft Ring Road, Near KKV Hall, Rajkot 360005, Gujarat, India	Registered Office
2.	Survey No. 98P, Near Gidc Bamanbore Estate Phase-1, Taluka Chotila, Bamanbore, Rajkot 363520, Gujarat, India.	Manufacturing Unit

Object of the Offer

Mr. Ranjit Chandrabhai Bose discussed and explained their vision for the IPO and utilization of its proceeds and expressed that the company intends to utilize the Net Proceeds from the Fresh issue for the following purposes:

1. The Company proposes to Purchase Welding Robots to expand their existing Fleet. The Proposed capital Expenditure will increase their installed base and enhance their capacity to serve customers across multiple locations by enabling them to adopt Welding Robots as an alternative to manual welding processes.
2. The Company proposes to repay, the outstanding amount utilized under its Cash Credit Limit, with the objective of reducing its debt obligations, optimizing its capital structure, and lowering finance costs.

Analysis of other Documents and conclusion

We have examined the registers, records, books and papers of Carver Roboweld Limited. In our opinion and to the best of information and according to the examinations carried out by us and explanations furnished to us by the company and its officers, the company has kept and maintained all registers and all entries therein have been duly recorded.

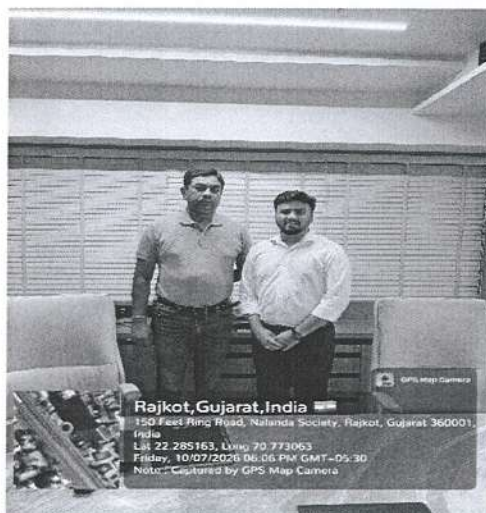
Mode of Conveyance

Transport mode used by Site Officer's: Flight and Bus

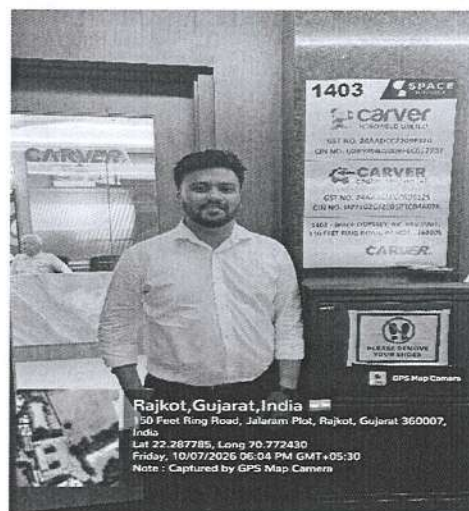
Photographs



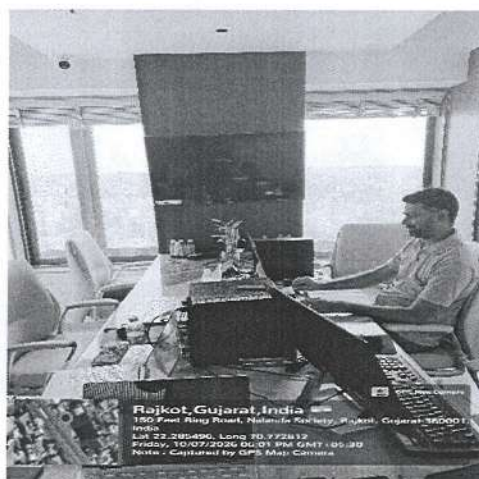
PHOTOS OF THE REGISTERED OFFICE:



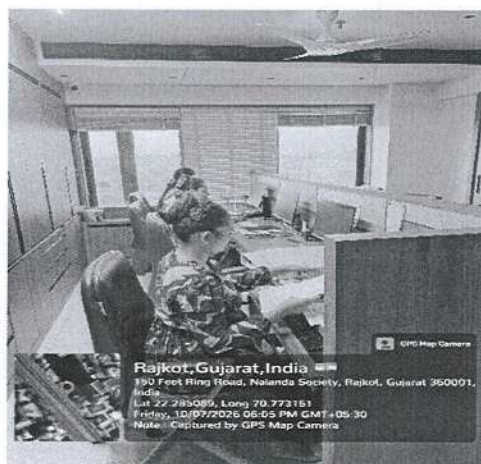
From Left to Right- Mr. Ranjit Bose and Mr. Meet Kava



At the Registered Office Address of the Company



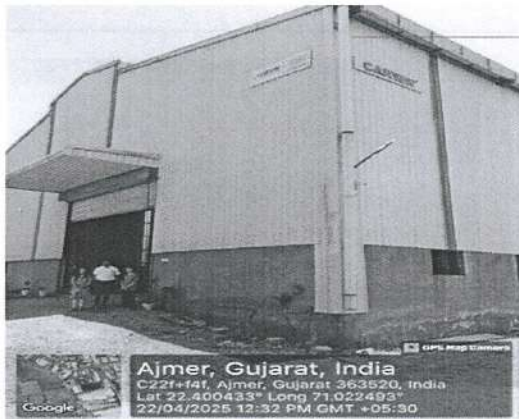
Conference Room



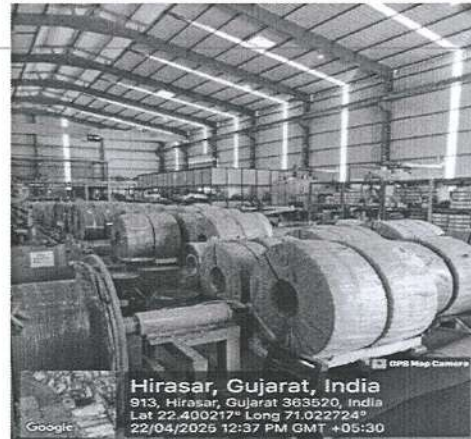
Employee Working Area

PHOTOS OF THE MANUFACTURING UNIT:

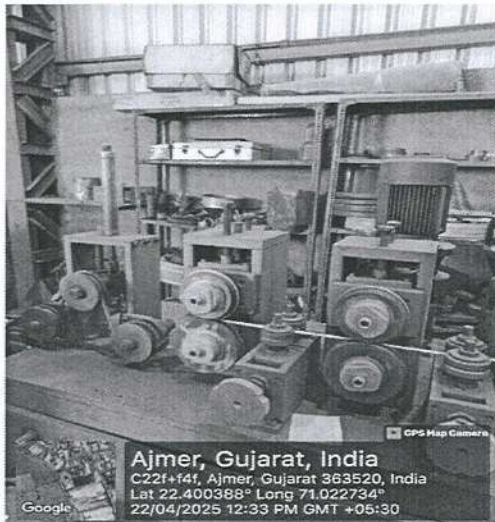




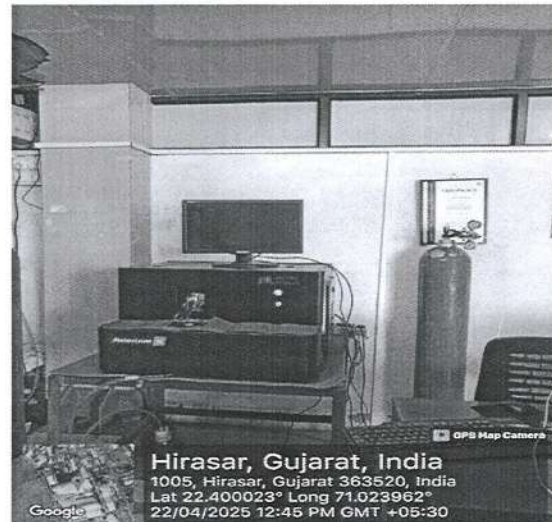
Manufacturing Unit Entrance



Raw Material



Production Line



Quality Control Equipment

We undersigned visited the Registered office and Manufacturing unit for the purpose of a Site visit:

Sr. No.	Site Name	Site visit Officer	Designation	Signature
1	Registered Office	Mr. Meet Kava	Assistant Manager	<i>Meet</i>
2	Manufacturing Unit	Ms. Nisha Choudhary	Assistant Manager	<i>Nisha</i>



Date: 24/08/2026

Enclosures:

Annexure 1: Shareholder List

Annexure 2: List of Employees

Annexure 3: Property Agreements

Annexure 4: Flight and Bus Tickets

Dt. 10th July, 2026

To,
 Smart Horizon Capital Advisors Pvt Ltd.
 Address: B/908, Western Edge II,
 Kanakia Space, Behind Metro Mall,
 Off Western Express Highway,
 Magathane, Borivali East,
 Mumbai - 400066, Maharashtra, India

Dear Sir/Madam,

Subject: Details of number of employees as on 30th June, 2026

The details of department wise personnel as on 30th June, 2026 is as mentioned below: -

Sr. No.	Department	No of Employees
1	Finance Department	3
2	Human Resource Department	1
3	Sales & Marketing Department	4
4	Purchase & Procurement Department	4
5	Legal and Compliance Department	4
6	Production Department	31
8	Works Operations	20
9	Clark	1
Total		68

Sr. No.	Particular	Number
1	Contractor/Sub Contractor	75
Grand Total		143



*Name of all Welders who are on contract or sub-contract with location.

