

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on **15/05/2019** at Thane

Between,

Mrs Khadse Meena Barsu

And

Manmakers Media (Partnership)

Authorized Partner **Mr. Mohile Alap Vinay**

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 2575.60/-	MH001596112201920E	16/05/2019
Registration Fee	Rs. 1000/-	MH001596112201920E	16/05/2019

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 15/05/2019 at Thane

Between,

1) **Name:** Mrs Khadse Meena Barsu, Age : About 65 Years, Occupation : Housewife, PAN : ACDPK6130A Residing at: Flat No:26, Floor No:1, Building Name:Shreesh CHS Ltd., Block Sector:Thane, Road:Hazuri Baug Road, Thane, Thane, Maharashtra, 400604

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

AND

1) **Manmakers Media** (Partnership) Residing at: Flat No:26, Floor No:Ground Floor, Building Name:Shreesh CHS Ltd, Block Sector:Thane West, Road:Hazuribaug Road, Thane, Thane, Maharashtra, 400604

through Authorized Partner Mr. Mohile Alap Vinay, Age : About 30 Years, Occupation : Business, PAN: BAKPM7234H Residing at: Flat No:603, Floor No:6, Building Name:12, Block Sector:Kasarvadavli, Road:G B Road, Thane, Thane, Maharashtra, 400615

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

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

AND WHEREAS the Licensee herein is in need of temporary premises for Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 55 Months commencing from 01/04/2019 and ending on 31/10/2023, on terms and subject to conditions hereafter appearing.

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

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



1) Period: That the Licensor hereby grants to the Licensee herein a revocable leave and license to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 12 Months commencing from 01/04/2019 and ending on 31/10/2023

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

- Rs. 15000/- (Fifteen Thousand Only) per month for the first 11 months.
- Rs. 16500/- (Sixteen Thousand Five Hundred Only) per month for the next 11 months.
- Rs. 18150/- (Eighteen Thousand One Hundred and Fifty Only) per month for the next 11 months.
- Rs. 19965/- (Nineteen Thousand Nine Hundred and Sixty-Five Only) per month for the next 11 months.
- Rs. 21961/- (Twenty-One Thousand Nine Hundred and Sixty-One Only) per month for the next 11 months.

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License. Licensees shall also pay to the Licensor Rs. 5000/- interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 817901, dated - 18/04/2019 drawn on the Licensee's Banking Account with Syndicate bank Bank, Kasarwadawali Branch Amount Rs. 50000/- (Fifty Thousand Only)

4) Maintenance Charges: That the all outgoings including all rates, taxes, levies, assessments, maintenance charges, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.

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

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

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

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



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

10) Lock in period: Both the parties have agreed to set a lock-in period of 24 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

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

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

13) Miscellaneous: Both parties agreed that there will be Two Years locking period for the both parties, neither the Licensor nor the Licensee terminate this Leave and License Agreement before completion of locking period. After completion of locking period the LICENSOR / LICENSEE shall be entitled to terminate this Agreement by giving Two Month notice in writing to the LICENSOR / LICENSEE without assigning any reason whatsoever and in that event the LICENSOR, shall ask the LICENSEE for removing himself, his servants, agents and their belongings from the Licensed Premises. This agreement if not cancelled shall stand terminated as on 31/10/2023.

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

SCHEDULE I

(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)



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Doc No : 6527/2019

Regn.63m

Village Name : Panchapakhadi

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs 50000/-
(3) Licence Fee	a) Rs. 15000/- per month for the first 11 months, b) Rs. 16500/- per month for the next 11 months, c) Rs. 18150/- per month for the next 11 months, d) Rs. 19965/- per month for the next 11 months, e) Rs. 21961/- per month for the next 11 months.
(4) Property Description	Corporation: Thane, Other details: Apartment/Flat No.25, Floor No:Ground Floor, Building Name:Shreesh C.H.S. Ltd., Block Sector:Thane West, 400604, Road:Hazuri Darga Road, City:Panchapakhadi, District:Thane, Final Plot Number : 138, TPS NUMBER : 1, Leave and License Months:55
(5) Area	550 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Mrs Khadse Meena Barsu Age: 65 Address: Flat No.25, Floor No:1, Building Name:Shreesh CHS Ltd., Block Sector:Thane, Road:Hazuri Baug Road, City:Thane, District:Thane, State:Maharashtra, Pin:400604 PAN: ACDPK6130A
(8) Licensee Name and Address	Partnership: Manmakers Media Address: Flat No.25, Floor No:Ground Floor, Building Name:Shreesh CHS Ltd, Block Sector:Thane West, Road:Hazuribaug Road, City:Thane, District:Thane, State:Maharashtra, Pin:400604 PAN: ABKFM8237A through their Authorized Partner Mohile Alap Vinay Age: 30, Address: Flat No.603, Floor No.6, Building Name:12, Block Sector:Kasarvadavli, Road:G B Road, City:Thane, District:Thane, State:Maharashtra, Pin:400615 PAN: BAKPM7234H
(9) Date of Execution	15/05/2019
(10) Date of Registration	16/05/2019
(11) Registration Number/Year	6527/2019
(12) Stamp Duty	Rs.2575.60/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-



S.R. Thane 9

Date: -30/7/2019

To,
The State Tax Officer,
Goods and Service Tax Department,
Thane.

Sub: NOC letter

Dear Sir/Madam,

I **Barsu Khadse** owner of premises **Apartment No. 26 , Shreesh C.H.S. Ltd , Hazuri Darga Road , Panchpakhadi , Thane - 400604**.The rent agreement is made between my wife Meena Barsu and partners of manmakers media. Hereby give consent that **Alap Mohile And Maitreya Risbood** owner of **Manmakers Media** carrying business activities on above mentioned address and has no objection to take GST Registration on the above-Mentioned address.

Thanking You and Oblige.

Yours Faithfully,

A handwritten signature in blue ink, appearing to read 'Barsu Khadse', with a long horizontal stroke extending to the right.

Barsu Khadse