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SroName : Joint S.R. Malshiras

Doc No. : 195/2026

Regn:63m

Village Name : Solapur Siti

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.50000/-
(3) Licence Fee	Rs.6700/-
(4) Property Description	Corporation: Solapur , Other details: Shop No:1, Floor No:Ground, Building Name:Shah Complex, Block Sector:Solapur 413005, Road:Telangi Pachha Peth, City:Solapur Siti , District:Solapur, C.T.S. Number : 10378/18, Leave and License Months:11
(5) Area	19.36 Square Meter
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Jamal Hasan Maner Age: 77 Address: Block Sector:Madha, Road:Gulshan Manzil Shivajinagar, City:Solapur, District:Solapur, State:Maharashtra, Pin:413209 PAN: AAZPM4344G
(8) Licensee Name and Address	Name: Aslam Ibrahim Hiroli Age: 32 Address: Block Sector:Shukrawar Peth, Road:Near Bismilah Floor Mill, City:Solapur, District:Solapur, State:Maharashtra, Pin:413002 PAN: BACPH2026N
(9) Date of Execution	27/10/2025
(10) Date of Registration	16/01/2026
(11) Registration Number/Year	195/2026
(12) Stamp Duty	Rs.196.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of Joint S.R. Malshiras :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 196.00/-	MH010691720202526P	27/10/2025
DHC	Rs. 300/-	1025271609585	27/10/2025
Registration Fee	Rs. 1000.00/-	MH010691720202526P	27/10/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 27/10/2025 at solapur

Between,

1) **Name:** Mr. Jamal Hasan Maner, Age : About 77 Years, PAN : AAZPM4344G Residing at: Block Sector: Madha, Road: Gulshan Manzil Shivajinagar, Solapur, Solapur, Maharashtra, 413209

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

AND

1) **Name:** Mr. Aslam Ibrahim Hiroli, Age : About 32 Years, PAN : BACPH2026N Residing at: Block Sector: Shukrawar Peth, Road: Near Bismilah Floor Mill, Solapur, Solapur, Maharashtra, 413002

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

WHEREAS the Licenser 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 Non-Residential use has/have approached the Licenser with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 11 Months commencing from 01/10/2025 and ending on 31/08/2026, on terms and subject to conditions hereafter appearing.

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

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

1) Period: That the Licenser 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 11 Months commencing from 01/10/2025 and ending on 31/08/2026



2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 6700(Six Thousand Seven Hundred Only) per month towards the compensation and Rs. 50000(Fifty Thousand Only) interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs.50000/- (Fifty Thousand Only)

4) Maintenance Charges: That the Licensee herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, non occupancy charges, etc. in respect of the said premises shall be paid by the 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 Non-Residential purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of 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) Cancellation: That, Subject to the condition of lock in period (if any), if the Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the 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.



11) 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 goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his articles from the said premises on expiry or sooner determination of this Agreement ,the Licenser shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licenser shall be entitled to remove the Licensee and his belongings from the Licensed premises, without recourse to the Court of Law.

12) 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 Licenser equally .







SCHEDULE I

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

All that constructed portion being Non-Residential unit bearing Shop No. 1, Built-up :19.36 Square Meter, situated on the Ground Floor of a Building known as 'Shah Complex' standing on the plot of land bearing C.T.S. Number :10378/18,Road: Telangi Pachha Peth, Location: Solapur 413005, of Village:Solapur siti ,situated within the revenue limits of Tehsil Uttar solapur and Dist Solapur and situated within the limits of Solapur Municipal Corporation.

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







Name & Address	Photo	Thumb Verified	Digitally signed
<u>Licensor</u> <u>Mr.Jamal Hasan Maner</u> Address: Block Sector:Madha, Road:Gulshan Manzil Shivajinagar, Solapur, Solapur, Maharashtra, 413209			Not Available
<u>Licensee</u> <u>Mr.Aslam Ibrahim Hiroli</u> Address: Block Sector:Shukrawar Peth, Road:Near Bismilah Floor Mill, Solapur, Solapur, Maharashtra, 413002			Not Available
<u>Witness of execution of all executants</u> <u>Deokate Laxman</u> Address: Block Sector:Pune, Road:