SR NO.	NAME	PLACE	SR NO.	NAME	PLACE
1	NAVAL KAPILKUMAR DEV	HOSUR	39	ABISHEK SINGH	HOSUR
2	BHOLA BRIDHICHAND	HOSUR	40	PRADUMAN PATEL	HOSUR
3	AKILESH CHANDAN PASWAN	HOSUR	41	JEETU KUMAR	PUNE
4	KRISHNASHA	HOSUR	42	SONU MANDAL	PUNE
5	ANIL KUMAR	HOSUR	43	SURENDRA PAL	PUNE
6	SONU LAL	HOSUR	44	PREM PAL KUMAR	PUNE
7	SUNIL ANILKUMAR	HOSUR	45	GAVRAV KANDU	PUNE
8	ARAVIND KASHI CHAUHAN	HOSUR	46	JAYRAM	PUNE
9	SOORAJ KUMAR KABU PRASAD	HOSUR	47	AVINASH MALLICK	PUNE
10	RAKA KUMAR PRASD	HOSUR	48	AKASH MANDAL	PUNE
11	AMARJEET SRINANKISORE	HOSUR	49	SHREE RAM	PUNE
12	JITU PASWAN	HOSUR	50	SUMAN	PUNE
13	BAPUN MALIK	HOSUR	51	SEVAK	PUNE
14	PURAN ARUNKUMAR YADHAV	HOSUR	52	ANAND MISHRA	PUNE
15	GUDDU KUMAR	HOSUR	53	JITENDRA KUMAR	PUNE
16	RAKA KUMAR PRASD	HOSUR	54	UMESH MAHATO	PUNE
17	SURAJ KUMAR BHOLA SHAHANI	HOSUR	55	AVINASH MAHATO	PUNE
18	VISHAL KASHIKUMAR CHAUHAN	HOSUR	56	RAMCHIJ PAL	PUNE
19	BINEESH GOPALA KRISHNAN	HOSUR	57	TUSHAR PARDHAD	PUNE
20	DHINESH KUMAR	HOSUR	58	ANAND MISHRA	PUNE
21	PREM GOPE	HOSUR	59	ANEESH KUMAR	PUNE
22	ASHOK AMERIKA PATEL	HOSUR	60	SAURAV	PUNE
23	DEVARAJ	HOSUR	61	ARUN YADAV	LUDHIANA
24	RAMAKANTH SINGH-SANJAY SINGH	HOSUR	62	DEEPAK KUMAR	LUDHIANA
25	SUGAM KUMAR	HOSUR	63	VIKASH KUMAR	LUDHIANA
26	SHASHI KUMAR	HOSUR	64	DHARMENDRA KUMAR	LUDHIANA
27	SATHAYAM SINGH	HOSUR	65	GOVIND	LUDHIANA
28	AKILESH CHAUHAN	HOSUR	66	SURENDRA KUMAR	LUDHIANA
29	SUBASH GOPE ANAND GOPE	HOSUR	67	HULISH	LUDHIANA
30	ABISHEK AMERICA PATEL	HOSUR	68	DEEPAK KUMAR	LUDHIANA
31	RITIK SINGH PATEL	HOSUR	69	DINANATH PAL	LUDHIANA
32	NAGENDARA RAMSHABD SINGH	HOSUR	70	VIDHIT TIWARI	LUDHIANA
33	AKSHOY SWAMINATH	HOSUR	71	ANIL KUMAR	PANTHNAGAR
34	SUBAM RAMLAL PATEL	HOSUR	72	MUNNA KUMAR	PANTHNAGAR
35	RAVINDRA SINKU	HOSUR	73	KRISHNA KUMAR	PANTHNAGAR
36	AJAY SOVAMINATH PRASAD	HOSUR	74	CHOTELAL	PANTHNAGAR
37	SOURAV KUMBHAKAR	HOSUR	75	USHADEVI	PANTHNAGAR
38	KAMALESH PATEL	HOSUR			

For, Carver Roboweld Limited

Mr. Ranjit C Bose
 Managing Director
 DIN: 00492039



Date: 21-08-2026

To,
 The Book Running Lead Manager,
 Smart Horizon Capital Advisors Private Limited
 (Formerly Known as Shreni Capital Advisors Private Limited)
 B/908, Western Edge II, Kanakia Space,
 Behind Metro Mall, off. Western Express Highway,
 Magathane, Borivali (East), Mumbai-400066,
 Maharashtra, India
 ("The Book Running Lead Manager")

Dear Sir,

Sub: Proposed Initial Public Offer of Carver Roboweld Limited Limited on SME Platform of BSE Limited

The table below sets forth the Shareholding as on August 21, 2026

Sr. No.	Name of the Shareholder	Number of Equity Shares held	% of the then existing paid up capital
1.	Ranjit Chandrabhai Bose	57,00,078	59.58%
2.	Rajit Chandra Bose	12,38,841	12.95%
3.	Deval Ranjitbhai Bose	12,10,311	12.65%
4.	Tulsikumari Chandrabhai Bose	4,68,108	4.89 %
5.	Bhavik Kishorbhai Nathavani	1,21,225	1.27%
6.	Cholera Krunal Jitendrabhai	67,200	0.70%
7.	Kavya Piyushbhai Thakar	49,600	0.52%
8.	Nikki.	49,600	0.52%
9.	Sanjaybhai Amrutlal Parmar	41,600	0.43%
10.	Vishal Pravinbhai Raiyani	41,600	0.43%
Total		89,88,343	93.95%

FOR CARVER ROBOWELD LIMITED

RANJIT BOSE
DIRECTOR
DIN: 00492039

PLACE: RAJKOT



રજી. અનુ. નં....6495.....

તારીખ : ૨૩/૦૮/૨૦૨૫

રજી. ઓફીસ ઓન નં..સી.પી.પી.સી...

સમય :.....



PIYUSH B. PARMAR

(B.Com., LL.B.)

Advocate & Notary

(Govt. Of India)

Mo. No. +91 81550 52097

: : LEASE AND LICENSE AGREEMENT : :

1ST PARTY:-

Mr. RANJIT CHANDRABHAI BOSE

2ND PARTY:-

**CARVER ROBOWELD LIMITED's Director
Mrs. DEVAL RANJITBHAI BOSE
"CIN NO.:- U28939GJ2009PLC057707"**

: : PROPERTY DETAIL : :

Office No. 1403 with built up area 108-28 sq.mtrs approximately, of Part A build up area 54-14 sq.mtrs approximately situated in " SPACE ODYSSEY" bearing revenue survey no. 74, situated at Nana mava Village within border of Rajkot Municipal Corporation, Ta. & Dist. Rajkot

-RKT	5	MAV
6495 - $\frac{3}{15}$		
2025		

LEASE AND LICENSE AGREEMENT

THIS AGREEMENT OF "LICENSE" made in the city of Rajkot 01/09/2025 between Mr. RANJIT CHANDRABHAI BOSE, aged adult, Indian inhabitant, working As A Businessmen and Permanent Address "Rashmi", 15 Parsana Nagar, Near Ayyappa Temple, Jamnagar Road, Rajkot Hereinafter called the "LICENSOR" (which expression shall, unless repugnant to the context and meaning include his heirs, successors, administrators and assigns) of the "ONE PART" and CARVER ROBOWELD LIMITED's Director Mrs. DEVAL RANJITBHAI BOSE, "CIN NO.:- U28939GJ2009PLC057707" a company incorporated under the Companies Act, 1956 and having its registered office at 1403, Space Odyssey, 150ft Ring Road, Near KKV Hall, Rajkot-360 005 hereinafter called "the Licensee" (which expression shall, unless be repugnant to the context and meaning, include its successors and assigns) of the "OTHER PART".

That the "Licensor" hereby allows the "Licensee" to use the said **the Commercial property at Whereas at Office No. 1403 with built up area 108-28 sq.mtrs approximately, of Part A build up area 54-14 sq.mtrs approximately situated in "SPACE ODYSSEY" bearing revenue survey no. 74, situated at Nana mava Village within border of Rajkot Municipal Corporation, Ta. & Dist. Rajkot. hereinafter referred to as the "Licensed Premises" for Commercial Purpose Only.**

AND WHEREAS on the request of the Lessee, the lessor has agreed to the Licensed Premises lease in respect of the demised premises for a term of 5(Five) year years in the manner hereinafter appearing.

CARVER ROBOWELD LIMITED

DIRECTOR



E-Challan of Registration Fee
Inspector General of Registration and Superintendent of Stamps
Revenue Department
Government of Gujarat

RKT	5	MAV
6495 - 1/13		
2025		

Application No 20251101675837
Payee Name CARVER ROBOWELD LIMITED
Address
Mobile 9727725550
Office District RAJKOT
Office Name S.R.O-Rajkot - 5 Mava
Year 2025-2026
Property Description Survey No(old).74 PAIKI AND 73/75 PAIKI TP No.3 NANA MAVA FP No.146,147,153 AND 154 Plot No. 7,8,9 AND 54 Total Rentable Area of Land 54.14.
Type Of Document Lease(Lease of Immovable)

Transaction No	Account Head	Amount (Rs.)	Bank CIN	Date	Bank Branch
250919010000095697 2	Registration Fee (0030-03-104-00)	2100.00	100298120250919009 57	19-09-2025	SBI ePay Payment Gateway
Page Fee	(15) 300	Other	0	Postage	0.00
Registration Fee	1800.00	Fee Exemption	No	Consideration	180000.00
Total Amount (Rs.)	2100.00	In Words	Rupees Two Thousand One Hundred Only		

CARVER ROBOWELD LIMITED

DIRECTOR



Printed On : 23/09/2025 09:23:22

- (૧) ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
(૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૫૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
(૩) ઇ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું કોજદારી ગુનો બને છે.

23 SEP 2025



IN-GJ11267052133555X



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

₹7,000

Certificate of Stamp Duty

RKT	5	MAV
6495 - 2/15		
2025		

Certificate No. : IN-GJ11267052133555X
Certificate Issued Date : 22-Sep-2025 08:36 PM
Account Reference : IMPACC (AC)/ gj13090611/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1309061127638172625335X
Purchased by : PIYUSHBHAI B PARMAR
Description of Document : Article 30(a)(ii) Lease / Leave and License 1 Year To 5 Years Commercial Property
Description : RAJKOT RS.N.74,SPACE ODYSSEY,OFFICE NO.1403,BUILT UP AREA 108-28 SQM.PAIKI 54-14 SQM.
Consideration Price (Rs.) : 1,80,000
(One Lakh Eighty Thousand only)
First Party : RANJIT CHANDRABHAI BOSE
Second Party : CARVER ROBOWELD LIMITED
Stamp Duty Paid By : CARVER ROBOWELD LIMITED
Stamp Duty Amount(Rs.) : 7,000
(Seven Thousand only)



CARVER ROBOWELD LIMITED

DIRECTOR



IN-GJ11267052133555X

23 SEP 2025

GG 0021576230

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

NOW THE DEED WITNESSETH AS FOLLOWS:-

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1. LICENSE FEE:

That the Licensee shall pay to the Licensor of the premises the License fee of **Rs. 15,000/-Per Month (Rupees Fifteen Thousand only)** per month in advance basis.

The License Fee and Remuneration shall be payable on or before the 7th day of each month.

3. OTHER CHARGES:

a. Electricity charges:

That the Licensee shall pay the Electricity Charges over and above the license fee payable by it as stated hereinabove.

b. Local Authority Taxes:

That the Licensor shall pay the Local Authority Taxes of any other taxes levied on the property.

c. Taxes & Deduction

That the Licensee shall pay The Good And Service Tax Charges over and above the license fee payable (if applicable) by it as stated hereinabove.

License Fee is subject to TDS under Section 194-I (10%) if the total annual rent exceeds ₹2.4 lakh.

