

NOTICE TO MEMBERS

Notice is hereby given that the **3rd Annual General Meeting** of the Members of **Vastu Finserve India Private Limited** will be held on Monday, 5th July, 2021 at 3.00 p.m. at the Registered Office of the Company situated at Unit Nos. 203 & 204, 2nd Floor, A wing, Navbharat Estates, Zakaria Bunder Road, Sewri (West) Mumbai – 400 015, India to transact the following business:

ORDINARY BUSINESS:

1. To receive, consider, approve and adopt the Audited Financial Statements of the Company for the Financial year ended 31st March, 2021 and Board's Report and Auditors' Report thereon.
2. To consider re-appointment of Mr. Vijay Kumar (DIN: 01264590), Director who retires by rotation and being eligible offers himself for re-appointment.

SPECIAL BUSINESS

3. Private Placement of Non-Convertible Debentures and other similar instruments

To consider and, if thought fit, to pass, with or without modification(s), the following resolution as a **Special Resolution**:

“RESOLVED THAT pursuant to the provisions of Sections 42, 71 and all other applicable provisions, if any, of the Companies Act, 2013 read with Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014, Rule 18 of the Companies (Share Capital and Debentures) Rules, 2014, Foreign Exchange Management Act & RBI Guidelines, the Memorandum of Association and the Articles of Association of the Company and any statutory modifications, re-enactments or amendments from time to time to the above mentioned regulations and rules and clarifications issued thereon from time to time and subject to other applicable laws, rules, regulations, guidelines, notifications and circulars issued by various competent authorities / bodies, whether in India or abroad, the consent of the Company be and is hereby accorded to the Board of Directors (hereinafter referred to as “Board” which term shall include any Committee thereof which the Board may have constituted to exercise its powers including the powers conferred by this Resolution) of the Company, to raise funds through Private Placement of Unsecured / Secured Redeemable Non-Convertible Debentures (“NCDs”) / Bonds and/or other similar instruments for an amount not exceeding INR 750,00,00,000/- (Indian Rupees Seven Hundred and Fifty Crores Only) to eligible investors (whether residents, non-residents, institutions, banks, incorporated bodies, mutual funds, venture capital funds, financial institutions, SIBDI individuals, trustees, stabilizing agents or otherwise and whether or not such investors are members of the Company), either in Indian Rupees or an equivalent amount in any foreign currency, in one or more tranches during the period of one year from the date of passing resolution in this Annual General Meeting at such price and on such terms and conditions as the Board may from time to time determine proper and beneficial and as may be mutually agreed between the Board and the Investors.

RESOLVED FURTHER THAT for the purpose of giving effect to any offer, invitation, issue or allotment through private placement of NCDs/Bonds, the Board of Directors and/or the Borrowing and Investment Committee of the Board be and are hereby authorised on behalf of the Company to do all such acts, deeds, matters and things as it may, in absolute discretion, deem necessary or desirable for such purpose, including without limitation, the determination of the terms thereof, finalizing the form / placement documents / offer letter, timing of the issue(s), including the class of investors to whom

VASTU FINSERVE INDIA PRIVATE LIMITED

Regd. Office: Unit No. 203 & 204, 2nd Floor, 'A' Wing, Navbharat Estate, Zakaria Bunder Road, Sewri West, Mumbai -400015, Maharashtra.
● Toll Free No.: 18002677770 ● CIN: U65990MH2018PTC314935

the NCDs/ Bonds are to be allotted, number of NCDs/ Bonds to be allotted in each tranche, issue price, redemption, rate of interest, redemption period, allotment of NCDs/ Bonds, appointment of lead managers, arrangers, debenture trustees and other agencies, entering into arrangements for managing the issue, issue placement documents and to sign all deeds, documents and writings and to pay any fees, remuneration, expenses relating thereto and for other related matters and with power on behalf of the Company to settle all questions, difficulties or doubts that may arise in regard to such offer(s) or issue(s) or allotment(s) as it may, in its absolute discretion, deem fit.

RESOLVED FURTHER THAT the Board be and is hereby authorised to further delegate all or any of the powers in aforesaid matters to the officials of the Company, in such manners as the Board may in its absolute discretion deem fit.”

4. Approval of Borrowing limits under Section 180(1)(c) of the Companies Act, 2013

To consider and, if thought fit, to pass, with or without modification(s), the following Resolution as a **Special Resolution**:

“**RESOLVED THAT** pursuant to Section 180(1)(c) and other applicable provisions, if any, of the Companies Act, 2013, including any statutory modification(s) or re-enactment(s) thereof, approval of the members of the Company be and is hereby accorded to the Board of Directors of the Company; to raise or borrow from time to time, any sum or sums of money for the business of the Company from various entities (natural or artificial), including but not limited to financial institutions, co-operative banks, banks, association of persons and other body corporates; by way of advances, loans, issue of debentures/ bonds and/ or other instruments or otherwise, including by way of external commercial borrowings in foreign denominated currencies from any foreign sources/foreign countries as prescribed by statutory guidelines in this regard, if any, in such manner and upon such terms and conditions and with or without security, as may be deemed necessary and prudent by the Board for the purposes of the Company, which, together with the money or monies already borrowed by the Company (apart from temporary loans obtained or to be obtained from the Company’s bankers in the ordinary course of business) and outstanding may exceed the aggregate paid-up share capital of the Company and its free reserves, provided however that the total amount up to which monies may be borrowed by the Board of Directors and outstanding at any time, shall not exceed the limit of INR 7,50,00,00,000/- (Indian Rupees Seven Hundred and Fifty Crores only).

RESOLVED FURTHER THAT Directors of the Company, be and are hereby severally empowered and authorised to arrange or fix the terms and conditions of all such borrowings, from time to time, viz. terms as to interest, repayment, security or otherwise as it may think fit and to sign and execute all such documents, deeds and writings and to do all such acts, deeds, matters and things as may be necessary expedient and incidental thereto for giving effect to this resolution including but not limited to filing of necessary e-forms with the Registrar of Companies.”

RESOLVED FURTHER THAT Directors of the Company, be and are hereby severally authorised to do all such acts, deeds, matters and things as may be necessary expedient and incidental thereto for giving effect to this resolution.”

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7. **Creation of charge on properties of the Company pursuant to Section 180(1)(a) of the Companies Act, 2013**

To consider and, if thought fit, to pass, with or without modification(s), the following Resolution as a **Special Resolution**:

“RESOLVED THAT pursuant to Section 180(1)(a) and other applicable provisions if any, of the Companies Act, 2013 including any statutory modification(s) or re-enactment(s) thereof, consent of the members of the Company be and is hereby accorded to pledge, mortgage and/or charge in all or any part of the moveable or immovable properties of the Company and the whole or part of the undertaking of the Company of every nature and kind whatsoever and/or create a floating charge on all or any movable properties of the Company and the whole of the undertaking of the Company; to or in favour of Banks, Financial Institutions, any other lenders or debenture trustees to secure the amount borrowed by the Company or any third party from time to time for the due payment of the Principal together with interest, charges, costs, expenses and all other monies payable by the Company or any third party in respect of such borrowings provided that the maximum extent of the indebtedness secured by the properties of the Company does not exceed INR 7,50,00,00,000/- (Indian Rupees Seven Hundred and Fifty Crore only).

RESOLVED FURTHER THAT Directors of the Company be and are hereby severally authorized to do such acts, deeds, things and execute all such documents, undertakings as may be necessary for giving effect to the above resolution.”

**By Order of the Board
for Vastu Finserve India Private Limited**



Sandeep Menon
**Sandeep Menon
Whole Time Director
DIN: 02032154**

Date: 11th June, 2021
Place: Mumbai

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NOTES

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE GENERAL MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. A PROXY IN ORDER TO BE EFFECTIVE MUST BE DEPOSITED AT THE REGISTERED OFFICE OF THE COMPANY BEFORE THE COMMENCEMENT OF THE MEETING.

A PERSON CAN ACT AS A PROXY ON BEHALF OF MEMBERS NOT EXCEEDING FIFTY AND HOLDING IN THE AGGREGATE NOT MORE THAN TEN PERCENT OF THE TOTAL SHARE CAPITAL OF THE COMPANY CARRYING VOTING RIGHTS. A MEMBER HOLDING MORE THAN TEN PERCENT OF THE TOTAL SHARE CAPITAL OF THE COMPANY CARRYING VOTING RIGHTS MAY APPOINT A SINGLE PERSON AS PROXY AND SUCH PERSON SHALL NOT ACT AS A PROXY FOR ANY OTHER PERSON OR SHAREHOLDER. A blank proxy form is annexed herewith.