4. PERIOD:

That the Lease & License agreement is granted for a period of 5th year commencing from 01/09/2025 to 31/08/2030.

5. NOTICE PERIOD:

1-month Calendar notice from either side will terminate this agreement and the licensee shall hand over the vacant and peaceful possession back to the licensor.

CARVER ROBOWELD LIMITED

23 SEP 2025

DIRECTOR

6. That the **Licensee** shall sub-lease, assign or sublet the part or whole of the said premises to anybody during the License period.

7. That the **Licensee** shall not carry out any structural additions to the building layout, fittings or furniture which is provide by Licensor ~~and also should~~ **MAV** used wisely and maintain them properly.

8. That the **Licensee** shall not keep any hazardous, inflammable items / goods etc. in the said premises which is prohibited by law.

9. That the **Licensee** shall not carry out any anti-social activity prohibited by law.

10. That the **Licensee** shall not create any kind of nuisance / annoyance or hindrance in the said premises or its surrounding neighborhood and the Society's / Association's norms, rules and regulations will be binding to the Licensee and its occupants.

11. That the **Licensee** shall permit the Licensor to enter upon the demised premises for inspection and any other purpose as and when necessary.

12. That the **Licensee** shall bear the current day to day repairs and maintenance to the said premises. The licensee shall also be liable to keep the premises in good condition till the time it holds the license of the same and handover the premises back to the licensor at the end of the stipulated term in good condition. However any major repairs in the present structure due to no fault of the Licensee shall be undertaken by the Licensor.

13. That **Licensee** fails to comply on any if the terms mentioned in this agreement then Licensor shall have the right to terminate this agreement by giving one month notice to the Licensee and the Licensee shall be liable to hand over the vacant and peaceful possession back to the **Licensor**.

14. It being the express intention of both the parties that this is purely a Lease & License Agreement and nothing herein contained shall constitute any tenancy or sub tenancy between the Licensor and the Licensee.

CARVER ROBOWELD LIMITED

23 SEP 2025

DIRECTOR

15. That the **Licensor** hereby warrants to the **Licensee** that she/he is the member of the society / association and is entitled to enter into and execute this agreement. This **Licensor** further warrants that there is no outstanding payment of taxes required to be made to the said society / association or to anybody or authority or any proceeding pending in connection with the ownership or lease hold possession or otherwise of the said premises.

16. Upon the expiry of the initial terms and if renewed upon expiry of extended term or sooner termination of this agreement or the renewal term the **Licensee** deliver / vacant possession of the said Premises by removing all their belongings from the said premises to the **Licensor** and clear all the dues payable as per this agreement. That the **Licensor** shall be required to refund the deposit to the **Licensee** after clearing all its dues obligations as soon as the same are crystallized.

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17. The terms of this agreement shall not be altered or added to nor shall anything be omitted from this agreement except by means of an agreement in writing duly signed by the parties hereto. This shall not be entitled to any further extensions / renewals for any reason whatsoever.



18. That the **Licensor** also agree that the **Licensee** if regularly paying the license fee hereby (reserved and performing the conditions herein contained) shall peacefully and quietly possess and enjoy the said premises during the currency of the agreement without interruption or disturbance by the **Licensor**.

19. That the **Licensor** shall deliver the said premises to the **Licensee** complete in all respects duly repaired with electric fittings and, she also agree that the **licensee** paying the license fees hereby (reserved and performing the conditions herein contained) shall peacefully and quietly possess and enjoy the said premises during the currency of the agreement without interruption or disturbance by the **Licensor**.

20. If the **Licensee** fails to pay the Lease charge for Two (02) consecutive Months or violates any of the terms stated herein and does not remedy such breach without reasonable and legitimate reason(s) within 30 days of receiving

CARVER BOBOWELD LIMITED

[Signature]

DIRECTOR

23 SEP 2025

4 Page

written notice in that behalf from the Licensor, the Licensor shall be entitled to terminate the Lease executed on expiry of such notice period

21. The Court in Rajkot shall be the only Jurisdiction to entertain, try and Disposal –off dispute, which may arise between the parties here to.

IN WITNESS whereof the Licensor and the Licensee hereunto signature this Agreement.

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6 4 9 5 - 7/8		
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Place: Rajkot

Date: 23/09/2025

:: Witness ::

X 
RANJIT CHANRABHAI BOSE

(1) P. N. Vyas

X  
DIRECTOR
Mrs. DEVAL RANJITBHAI BOSE
Director Of -
CARVER ROBOWELD LIMITED

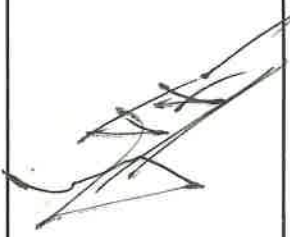
(2) 

23 SEP 2025

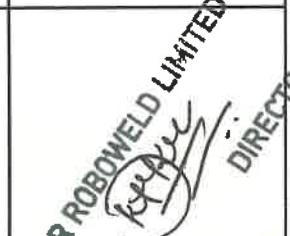
નોંધણી અધિનિયમ ૧૯૦૮ની કલમ ૩૨-એ મુજબનું પરિશિષ્ટ
દસ્તાવેજમાં જણાવેલ વિગતોનું સંક્ષિપ્ત વર્ણન અમે નીચે મુજબ કરીએ છીએ.

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૧.	ગુજરાત સ્ટેમ્પ અધિ.અંતર્ગત દસ્તાવેજનો પ્રકાર	Lease Lease of Inmovable	6 4 9 5 - $\frac{8}{15}$	
૨.	અવેજ	180000.00		
૩.	બજાર કિંમત	0.00	2025	
૪.	૧	તબદિલ થનાર સ્થાવર મિલકતનું વર્ણન	Survey No(old).74 PAIKI AND 73/75 PAIKI TP No.3 NANA MAVA FP No.146,147,153 AND 154 Plot No. 7,8,9 AND 54 Total Rent1able Area of Land 54.14	
		સ્થાવર મિલકતની અનુદિશાનું વર્ણન	ઉત્તર	after margin space, other's property is situated
		ઉત્તર	પૂર્વ	staircase is situated
		પશ્ચિમ ---- --- પૂર્વ	દક્ષિણ	office entry, passage and office no. 1402 is situated
		દક્ષિણ	પશ્ચિમ	after margin space, wide road is situated
૫.	ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૨૮ મુજબ સ્ટેમ્પ ડ્યુટીની અસર કરતી બધી બાબતો અન્વયે સ્ટેમ્પ ડ્યુટીની ગણતરી કરી યોગ્ય સ્ટેમ્પ ડ્યુટી વાપરેલ છે.			
૬.	સદર દસ્તાવેજ કરી આપવા માટે અમો દસ્તાવેજ કરી આપનાર હકદાર છીએ તેની અમો દસ્તાવેજ કરી આપનાર ખાત્રી આપીએ છીએ. ઉપરની માહિતી અમે સાચી આપી છે. જો કોઈ ખોટી માહિતી આપેલ હોય તો અમારી સમક્ષ નોંધણી અધિનિયમ ૧૯૦૮ તથા સ્ટેમ્પ એક્ટ ૧૯૫૮ અંતર્ગત દંડની અને ફોજદારી ની કાર્યવાહી કરી શકો છો એવી બાંહેધરી આપીએ છીએ. જે વાંચી સમજીને નીચે સહી કરી આપીએ છીએ.			
૭.	➤ નોંધણી અધિનિયમ-૧૯૦૮ની કલમ-૮૨ અને ૮૩ અંતર્ગત સબ રજીસ્ટ્રાર સમક્ષ ખોટા કથનો કરવા માટે સાત (૭) વર્ષ સુધીની કેદ અથવા દંડની શિક્ષા અથવા તે બન્ને થઈ શકે છે. ➤ ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ની કલમ-૬૨ મુજબ કલમ-૨૮ અન્વયે સ્ટેમ્પ ડ્યુટી ભરવાની પાત્રતા તથા અસર કરતી હકીકત તથા સંજોગો નહીં દર્શાવવાનો ગુનો આ કલમ હેઠળ સજાપાત્ર છે.દસ્તાવેજ કરી આપનાર તેમજ દસ્તાવેજ કરાવી લેનાર બન્ને સજા પાત્ર છે તેવી જોગવાઈ અમારી જાણમાં છે.			

દસ્તાવેજ કરી આપનાર

	નામ	ફોટોગ્રાફ	અંગુઠા ની છાપ	સહી
1	RANJIT CHANDRABHAI BOSE			

દસ્તાવેજ કરાવી લેનાર

	નામ	ફોટોગ્રાફ	અંગુઠા ની છાપ	સહી
1	CARVER ROBOWELD LIMITED			

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING OF CARVER ROBOWELD LIMITED (Formerly Known as CARVER WELDING PRIVATE LIMITED) HELD ON SATURDAY, AUGUST 23, 2025 AT 05:00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT OFFICE NO. 1403, SPACE ODYSSEY, NEAR KKV HALL, 150 FEET RING ROAD, MOTA MAVA, RAJKOT - 360005, GUJARAT

AUTHORITY TO DIRECTOR FOR EXECUTION OF LEAVE AND LICENSE AGREEMENT:

The Chairman informed the Board that the Company need to authorize anyone Director for the execution of Leave and License Agreement and to appear before the Sub Registrar for the Registration of the Leave and License Agreement. The Board has discussed for the same and passed the following Resolution:

"RESOLVED THAT the company do apply for the Registration of the Leave and License Agreement for the property situated at OFFICE NO. 1403, SPACE ODYSSEY, NEAR KKV HALL, 150 FEET RING ROAD, MOTA MAVA, RAJKOT - 360005, GUJARAT, before the concerned Sub- Registrar.

RESOLVED FURTHER THAT Mrs. Deval Ranjit Bose [DIN: 07459494], Director of the company be and is hereby authorized for and on behalf of the company to sign execute and admit the execution of Leave and License and to appear before the Sub-Registrar for the Registration of the Leave and License Agreement for the property situated at OFFICE NO. 1403, SPACE ODYSSEY, NEAR KKV HALL, 150 FEET RING ROAD, MOTA MAVA, RAJKOT - 360005, GUJARAT.

"RESOLVED THAT the company do apply for the Registration of the Leave and License Agreement for the property situated at OFFICE NO. 302, OM COMMERCIAL COMPLEX, NEAR BHAKTINAGAR RAILWAY STATION CHOWK, TAGORE ROAD, RAJKOT - 360002, GUJARAT, before the concerned Sub- Registrar.