PROXIES SHALL BE EXCLUDED FOR DETERMINING THE QUORUM.

2. A proxy shall not have the right to speak and shall not be entitled to vote except on a poll.
3. Corporate members intending to send their authorized representatives to attend the Meeting are requested to submit to the Company a certified copy of the Board Resolution authorizing their representatives to attend and vote on their behalf at the Annual General Meeting.
4. Brief Profile of Director seeking re-appointment at this Annual General Meeting, as required under the Secretarial Standards-2 on General Meetings, is annexed herewith and forms part of this Notice.
5. The route map for reaching the venue of the Annual General Meeting is annexed hereto and forms part of this notice.
6. Members / Proxies are requested to bring their copies of Annual Report at the time of attending the meeting.
7. Members / Proxies are requested to bring their duly filled in Attendance Slip, at the time of attending the Meeting. A blank Attendance Slip is annexed herewith.
8. In case of joint holders attending the Meeting, only such joint holder who is higher in the order of names will be entitled to vote.
9. All the documents referred to in the Notice are open for inspection of the members at the registered office of the Company on all working days during business hours and will also be available at the venue during the continuance of the meeting.
10. Register of Directors and Key Managerial Personnel and their Shareholding maintained under Section 170 of the Companies Act, 2013 as well as the Register of Contracts or Arrangements in which Directors are interested maintained under Section 189 of the Companies Act, 2013 will be kept open for inspection at the venue during the continuance of the meeting.

**By Order of the Board
for Vastu Finserve India Private Limited**



Sandeep Menon

**Sandeep Menon
Whole Time Director
DIN: 02032154**

**Date: 11th June, 2021
Place: Mumbai**

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Explanatory Statement under Section 102 of the Companies Act, 2013

Item No. 3 - Private Placement of Non-Convertible Debentures and other similar instruments

In order to provide the necessary flexibility for structuring the borrowings of the Company, it is proposed to borrow and raise by issue of Secured Redeemable Non-Convertible Debentures ("NCDs")/ Bonds on private placement basis, as may be appropriate and as specified in the approvals, from both Indian and International markets. The Board at its meeting held on 27th April, 2021, recommended members to provide their consent to the Board of Directors or any Committee of the Board; to borrow and raise funds by issuance of NCDs/ Bonds, on private placement basis, up to an amount not exceeding INR 750 Crores (Indian Rupees Seven Hundred and Fifty Crores Only) under Sections 42 and 71 of the Companies Act, 2013. Such issue shall be subject to overall borrowing limits of INR 750 Crores as approved by the members and will be issued in terms of the provisions of the Companies Act, 2013, Articles of Association of the Company and other applicable laws, if any.

Pursuant to Sections 42 and 71 of the Companies Act, 2013 read with Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 and Rule 18 of the Companies (Share Capital and Debentures) Rules, 2014, as amended from time to time, a Company offering or making an invitation to subscribe to NCDs/ Bonds on a private placement basis is required to obtain prior approval of the members by way of a Special Resolution. For NCDs/ Bonds, it shall be sufficient if the company passes an omnibus Special Resolution only once in a year for all the offers or invitation for such NCDs/ Bonds during the year. Thus, such approval by way of special resolution shall be valid for a period of One year starting from the date of the special resolution for all offers and invitations for such NCDs/ Bonds to be made during the year. Accordingly, it is proposed to raise funds through Private Placement of NCDs/Bonds in one or more tranches during the period of one year from the date of passing resolution in this Annual General Meeting. Such NCDs/ Bonds shall be issued to such person or persons, who may or may not be the members of the Company, as the Board or any duly constituted Committee of the Board or such other authority as may be approved by the Members / Board, may think fit and proper.

The resolution contained in Item no. 3 of the accompanying Notice, accordingly, seeks members' approval by way of a Special Resolution for raising funds through Private Placement of NCDs/Bonds in one or more tranches during period of one year as aforesaid and authorizing the Board of Directors (or any duly constituted Committee of the Board or such other authority as may be approved by the Board) of the Company to complete all the formalities in connection with the issue and allotment of NCDs/ Bonds.

None of the Directors, Key Managerial Personnel of Company or their relatives are, concerned or interested (financial or otherwise) in the said resolution. The Board recommends the resolution as set out in Item No. 3 of the accompanying notice for the approval of the members of the Company as a Special Resolution.