RESOLVED FURTHER THAT Mrs. Deval Ranjit Bose [DIN: 07459494], Director of the company be and is hereby authorized for and on behalf of the company to sign execute and admit the execution of Leave and License and to appear before the Sub-Registrar for the Registration of the Leave and License Agreement for the property situated at OFFICE NO. 302, OM COMMERCIAL COMPLEX, NEAR BHAKTINAGAR RAILWAY STATION CHOWK, TAGORE ROAD, RAJKOT - 360002, GUJARAT.

"RESOLVED THAT the company do apply for the Registration of the Leave and License Agreement for the property situated at SURVEY NO. 98P, GIDC BAMANBORE, CHOTILA, NEAR RAJKOT, BAMANBORE 363520. GUJARAT, before the concerned Sub- Registrar.

RESOLVED FURTHER THAT Mrs. Deval Ranjit Bose [DIN: 07459494], Director of the company be and is hereby authorized for and on behalf of the company to sign execute and admit the execution of Leave and License and to appear before the Sub-Registrar for the Registration of the Leave and License Agreement for the property situated at OFFICE SURVEY NO. 98P, GIDC BAMANBORE, CHOTILA, NEAR RAJKOT, BAMANBORE 363520. GUJARAT.



23 SEP 2025

Registered office : 1403,Space Odyssey,150 Feet Ring Road, Nr. K.K.V Hall, Rajkot-360005 (Gujarat) India. Mo.: 97277 25540,97277 25564 cwpl@carver.co.in . Web: www.carver.co.in.

Works : Survey No.98P, Nr. GIDC Bamanbore Estate Phase-1, Taluko Chotila, Bamanbore, Rajkot, Gujarat.363520 Mo.:97277 25537, cwco@carver.co.in CIN NO. U28939GJ2009PLC057707

CARVER

RESOLVED FURTHER THAT Mrs. Deval Ranjit Bose [DIN: 07459494] be and is further authorized to do any act, deed or things as may be necessary to complete the registration of Leave and License agreement in the manner required by Law.

RESOLVED FURTHER THAT a copy of this resolution be forwarded to the concerned authority for necessary action in this regard."

**Certified true copy,
For CARVER ROBOWELD LIMITED**



**RANJIT BOSE
DIRECTOR
DIN: 00492039**



**DEVAL BOSE
DIRECTOR
DIN: 07459494**



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEVAL RANJITBHAI BOSE
KUNJAVIHARIBHAI MANSUKHLAL THAKAR
24/01/1988
Permanent Account Number
ALAPT4817B


Signature


18052015

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RANJIT CHANDRABHAI BOSE
CHANDRA BHASKAR BOSE
14/01/1976
Permanent Account Number
ACDPB3674J


Signature


34122010

CARVER ROBOWELD LIMITED



DIRECTOR



B-REGISTRAR OF
22-11-1987

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAUSHAL B PARMAR
BHAGVANJI MAKANBHAI PARMAR
24/07/1987
Permanent Account Number
AZBPP7465N

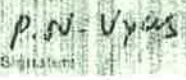

Signature


22112008

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARAG N VYAS
NITINBHAI UMIYASHANKAR VYAS
04/10/1986
Permanent Account Number
AVVOPV4501B


Signature


18022015



P. N. Vyas

23 SEP 2025

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સ્થાવર મિલકતના મૂલ્યાંકન માટેનું અદ્યતન પત્રક 2025

As per
Guidelines - 2023

દસ્તાવેજ નંબર / વર્ષ	6495/2025	સર્વે નંબર	74
મિલકત નો પ્રકાર	વ્યાપારી - ઓફિસ		
રાજકોટ	રાજકોટ	NANA MAVA	
વિકસિત જમીન નો દર	0	જમીન+બાંધકામ માટે નો દર	0.00
પ્લોટનું ક્ષેત્રફળ	0 @0 (0 ના 100%)	જમીનની કિંમત	0

Description	ક્ષેત્રફળ (ચો.મી.)	કિંમત	વર્ષ	ધસારો
-------------	--------------------	-------	------	-------

(૧) જમીનની કિંમત	0
(૨) બાંધકામની કિંમત	
(૩) અન્ય કિંમત	0.00
(૪) ધસારો	0.00
(૧) + (૨) + (૩) - (૪)	0

મિલકતનું મૂલ્યાંકન	0
સહી કર્યા તારીખ	23-09-2025

No Exemption. 0
180000

**નોંધ (1) સ્થળ નિરિક્ષણ કરેલ નથી.
(2) દસ્તાવેજનું વિગતે મૂલ્યાંકન અંદાજેલ છે.

અવેજ ની રકમ રૂ. 180000
સ્ટેમ્પ ડ્યુટીનો દર(ટકા) 1.4%
વાપરવા પાત્ર સ્ટેમ્પ રૂ. 2520
વાપરેલ ડ્યુટી રૂ. 7000/-
ડ્યુટી યોગ્ય છે.


Jasmin Prabhulal Madhani
સબ રજીસ્ટ્રાર
રાજકોટ - 5 - મવા

23 SEP 2025



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Serial No. 6495 Presented of the office of the Sub-Registrar of S.R.O - Rajkot-5 Mava Between the hour of 16 To 17 on Date 23/09/2025	Receipt No :- 202532500010516	
	Received Fees as following	Rs.
	Registration	1800.00
	Side Copy Fee (15)	300.00
	Other Fees	0.00
TOTAL :-		2100.00



Document Type: Lease : Lease of Immoveable
2509190100000956972

RANJIT CHANDRABHAI BOSE

 E SUB-REGISTRAR RAJKOT-5 MAVA Executing	Jasmin Prabhulal Madhani Sub Registrar S.R.O - Rajkot-5 Mava	Jasmin Prabhulal Madhani Sub Registrar S.R.O - Rajkot-5 Mava
--	--	--

Party Name and Address	Age	Photograph	Thumb Impression	Signature
1 RANJIT CHANDRABHAI BOSE RASMI,NEW PARSAN NEAR Ayyappa Temple JAMNAGAR ROAD,RAJKOT,RAJKOT,RMC - RAJKOT MINICIPAL CORP (RMC - રાજકોટ મિનિસિપલ કોર્પો),RAJKOT (રાજકોટ),GUJARAT (ગુજરાત),360006 PANNO:ACDPB3674J	49			

Claiming

1 CARVER ROBOWELD LIMITED ની
અધિકૃત વ્યક્તિ DEVAL RANJITBHAI
BOSE

"Rashmi", 15 Parsana Nagar, Near
Ayyappa Temple, Jamnagar Road,
Rajkot ,,,,,,



CARVER ROBOWELD LIMITED
DIRECTOR

Executing Party
admits execution

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2025		

- 1 PARAG NITINBHAI VYAS
NAVA THORADA, STREET NO. 11, NEAR GOVT SCHOOL
NO. 29, RAJKOT, RMC - RAJKOT MUNICIPAL CORP (RMC -
રાજકોટ મિનિસિપલ કોર્પો), RAJKOT (રાજકોટ), GUJARAT
(ગુજરાત), 360003
- 2 KAUSHAL BHAGVANJIBHAI PARMAR
SHUBH ICONIC FLAT NO, OPP PRAMUKHSWAMI
AUDITORIUM, RAIYA ROAD, RAJKOT, RMC - RAJKOT
MUNICIPAL CORP (RMC - રાજકોટ મિનિસિપલ કોર્પો), RAJKOT
(રાજકોટ), GUJARAT (ગુજરાત), 360007



P. N. Vyas



State that they personally known above named
executant and Indetifies him/them.

1

P. N. Vyas

2

Kaushal

Date: 23 Month: September -2025



G. Prabhulal

Jasmin Prabhulal Madhani
Sub Registrar
S.R.O - Rajkot-5 Mava

Received Copies of Certified Evidence of Seller, Buyer and
Identifiers of Document

Date: 23/09/2025

G. Prabhulal

Jasmin Prabhulal Madhani
Sub Registrar
S.R.O - Rajkot-5 Mava

RKT/5/MAV		
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(W) 23/09/2025 6:19 PM

1	Book No.	6495	Registered No.
Date: 23-09-2025			

G. Prabhul

Jasmin Prabhulal Madhani
Sub Registrar
S.R.O - Rajkot-5 Mava



Inspector General of Registration
Revenue Department, Government of Gujarat
રજીસ્ટ્રેશન પર્હોય

પર્હોય નંબર ૨૦૨૫૩૨૫૦૦૦૧૦૫૧૬ દસ્તાવેજ નંબર ૬૪૮૫ દસ્તાવેજ વર્ષ ૨૦૨૫
તારીખ ૨૩ માહે સપ્ટેમ્બર સને ૨૦૨૫

દસ્તાવેજનો પ્રકાર Lease(Lease of Immovable) અવેજ 180000.00

રજુ કરનારનું નામ RANJIT CHANDRABHAI BOSE

ટ્રાન્ઝેક્શન નંબર 2509190100000956972

નીચે પ્રમાણે ફી પર્હોયી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૧૮૦૦.૦૦
નકલ કરવા ની ફી સાર્વજનિક / ફોલીયો..... ૩૦૦.૦૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી



કુલ એકંદરે રૂ. ૨૧૦૦.૦૦

અંકે રૂપીયા બે હજાર એક સો પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

RASMI NEW PARSAN NEAR AYYAPPA TEMPLE JAMNAGAR ROAD RAJKOT RAJKOT 360006

અગર Authority Name :C/O પીયુષ પરમાર - 8155052097 ને આપશે

રજુ કરનારની સહી

Jasmin Prabhulal Madhani
સબ રજીસ્ટ્રાર
રાજકોટ - ૬ - મવા



નોંધ: RCPC Act-2013 મુજબ અત્રેની કચેરી દ્વારા પક્ષકારોને અસલ દસ્તાવેજ તેની નોંધણી બાદ દિન-૧ (૨૪ કલાક) માં પરત કરવામાં આવે છે.

રજી. અનુ. નં..6314.....

તારીખ : ૨૩/૦૮/૨૦૨૫

રજી. ઓફીસ ઝોન નં..8:-Ruler.

સમય :



PIYUSH B. PARMAR

(B.Com., LL.B.)