Item Nos. 4 and 5 - Approval of Borrowing limits under Section 180(1)(c) of the Companies Act, 2013 and creation of charge on properties of the Company pursuant to Section 180(1)(a) of the Companies Act, 2013

In terms of Section 180(1)(c) of the Companies Act, 2013, the Board of Directors of a Public Company cannot, except with the consent of the Company in General Meeting by Special Resolution, borrow monies (apart from temporary loans obtained or to be obtained from the Company's bankers in the

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ordinary course of business) in excess of the paid-up share capital and free reserves, that is to say reserves not set apart for any specific purpose.

Considering the Company's future growth plans, it is considered desirable that the members accord their consent to the Board of Directors and/or any committee thereof to borrow up to a sum not exceeding INR 750 Crores, notwithstanding that such amount may exceed the paid-up share capital and free reserves of the Company.

The proposed borrowings by the Company, if required, is to be secured by mortgage or charge on all or any of the movable or immovable or any other tangible and intangible assets / properties of the Company (both present & future), in favour of any lender including the financial institutions / banks / debenture trustees etc. in such form, manner and ranking as may be determined by the Board of Directors and of the Company from time to time, in consultation with the lender(s).

The mortgage and / or charge on any of the movable and / or immovable or any other tangible and intangible assets / properties and / or the whole or any part of the undertaking(s) of the Company, to secure borrowings of the Company with a power to the charge holders to take over the management of the business of the Company in certain events of default, may be regarded as disposal of the Company's undertaking(s) within the meaning of Section 180(1)(a) of the Companies Act, 2013.

The resolutions contained in Item nos. 4 & 5 of the accompanying Notice, accordingly, seek members' approval for increasing the borrowing limits and disposal of the Company's undertaking(s) by creation of mortgage / charge etc. thereon and for authorizing the Board of Directors of the Company to complete all the formalities in connection with the increase in the borrowing limits and creating charge on Company's properties, respectively.

None of the Directors of the Company, Key Managerial Personnel of Company or their relatives are, concerned or interested (financial or otherwise) in the said resolution. The Board recommends the resolutions as set out in Item Nos 4 & 5 of the accompanying notice for the approval of the members of the Company as Special Resolution.

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Brief profile of the Director being re-appointed at the Annual General Meeting scheduled to be held on 05th July, 2021

Name of Director	Mr. Vijay Kumar
DIN	01264590
Designation	Director
Date of Birth (Age)	26 th August, 1952 (68 years)
Date of first appointment on the Board	28-09-2018 (Appointed as First Director)
Qualifications	M.B.A From FMS, University of Delhi, B.Tech ,IIT Delhi
Experience	Mr. Vijay Kumar has over 30 years of experience in the Banking and Information Technology sectors. Worked with the NIIT Group from the year 2000 until August 2012. During this period was responsible for M&A and corporate finance activities of NIIT and NIIT Technologies, and was involved in several large transactions involving acquisition and divestiture of companies, joint ventures, strategic alliances, and corporate restructuring. Prior to the year 2000, worked with the ICICI Group for over 15 years. Was involved, in various roles, with project finance and investment banking. Advised several companies across industries, in equity and debt raising, M&A and corporate structuring. His last position with the group was with ICICI Securities, as Head of Investment Banking. Since August 2012, associated, as Advisor/ Director, with companies in the BPO, Media, and Private Equity areas, besides role as consultant with NIIT Technologies. He is currently serving as an independent director on several boards.
Shareholding in the Company	Nil
Number of meeting of the Board attended during the FY 2020-21/ Number of meetings held during the tenure of Director	Board Meetings attended: 3 Board Meetings held during his tenure: 4
Directorships held in other Companies as on date	1. VASTU HOUSING FINANCE CORPORATION LIMITED 2. B2R TECHNOLOGIES PRIVATE LIMITED

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	<p>3. MULTIPLES EQUITY FUND TRUSTEE PRIVATE LIMITED</p> <p>4. MULTIPLES ALTERNATE ASSET MANAGEMENT PRIVATE LIMITED</p> <p>5. MULTIPLES GOOD FAITH FOUNDATION</p>
Relationship with other Directors / KMP of the Company	None
Terms and Conditions of appointment/ re-appointment	Appointed as director, liable to retire by rotation
Remuneration sought to be paid	Nil
Remuneration last drawn during FY 2020-21	Nil
Comparative remuneration profile with respect to industry, size of the company, profile of the position and person	NA