Advocate & Notary

(Govt. Of India)

No. No. +91 81550 52097

: : LEASE AND LICENSE AGREEMENT : :

1ST PARTY:-

Mr. RANJIT CHANDRABHAI BOSE

2ND PARTY:-

**CARVER ROBOWELD LIMITED's Director
Mrs. DEVAL RANJITBHAI BOSE
"CIN NO.:- U28939GJ2009PLC057707"**

: : PROPERTY DETAIL : :

The Industrial property at revenue survey no. 98 with size of 4-0 sq. acre is equal to 16186-00 sq.mtr of Part A 11330-00 Sq.mtr. Approximately. situated at Bamanbor Village within border of Rajkot Taluka, sub district Rajkot



e-Challan
Inspector General of Registration
Revenue Department
Government of Gujarat

RKT / 8 / RUL
No - 6314
15
2025

Application No (અરજી નંબર)	20251101557302	Printed On (પ્રિન્ટ કર્યા તારીખ)	23/09/2025 09:11:42		
Transaction No (ટ્રાંઝેક્શન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન)	Date (તારીખ)	Bank Branch (બેંક શાખા)
20250918599161147	Registration Fee (0030-03-104-00)	12300.00	5700001355100301809 2534185	18-09-2025	SBIEPAY
Page Fee (પેજ ફી)	(15) 300	Other (અન્ય)	0	Postage (પોસ્ટેજ)	0.00
Registration Fee (નોંધણી ફી)	12000.00	Fee Exemption (ફી માફી?)	No	અવેજ ની રકમ	1200000.00
Total Amount (કુલ રકમ)	12300.00	In Words (શબ્દોમાં)	Rupees Twelve Thousand Three Hundred Only		
Payee Details (નાણા સરનારની વિગત)					
Name (નામ)	CARVER ROBOWELD LIMITED	Office District (કચેરીનો જિલ્લો)	RAJKOT		
Address (સરનામું)		Office Name (કચેરીનું નામ)	S.R.O-Rajkot - 8 Rural		
Mobile (મોબાઇલ નંબર)	9727725550	E-Mail (ઈ-મેલ)	devalbose@carver.co.in		
PAN (પાન નંબર)		Year (વર્ષ)	2025-2026 One time		
Property Details (મિલકતની વિગત)		Survey No.98 Total Rentable Area of Land 11330,			
Remarks (ટીપ્પણી)	23 SEP 2025				

CARVER ROBOWELD LIMITED
DIRECTOR

[Signature]

[Signature]
રાજકોટ ઝોન-૮ (ગ્રામ્ય)

નોંધ:

- (૧) ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
- (૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૬૮ની કલમ ૫૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
- (૩) ઇ-ચલણમાં છેડછાડ કરવી કે ખોટું ચલણ બનાવવું ફોજદારી ગુનો બને છે.



IN-GJ11266213100537X



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹33,600

RKT / 8 / RUL

- 63 14

2
15

2025

Certificate No. : IN-GJ11266213100537X
Certificate Issued Date : 22-Sep-2025 08:33 PM
Account Reference : IMPACC (AC)/ gj13090611/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1309061127636958608572X
Purchased by : PIYUSHBHAI B PARMAR
Description of Document : Article 30(a)(iii) Lease / Leave and License 5 Years To 15 Years
Description : VILL.BAMANBOR R.S.NO.98 WITH SIZE OF 4-0 SQ.ACRE
PAIKI 11330-00 SQ.MTR.DIST.RAJKOT
Consideration Price (Rs.) : 12,00,000
(Twelve Lakh only)
First Party : RANJIT CHANDRABHAI BOSE
Second Party : CARVER ROBOWELD LIMITED
Stamp Duty Paid By : CARVER ROBOWELD LIMITED
Stamp Duty Amount(Rs.) : 33,600
(Thirty Three Thousand Six Hundred only)

THE
SUB-REGISTRAR OF
RAJKOT-8 (RUBIN)

CARVER ROBOWELD LIMITED

DIRECTOR



23 SEP 2025



IN-GJ11266213100537X

GG 0021576229

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

RKT / 8 / RUL	
No - 6314	15
2025	

LEASE AND LICENSE AGREEMENT

THIS AGREEMENT OF "LICENSE" made in the city of Rajkot 10/04/2025 between Mr. RANJIT CHANDRABHAI BOSE, aged adult, Indian inhabitant, working As A Businessmen and Permanent Address "Rashmi", 15 Parsana Nagar, Near Ayyappa Temple, Jamnagar Road, Rajkot Hereinafter called the "LICENSOR" (which expression shall, unless repugnant to the context and meaning include his heirs, successors, administrators and assigns) of the "ONE PART" and CARVER ROBOWELD LIMITED's Director Mrs. DEVAL RANJITBHAI BOSE, "CIN NO.:- U28939GJ2009PLC057707" a company incorporated under the Companies Act, 1956 and having its registered office at 1403, Space Odyssey, 150ft Ring Road, Near KV Hall, Rajkot-360 005 hereinafter called "the Licensee" (which expression shall, unless be repugnant to the context and meaning, include its successors and assigns) of the "OTHER PART".

That the "Licensor" hereby allows the "Licensee" to use the said *the Industrial property at revenue survey no. 98 with size of 4-0 sq. acre is equal to 16186-00 sq.mtr of Part A 11330-00 Sq.mtr. Approximately. situated at Bamanbor Village within border of Rajkot Taluka, sub district Rajkot, hereinafter referred to as the "Licensed Premises" for Industrial Purpose Only.*

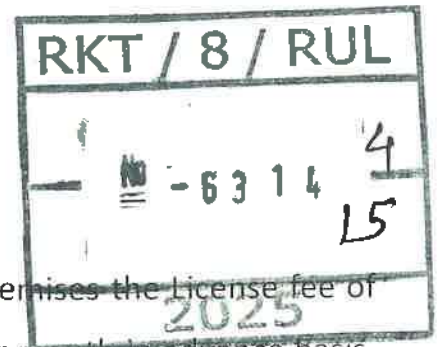
AND WHEREAS on the request of the Lessee, the lessor has agreed to the Licensed Premises lease in respect of the demised premises for a term of 7(Seven) year years in the manner hereinafter appearing.

CARVER ROBOWELD LIMITED

DIRECTOR

23 SEP 2025

NOW THE DEED WITNESSETH AS FOLLOWS:-



1. LICENSE FEE:

That the Licensee shall pay to the Licensor of the premises the License fee of Rs.1,00,000/-Per Month (Rupees One Lakh only) per month in advance basis.

The License Fee and Remuneration shall be payable on or before the 7th day of each month.

3. OTHER CHARGES:

a. Electricity charges:

That the Licensee shall pay the Electricity Charges over and above the license fee payable by it as stated hereinabove.

b. Local Authority Taxes:

That the Licensor shall pay the Local Authority Taxes of any other taxes levied on the property.

c. Taxes & Deduction

That the Licensee shall pay The Good And Service Tax Charges over and above the license fee payable (if applicable) by it as stated hereinabove.

License Fee is subject to TDS under Section 194-I (10%) if the total annual rent exceeds ₹2.4 lakh.

PERIOD:

That the Lease & License agreement is granted for a period of 7th year commencing from 01/09/2025 to 31/08/2032.

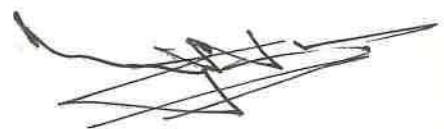
5. NOTICE PERIOD:

1-month Calendar notice from either side will terminate this agreement and the licensee shall hand over the vacant and peaceful possession back to the licensor.

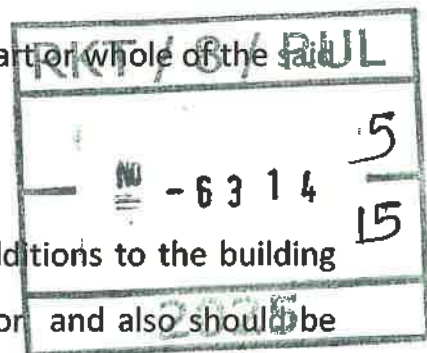
CARVER ROBOWELD LIMITED

DIRECTOR

23 SEP 2025



6. That the **Licensee** shall sub-lease, assign or sublet the part or whole of the said premises to anybody during the License period.
7. That the **Licensee** shall not carry out any structural additions to the building layout, fittings or furniture which is provide by Licensor and also should be used wisely and maintain them properly.
8. That the **Licensee** shall not keep any hazardous, inflammable items / goods etc. in the said premises which is prohibited by law.
9. That the **Licensee** shall not carry out any anti-social activity prohibited by law.
10. That the **Licensee** shall not create any kind of nuisance / annoyance or hindrance in the said premises or its surrounding neighborhood and the Society's / Association's norms, rules and regulations will be binding to the Licensee and its occupants.
11. That the **Licensee** shall permit the Licensor to enter upon the demised premises for inspection and any other purpose as and when necessary.
12. That the **Licensee** shall bear the current day to day repairs and maintenance to the said premises. The licensee shall also be liable to keep the premises in good condition till the time it holds the license of the same and handover the premises back to the licensor at the end of the stipulated term in good condition. However any major repairs in the present structure due to no fault of the Licensee shall be undertaken by the Licensor.
13. That **Licensee** fails to comply on any if the terms mentioned in this agreement then Licensor shall have the right to terminate this agreement by giving one month notice to the Licensee and the Licensee shall be liable to hand over the vacant and peaceful possession back to the **Licensor**.
14. It being the express intention of both the parties that this is purely a Lease & License Agreement and nothing herein contained shall constitute any tenancy or sub tenancy between the Licensor and the Licensee.

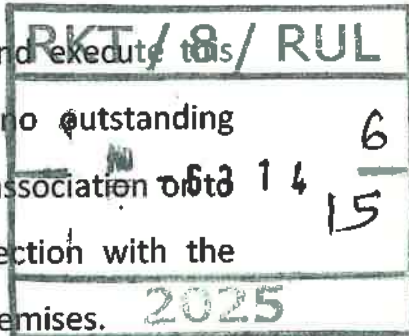


CARVER ROBOWELD LIMITED

DIRECTOR

23 SEP 2025

15. That the **Licensor** hereby warrants to the **Licensee** that she/he is the member of the society / association and is entitled to enter into and execute this agreement. This **Licensor** further warrants that there is no outstanding payment of taxes required to be made to the said society / association or anybody or authority or any proceeding pending in connection with the ownership or lease hold possession or otherwise of the said premises.



16. Upon the expiry of the initial terms and if renewed upon expiry of extended term or sooner termination of this agreement or the renewal term the **Licensee** deliver / vacant possession of the said Premises by removing all their belongings from the said premises to the **Licensor** and clear all the dues payable as per this agreement. That the **Licensor** shall be required to refund the deposit to the **Licensee** after clearing all its dues obligations as soon as the same are crystallized.

17. The terms of this agreement shall not be altered or added to nor shall anything be omitted from this agreement except by means of an agreement in writing duly signed by the parties hereto. This shall not be entitled to any further extensions / renewals for any reason whatsoever.

18. That the **Licensor** also agree that the **Licensee** if regularly paying the license fee hereby (reserved and performing the conditions herein contained) shall peacefully and quietly possess and enjoy the said premises during the currency of the agreement without interruption or disturbance by the **Licensor**.

19. That the **Licensor** shall deliver the said premises to the **Licensee** complete in all respects duly repaired with electric fittings and, she also agree that the **licensee** paying the license fees hereby (reserved and performing the conditions herein contained) shall peacefully and quietly possess and enjoy the said premises during the currency of the agreement without interruption or disturbance by the **Licensor**.

20. If the **Licensee** fails to pay the Lease charge for Two (02) consecutive Months or violates any of the terms stated herein and does not remedy such breach without reasonable and legitimate reason(s) within 30 days of receiving



CARVER ROBOWELD LIMITED
23 SEP 2025

DIRECTOR

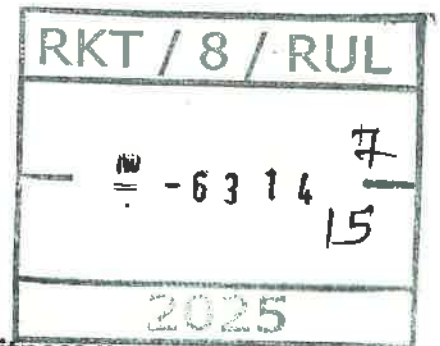
written notice in that behalf from the Licensor, the Licensor shall be entitled to terminate the Lease executed on expiry of such notice period

21. The Court in Rajkot shall be the only Jurisdiction to entertain, try and Disposal —off dispute, which may arise between the parties here to.

IN WITNESS whereof the Licensor and the Licensee hereunto signature this Agreement.

Place: Rajkot

Date: 23/09/2025



:: Witness ::

X

RANJIT CHANRABHAI BOSE

(1) P. N. Vyus

CARVER ROBOWELD LIMITED

DIRECTOR

Mrs. DEVAL RANJITBHAI BOSE

Director Of -

CARVER ROBOWELD LIMITED

(2) Kaushay

23 SEP 2025

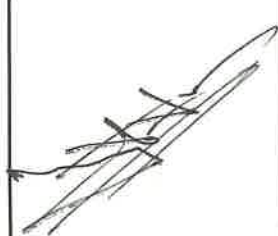
નોંધણી અધિનિયમ ૧૯૦૮ની કલમ ૩૨-એ મુજબનું પરિશિષ્ટ

દસ્તાવેજમાં જણાવેલ વિગતોનું સંક્ષિપ્ત વર્ણન અમે નીચે મુજબ કરીએ છીએ.

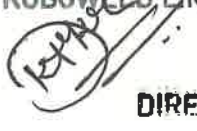
2025

૧.	ગુજરાત સ્ટેમ્પ અધિ.અંતર્ગત દસ્તાવેજનો પ્રકાર	Lease Lease of Immoveable
૨.	અવેજ	1200000.00
૩.	બજાર કિંમત	0.00
૪.	૧ તબદિલ થનાર સ્થાવર મિલકતનું વર્ણન	Survey No.98 Total Rentable Area of Land 11330
	સ્થાવર મિલકતની ચતુર્દિશાનું વર્ણન	ઉત્તર survey no92 is situated
	ઉત્તર	પૂર્વ survey no 98 paiki land situated
	પશ્ચિમ ---- ---- પૂર્વ	દક્ષિણ survey no 98 paiki land is situated
	દક્ષિણ	પશ્ચિમ road leading to trimurti cement factory is situated
૫.	ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૨૮ મુજબ સ્ટેમ્પ ડ્યુટીની અસર કરતી બધી બાબતો અન્વયે સ્ટેમ્પ ડ્યુટીની ગણતરી કરી યોગ્ય સ્ટેમ્પ ડ્યુટી વાપરેલ છે.	
૬.	સદર દસ્તાવેજ કરી આપવા માટે અમો દસ્તાવેજ કરી આપનાર હકદાર છીએ તેની અમો દસ્તાવેજ કરી આપનાર ખાત્રી આપીએ છીએ. ઉપરની માહિતી અમે સાચી આપી છે. જો કોઈ ખોટી માહિતી આપેલ હોય તો અમારી સમક્ષ નોંધણી અધિનિયમ ૧૯૦૮ તથા સ્ટેમ્પ એક્ટ ૧૯૫૮ અંતર્ગત દંડની અને ફોજદારી ની કાર્યવાહી કરી શકો છો એવી બાંહેધરી આપીએ છીએ. જે વાંચી સમજીને નીચે સહી કરી આપીએ છીએ.	
૭.	નોંધણી અધિનિયમ-૧૯૦૮ની કલમ-૮૨ અને ૮૩ અંતર્ગત સબ રજીસ્ટ્રાર સમક્ષ ખોટા કથનો કરવા માટે સાત (૭) વર્ષ સુધીની કેદ અથવા દંડની શિક્ષા અથવા તે બન્ને થઈ શકે છે. ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ની કલમ-૬૨ મુજબ કલમ-૨૮ અન્વયે સ્ટેમ્પ ડ્યુટી ભરવાની પાત્રતા તથા અસર કરતી હકીકત તથા સંજોગો નહીં દર્શાવવાનો ગુનો આ કલમ હેઠળ સજાપાત્ર છે.દસ્તાવેજ કરી આપનાર તેમજ દસ્તાવેજ કરાવી લેનાર બન્ને સજા પાત્ર છે તેવી જોગવાઈ અમારી જાણમાં છે.	

દસ્તાવેજ કરી આપનાર

નામ	ફોટોગ્રાફ	અંગુઠા ની છાપ	સહી
RANJIT CHANDRABHAI BOSE			

દસ્તાવેજ કરાવી લેનાર

નામ	* ફોટોગ્રાફ	અંગુઠા ની છાપ	સહી
1 CARVER ROBOWELD LIMITED			 CARVER ROBOWELD LIMITED DIRECTOR

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING OF CARVER ROBOWELD LIMITED (Formerly Known as CARVER WELDING PRIVATE LIMITED) HELD ON SATURDAY, AUGUST 23, 2025 AT 05:00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT OFFICE NO. 1403, SPACE ODYSSEY, NEAR KKV HALL, 150 FEET RING ROAD, MOTA MAVA, RAJKOT - 360005, GUJARAT

AUTHORITY TO DIRECTOR FOR EXECUTION OF LEAVE AND LICENSE AGREEMENT:

The Chairman informed the Board that the Company need to authorize anyone Director for the execution of Leave and License Agreement and to appear before the Sub Registrar for the Registration of the Leave and License Agreement. The Board has discussed for the same and passed the following Resolution:

"RESOLVED THAT the company do apply for the Registration of the Leave and License Agreement for the property situated at OFFICE NO. 1403, SPACE ODYSSEY, NEAR KKV HALL, 150 FEET RING ROAD, MOTA MAVA, RAJKOT - 360005, GUJARAT, before the concerned Sub- Registrar.

RESOLVED FURTHER THAT Mrs. Deval Ranjit Bose [DIN: 07459494], Director of the company be and is hereby authorized for and on behalf of the company to sign execute and admit the execution of Leave and License and to appear before the Sub-Registrar for the Registration of the Leave and License Agreement for the property situated at OFFICE NO. 1403, SPACE ODYSSEY, NEAR KKV HALL, 150 FEET RING ROAD, MOTA MAVA, RAJKOT - 360005, GUJARAT.

"RESOLVED THAT the company do apply for the Registration of the Leave and License Agreement for the property situated at OFFICE NO. 302, OM COMMERCIAL COMPLEX, NEAR BHAKTINAGAR RAILWAY STATION CHOWK, TAGORE ROAD, RAJKOT - 360002, GUJARAT, before the concerned Sub- Registrar.

RESOLVED FURTHER THAT Mrs. Deval Ranjit Bose [DIN: 07459494], Director of the company be and is hereby authorized for and on behalf of the company to sign execute and admit the execution of Leave and License and to appear before the Sub-Registrar for the Registration of the Leave and License Agreement for the property situated at OFFICE NO. 302, OM COMMERCIAL COMPLEX, NEAR BHAKTINAGAR RAILWAY STATION CHOWK, TAGORE ROAD, RAJKOT - 360002, GUJARAT.

"RESOLVED THAT the company do apply for the Registration of the Leave and License Agreement for the property situated at SURVEY NO. 98P, GIDC BAMANBORE, CHOTILA, NEAR RAJKOT, BAMANBORE 363520. GUJARAT, before the concerned Sub- Registrar.

RESOLVED FURTHER THAT Mrs. Deval Ranjit Bose [DIN: 07459494], Director of the company be and is hereby authorized for and on behalf of the company to sign execute and admit the execution of Leave and License and to appear before the Sub-Registrar for the Registration of the Leave and License Agreement for the property situated at OFFICE SURVEY NO. 98P, GIDC BAMANBORE, CHOTILA, NEAR RAJKOT, BAMANBORE 363520. GUJARAT.

23 SEP 2025

RESOLVED FURTHER THAT Mrs. Deval Ranjit Bose [DIN: 07459494] be and is further authorized to do any act, deed or things as may be necessary to complete the registration of Leave and License agreement in the manner required by Law.

RESOLVED FURTHER THAT a copy of this resolution be forwarded to the concerned authority for necessary action in this regard."