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Proxy Form

[Pursuant to section 105(6) of the Companies Act, 2013 and rule 19(3) of the Companies (Management and Administration) Rules, 2014]

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Registered Office: Unit Nos. 203 & 204, 2nd Floor, A wing, Navbharat Estates, Zakaria Bunder Road, Sewri (West) Mumbai - 400 015

Tel. No.: 022 2419 0911

Name of the member (s):

.....

Registered address:

.....

E- Mail Id:

.....

Folio No. / Client ID No.: DP ID No.:

I/ We, being the holder (s) of shares of the above named company, hereby appoint:

1. Name:
E-mail Id:
Address:

Signature: or failing him / her;

2. Name:
E-mail Id:
Address:

Signature: or failing him / her;

3. Name:
E-mail Id:
Address:

Signature:

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the 3rd Annual General Meeting of the Company, to be held on Monday, 5th July, 2021 at 3.00 p.m. at the Registered Office of the Company situated at Unit Nos. 203 & 204, 2nd Floor, A wing, Navbharat Estates, Zakaria Bunder Road, Sewri (West) Mumbai – 400 015 and at any adjournment thereof in respect of such resolutions as are indicated below:

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Sr. No.	Resolutions	For	Against
ORDINARY BUSINESS			
1	To approve Audited Financial Statements for the period ended 31 st March, 2021 and Board's Report and Auditors' Report thereon		
2	To consider re-appointment of Mr. Vijay Kumar (DIN: 01264590), Director who retires by rotation and being eligible offers himself for re-appointment		
SPECIAL BUSINESS			
3	To approve Private Placement of Non-Convertible Debentures and other similar instruments		
4	Approval of Borrowing limits under Section 180(1)(c) of the Companies Act, 2013		
5	Creation of charge on properties of the Company pursuant to Section 180(1)(a) of the Companies Act, 2013		

Signed this day of 2021

Signature of shareholder

Signature of Proxy holder(s)

Affix Re.1/-
Revenue
Stamp

Notes:

- Please put tick (✓) in the appropriate column against the respective resolutions. If you leave the 'For' or 'Against' column blank against any or all the resolutions, your Proxy will be entitled to vote in the manner as he / she thinks appropriate.
- This Form of Proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company at Unit Nos. 203 & 204, 2nd Floor, A wing, Navbharat Estates, Zakaria Bunder Road, Sewri (West) Mumbai – 400 015, not less than 48 hours before the commencement of the Meeting.

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ATTENDANCE SLIP OF 3rd ANNUAL GENERAL MEETING ('AGM')

of Members of Vastu Finserve India Private Limited (the 'Company') held on Monday, 5th July, 2021 at 3.00 p.m. at the Registered Office of the Company situated at Unit Nos. 203 & 204, 2nd Floor, A wing, Navbharat Estates, Zakaria Bunder Road, Sewri (West) Mumbai – 400 015

Please fill Attendance Slip and hand it over at the entrance of the meeting hall

1.	Name(s) of Member(s) including joint holders, if any [in Block Letter(s)]	
2.	Registered Address of the Sole/First named Member	
3.	Registered Folio No./*DP ID No. and Client ID No. <i>(*Applicable to Members holding shares in dematerialized form)</i>	
4.	Number of Shares held	

I/We hereby record my/our presence at the 3rd Annual General Meeting of the Members of Vastu Finserve India Private Limited held on Monday, 5th July, 2021 at 3.00 p.m. at the Registered Office of the Company situated at Unit Nos. 203 & 204, 2nd Floor, A wing, Navbharat Estates, Zakaria Bunder Road, Sewri (West) Mumbai – 400 015.

Signature of Member / Proxy

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ROUTE MAP FOR REACHING THE VENUE OF THE THIRD ANNUAL GENERAL MEETING OF THE COMPANY TO BE HELD ON MONDAY, 05th July, 2021 AT 3.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT UNIT NOS. 203 & 204, 2ND FLOOR, A WING, NAVBHARAT ESTATES, ZAKARIA BUNDER ROAD, SEWRI (WEST) MUMBAI – 400 015



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