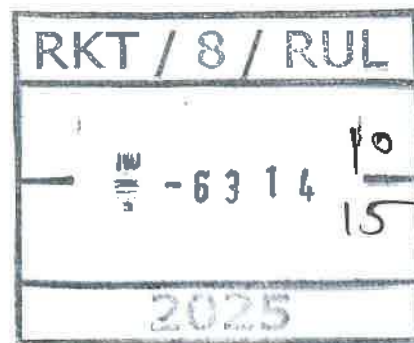
**Certified true copy,
For CARVER ROBOWELD LIMITED**



**RANJIT BOSE
DIRECTOR
DIN: 00492039**



**DEVAL BOSE
DIRECTOR
DIN: 07459494**



23 SEP 2025

RKT / 8 / RUL	
11	15
21.25	

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
DEVAL RANJITBHAI BOSE		
KUNJAVIHARIBHAI MANSUKHLAL THAKAR 24/01/1988 Permanent Account Number ALAPT4817B		
 Signature	 18052015	

CARVER ROPEWELD LIMITED

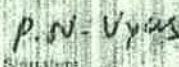
DIRECTOR

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
RANJIT CHANDRABHAI BOSE		
CHANDRA BHASKAR BOSE 14/01/1976 Permanent Account Number ACDPB3674J		
 Signature	 24122010	



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
KAUSHAL B PARMAR		
BHAGVANJI MAKANBHAI PARMAR 24/07/1987 Permanent Account Number AZBPP7465N		
 Signature	 22112008	



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PARAG N VYAS		
NITINBHAI UMIYASHANKAR VYAS 04/10/1986 Permanent Account Number AVVOPV4501B		
 Signature	 18022015	

P.N. Vyas

23 SEP 2015

સ્થાવર મિલકતના મૂલ્યાંકન માટેનું ગણતરી પત્રક

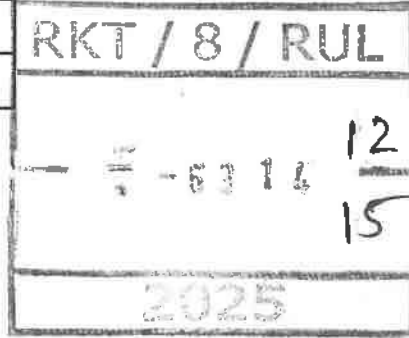
As per
Guidelines - 2023

દસ્તાવેજ નંબર / વર્ષ	6314/2025	સર્વે નંબર	98
મિલકત નો પ્રકાર	NA - INDUSTRIAL		
ચુરેન્દ્રનગર	ચોટીલા	BAMANBORE	
વિકસિત જમીન નો દર	0	જમીન+બાંધકામ માટે નો દર	
પ્લોટનું ક્ષેત્રફળ	0 @0 (0 ના 100%)	જમીનની કિંમત	0

Description	ક્ષેત્રફળ (ચો.મી.)	કિંમત	વર્ષ	ધસારો
-------------	--------------------	-------	------	-------

(૧) જમીનની કિંમત	0
(૨) બાંધકામની કિંમત	
(૩) અન્ય કિંમત	
(૪) ધસારો	
(૧) + (૨) + (૩) - (૪)	0

મિલકતનું મૂલ્યાંકન	0
સહી કર્યા તારીખ	23-09-2025



No Exemption. 0
1200000

**નોંધ (1) સ્થળ નિરિક્ષણ કરેલ નથી.
(2) દસ્તાવેજનું વિગતે મૂલ્યાંકન અંદાજેલ છે.

અવેજ ની રકમ રૂ. 1200000
સ્ટેમ્પ ડ્યુટીનો દર(ટકા) 1.8%
વાપરવા પાત્ર સ્ટેમ્પ રૂ. 33600
વાપરેલ ડ્યુટી રૂ. 33600/-
ડ્યુટી ચોગ્ય છે.

F. A. Vyas

સબ રજીસ્ટ્રાર
રાજકોટ - 8 - ગ્રામ્ય



RKT/8/RUL

6314

13

15

2025

(G2.0) 23/09/2025 12:39 PM

અનુક્રમ નંબર 6314 સને 2025 ના સપ્ટેમ્બર
માસની
23 મી તારીખે 12 થી 13 વાગ્યાની વચ્ચે રાજકોટ -
8 - ગ્રામ્ય સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યો.

પહોંચ નંબર:202532800010815

ફીપહોંચી છે તે

Rs.

રજીસ્ટ્રેશન ફી

૧૨૦૦૦.૦૦

નકલ કરવા ની ફી સાઈડ / ફોલીયો (15)

૩૦૦.૦૦

અન્ય ફી

૦.૦૦

કુલ એકંદરે રૂ.

૧૨૩૦૦.૦૦

દસ્તાવેજ પ્રકાર: Lease : Lease of Immovable
20250918599161147



RANJIT CHANDRABHAI BOSE

P. A. Vyas

સબ રજીસ્ટ્રાર

રાજકોટ - 8 - ગ્રામ્ય

P. A. Vyas

સબ રજીસ્ટ્રાર

રાજકોટ - 8 - ગ્રામ્ય

અનુ.નંબર પક્ષકારનું નામ અને સરનામું

ઉંમર

ફોટોગ્રાફ

ડા.હા.અં.ની છાપ

સહી

આપનાર

1

RANJIT CHANDRABHAI BOSE

૪૮



RASMI, 15 NEW PARSAN, NEAR
AYYAPPA TEMPLE, JAMNAGAR
ROAD, RAJKOT, RMC - RAJKOT
MUNICIPAL CORP (RMC - રાજકોટ
(મિનિસિપલ કોર્પો), RAJKOT
(રાજકોટ), GUJARAT (ગુજરાત), 360006
PANNO:ACDPB3674J



2

CARVER ROBOWELD LIMITED ની
અધિકૃત વ્યક્તિ DEVAL RANJITBHAI
BOSE
ALAPT4817B
RASMI, 15 NEW PARSANA NAGAR,
NEAR AYYAPPA TEMPLE,
JAMNAGAR ROAD, RAJKOT-360006



CARVER ROBOWELD LIMITED

DIRECTOR

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ
લખી આપ્યાનું કબુલ કરે છે.

(G2-0) 23/09/2025 12:39 PM

RKT/8/RUL		
6314	14	15
2025		

- 1 PARAG NITINBHAI VYAS
NAVA THORADA, STREET NO. 1, NEAR GOVT SHCOOL
NO-29, RAJKOT, RMC - RAJKOT MINICIPAL CORP (RMC -
રાજકોટ મિનિસિપલ કોર્પો), RAJKOT (રાજકોટ), GUJARAT
(ગુજરાત), 360003
- 2 KAUSHAL BHAGVANJIBHAI PARMAR
SHUBH ICONIC FLAT NO, OPP PRAMUKHSWAMI
AUDITORIUM, RAIYA ROAD, RAJKOT, RAJKOT
(રાજકોટ), RAJKOT (રાજકોટ), GUJARAT (ગુજરાત), 360007



તેઓ કહે છે કે સદરહું લખી આપનારને તેઓ જાતે ઓળખે છે.
અને તેમની ઓળખાણ આપે છે.

1

P. N. Vyas

2

Kaushal

તારીખ: 23 માહે: સપ્ટેમ્બર - 2024

P. A. Vyas

સબ રજીસ્ટ્રાર

રાજકોટ - 8 - ગ્રામ્ય

આ સાથે લેનાર, આપનાર તથા ઓળખાણ આપનારના ઓળખ અંગેના
પ્રમાણિત/સ્વ-પ્રમાણિત પુરાવા રજૂ કરેલ છે.

તારીખ: 23/09/2025

P. A. Vyas

સબ રજીસ્ટ્રાર

રાજકોટ - 8 - ગ્રામ્ય



(W) 23/09/2025 1:23 PM

RKT/8/RUL		
6314	15	15
2025		

૧ નંબરની બુકના ૬૩૧૪ નંબરે નોંધ્યો છે.
તારીખ: 23-09-2025


P. A. Vyas
સબ રજીસ્ટ્રાર
રાજકોટ - ૮ - ગ્રામ્ય



Inspector General of Registration
Revenue Department, Government of Gujarat
રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૨૫૩૨૮૦૦૦૧૦૮૧૫ દસ્તાવેજ નંબર ૬૩૧૪ દસ્તાવેજ વર્ષ ૨૦૨૫
તારીખ ૨૩ માહે સપ્ટેમ્બર સને ૨૦૨૫
દસ્તાવેજનો પ્રકાર Lease(Lease of Immovable) અવેજ 1200000.00
રજુ કરનારનું નામ RANJIT CHANDRABHAI BOSE
ટ્રાન્ઝેક્શન નંબર 20250918599161147

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૧૨૦૦૦.૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીઓ..... ૩૦૦.૦૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....
દેડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીઓ.....
ઈન્ડેક્સ-૨ ફી
અન્ય ફી



કુલ એકંદરે રૂ. ૧૨૩૦૦.૦૦

અંકે રૂપીયા બાર હજાર ત્રણ સો પુરા

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

ના દિવસે તૈયાર થશે અને

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

RASMI, 15 NEW PARSAN NEAR AYYAPPA TEMPLE JAMNAGAR ROAD RAJKOT 360006

અગર Authority Name : પીયુષ બી. પરમાર (એડ.) ને આપશો

રજુ કરનારની સહી

P. A. Vyas
સબ રજીસ્ટ્રાર
રાજકોટ - ૮ - ગ્રામ્ય



નોંધ: RCPC Act-2013 મુજબ અત્રેની કચેરી દ્વારા પક્ષકારોને અસલ દસ્તાવેજ તેની નોંધણી બાદ દિન-૧ (૨૪ કલાક) માં પરત કરવામાં આવે છે.



Flight Ticket (One way)

Booking ID: NF2AE11N15814558799, (Booked on 19 April 2025)

Barcode(s) for your journey **Mumbai-Hirasar, Rajkot International** on **IndiGo**

NISHA CHOUDHARY



SHAMAL PALAV



Mumbai - hirasar, rajkot international

Mon, 21 Apr 2025 • Non stop • 1h 10m duration



6E-5321

PNR

G26KRP

Mumbai
BOM 10:45 hrs

Mon, 21 Apr

Chhatrapati Shivaji
International Airport Terminal
1

1h 10m



**hirasar, rajkot
international**
11:55 hrs HSR

Mon, 21 Apr

Rajkot International Airport

SAVER

Economy

Regular Fare

check-in: 15 kgs (1 piece only) per adult

cabin: 7 kgs (1 piece only) per adult

TRAVELLER

MS. NISHA CHOUDHARY Adult

MS. SHAMAL PALAV Adult

SEAT

30F

30E

MEAL

E-TICKET NO

G26KRP

G26KRP

YOU HAVE ALSO BOUGHT



TRIP SECURE

You have purchased Trip Secure

powered by Across Assist and TATA
AIG.

You have paid **INR 8500**



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Use DigiYatra — the Ministry of Civil Aviation's mobile app to enjoy a hassle-free airport experience, for your upcoming flight. It enables you to activate face scan for check-in at the airport with 2 easy steps:

Step 1: Pre-verifying your identity using Aadhaar Card details

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[Know More](#)

Items not allowed in the aircraft



**LIGHTERS,
MATCHSTICKS**



**FLAMMABLE
LIQUIDS**



TOXIC



CORROSIVES



**PEPPER
SPRAY**



**FLAMMABLE
GAS**



E-CIGARETTE



**INFECTIOUS
SUBSTANCES**



**RADIOACTIVE
MATERIALS**



**EXPLOSIVES
AMMUNITION**

Items allowed only in Hand Baggage



**LITHIUM
BATTERIES**



**POWER
BANKS**

IMPORTANT INFORMATION

- **Check-in Time :** We advise you to reach the airport atleast 3 hours before departure. Check-in counter generally closes 60 minutes before scheduled departure. It may vary from airline to airline and so it is advisable to check with the airline once.
- **DGCA passenger charter :** Please refer to passenger charter by clicking [Here](#)
- **Check travel guidelines and baggage information below :** Carry no more than 1 check-in baggage and 1 hand baggage per passenger. If violated, airline may levy extra charges.
- **Unaccompanied Minors Travelling :** An unaccompanied minor usually refers to a child traveling without an adult aged 18 or older. Please check with the airline for their rules and regulations regarding unaccompanied minors, as these can differ between airlines.
- **Valid ID proof needed :** Carry a valid photo identification proof (Driver Licence, Aadhar Card, Pan Card or any other Government recognised photo identification)
- Please do not share your personal banking and security details like passwords, CVV, etc. with any

third person or party claiming to represent MakeMyTrip. For any query, please reach out to MakeMyTrip on our official customer care number.

You can view all **cancellation, date change and baggage related information** [here](#) , If you want to manage your booking, you visit **MyTrips** section using this [link](#)

Contact MakeMyTrip **+91124 4628747 / +91124 5045105 (India Number)**

Contact IndiGo **0124-6173838, 0124-4973838**

TAX INVOICE



MAKEMYTRIP (INDIA) PRIVATE LIMITED
19th Floor, Epitome Building No.5,
DLF Cybercity, DLF Phase III,
Gurgaon, Haryana, 122001

Booking ID
NF2AE2FP90151612098

PAN
AADCM5146R

Invoice No.
M06AI26I01430534

HSN/SAC
998551

Date
21 Apr 2025

GSTIN
06AADCM5146R1ZZ

Place of Supply
Gujarat

CIN
U63040HR2000PTC090846

Transactional Type/Category
B2C/REG

Service Description
**Reservation Services For Air
Transportation**

Transactional Details
RG

Tax Payable under RCM
No



Customer Name
NISHA CHOUDHARY

Booked By
RANJIT BOSE

Customer Address
RAJKOT , Gujarat - 360003

HSR-BOM (22 Apr 2025)

AI 2731

Passenger Name(s)	Ticket No.	PNR
NISHA CHOUDHARY	3090472585	N3FHL5
SHAMAL PALAV	3090472586	N3FHL5

PAYMENT BREAKUP

*Fare Charges (including applicable flight taxes collected on behalf of airline & other ancillary charges)	₹8872.0
Service Fees	₹361.02
Trip Assure Fee	₹464.41
IGST @18%	₹148.58
Grand Total	₹9846.0

Input tax credit of GST charged by the original service provider is available only against the invoice issued by the respective service provider. MakeMyTrip acts only as a facilitator for these services.

This is not a valid travel document

TERMS & CONDITIONS

- Any dispute with respect to the invoice is to be reported back to MMT/GOIBIBO within 48 hours of receipt of invoice.
- QR code for B2B and SEZ category invoices can only be scanned using app downloaded from the link <https://einvoice1.gst.gov.in/Others/QRCodeVerifyApp>
- This is system generated invoice and does not require signatures.



Board the bus with mobile e-ticket

Booking Details

From:	Mumbai	Bus Operator:	Sudama Travels	Ticket Number:	244369568(Operator PNR: 8BKDTJYN)
To:	Rajkot (gujarat)	Bus Type:	A/c-sleeper	MakeMyTrip Bus ID:	NU211461181249980
Boarding Date and Time:	07-Jul-2026 15:50	Passengers:	3	Total Fare:	5985.0

Passenger Details

S.No	Name	Seat	Seat Type
1	Mr. Tushar Rathod	U26	Sleeper
2	Mr. Meet Kava	U27	Sleeper
3	Mr. Yash Madne	U28	Sleeper

Boarding and Drop Point Details

Boarding Point:	Andheri (east) - Suvidha Travels, Service Road
Address:	Andheri (east) - Suvidha Travels, Service Road Landmark: Andheri (east) - Suvidha Travels, Service Road
Landmark:	
Drop Point:	Sudama Travels 150ft Ring Road, Indira Circle, Nr. Telephone Exchange
Drop point Address:	Sudama Travels 150Ft Ring Road, Indira Circle, Nr. Telephone Exchange.
Bus Operator Contact Number:	8101101000, 6359611136
(Please use the Ticket Number : 244369568(Operator PNR:244369568,244369568,244369568,) as reference for interaction with the bus operator)	

Online Cancellation and Rules

Cancellation time	Cancellation charges
Till 03:50 PM on 07 Jul	Rs. 5700.0

- Above penalty is calculated basis the bus scheduled start time from the first boarding point (starting point of the bus)
- The ticket cannot be cancelled after the bus departs from the first boarding point (starting point of the bus)
- Cancellation charges shown above may sometimes vary depending on the non-refundable components of the ticket fare defined by the bus operator
- **How do I cancel my ticket?**
Please go to [customer support](#) section of makemytrip.com (Top right corner on website) and proceed to cancel your ticket. You will be asked to enter booking Id and Contact number. If you are unable to cancel, Please call us at 0124-462-8765 (Standard Charges Apply)to cancel your e-ticket.
MakeMyTrip would not be able to process refunds for cancellations done directly with the bus operators.
- **This booking is not partially cancellable.**
- **How do I contact MakeMyTrip.com?**
For your boarding point or departure time queries please call Sudama Travels directly at 8101101000, 6359611136.

Important Terms & Conditions

- Incase of change in bus type or any issue related to bus operator , please bring in it out notice with in 24 hours of bus departure. We will investigate it with the operator and revert accordingly. The customer is entitled for refunds incase a lower bus type is provided subjected to our investigation.
- Agency: MakeMyTrip (India) Pvt. Ltd (hereinafter 'MakeMyTrip') is only providing the services as agent of various tour operators (hereinafter 'Operators'). MakeMyTrip's obligations are limited to issuance of ticket, providing information as made available to it and processing refunds. MakeMyTrip is not responsible for the provision of services by the respective operator. MakeMyTrip assumes no responsibility or liability for the actions or omissions of the operators including non-adherence of the scheduled timings, behavior of the operator's staff, conditions inside the buses, loss of life or property, delay, breakdown or inconvenience suffered by the user or passenger.
- The primary passenger is required to furnish a print out of the e-ticket and an identity proof with the passenger's photograph on it at time of boarding the bus. Failing to do so, the bus operator may not allow boarding.
- The bus e-ticket booked is non transferable.
- The bus operator reserves the right to change the seat number(s) of the passenger(s).
- The bus operator reserves the right to change the boarding point and/or using a pick-up vehicle at the boarding point to take customers to the bus departure point
- The departure and arrival timings mentioned on the e-ticket are only tentative timings. The same are subject to change.
- The bus trips may be delayed, postponed or cancelled due to unavoidable reasons.

- Provision of video/air conditioning or any such other services is the responsibility of the bus operator. Any refunds/claims due to non-functioning or unavailability of these services needs to be settled directly with the service provider (the bus operator).
- In the event of cancellation of a bus/service trip, MMT liability will be limited only to the extent of refunding the sum paid by the passenger for the price of the e-ticket.
- Any grievances and claims related to the bus travel should be reported to MMT within 10 days of your travel date.
- Customers are advised to reach 15 mins before boarding time.
- Luggage policy: Each passenger is allowed to carry one bag of up to 10 kgs and one personal item such as a laptop bag, handbag, or briefcase of upto 5 kgs. Passengers should not carry any goods like inflammable, weapons, ammunition, liquor, drugs, etc. and any other articles that are prohibited under law. Operator reserves the right to deny boarding or charge additional amount in case passenger is travelling with extra luggage than what is mentioned above.
- **Please Note: It is mandatory to follow the travel guidelines of your source and destination state for travel. View Guidelines: <https://www.makemytrip.com/promos/mysafety-state-guidelines.html>**

IndiGo

Boarding Pass (Web Check-In)

Your Departure Terminal is T

RATHOD/TUSHARBALUBHAI MR

RAJKOT TO MUMBAI (T2)

Flight

6E 2104

Gate

-

Boarding Time

1850 Hrs

Boarding

Zone 2

Seat

16A



Date 11 Jul 2026

Departure 19:35

Seq 033

Services -

Gate is subject to change and will close 25 minutes prior to departure

RATHOD/TUSHARBALUBHAI MR

HSR → BOM (T2)

Flight

6E 2104

Date

11 Jul 2026

PNR

GCPJWQ

Services

-



Seat 16A

Seq 033

THE WORLD WILL ONLY BE AS GOOD
AS THE ENERGIES THAT DRIVE IT.
Because Good Energy is Everything.



SUZLON

GOOD ENERGIES THAT WORK

Wind-first, full-stack renewable energy solutions

RE TECH: WIND | STORAGE | SOLAR

RE DEV CO

RE PROJECTS

RE AMS

Dangerous goods and restricted articles

If you have any dangerous goods or restricted articles please declare them, carrying these objects may be an offence & may result in prosecution.



Boarding Pass (Web Check-In)

Your Departure Terminal is T

MADNE/YASHPILAJI MR

RAJKOT TO MUMBAI (T2)

MADNE/YASHPILAJI MR

Flight

6E 2104

Gate

-

Boarding Time

1850 Hrs

Boarding

Zone 2

Seat

16B



Date 11 Jul 2026

Departure 19:35

Seq 034

Services -

Gate is subject to change and will close 25 minutes prior to departure

HSR



BOM (T2)

Flight

6E 2104

Date

11 Jul 2026

PNR

GCPJWQ

Services

-



Seat 16B

Seq 034

THE WORLD WILL ONLY BE AS GOOD
AS THE ENERGIES THAT DRIVE IT.
Because Good Energy is Everything.



SUZLON | GOOD
ENERGIES
THAT WORK

Wind-first, full-stack renewable energy solutions

RE TECH: WIND | STORAGE | SOLAR

RE DEV CO

RE PROJECTS

RE AMS

Dangerous goods and restricted articles

If you have any dangerous goods or restricted articles please declare them, carrying these objects may be an offence & may result in prosecution.



Boarding Pass (Web Check-In)

Your Departure Terminal is T

KAVA/MEETNATVAR MR

RAJKOT TO MUMBAI (T2)

Flight

6E 2104

Gate

-

Boarding Time

1850 Hrs

Boarding

Zone 2

Seat

16C



Date 11 Jul 2026

Departure 19:35

Seq 035

Services -

Gate is subject to change and will close 25 minutes prior to departure

KAVA/MEETNATVAR MR

HSR



BOM (T2)

Flight

6E 2104

Date

11 Jul 2026

PNR

GCPJWQ

Services

-



Seat 16C

Seq 035

Dangerous goods and **restricted** articles

If you have any dangerous goods or restricted articles please declare them, carrying these objects may be an offence & may result in prosecution.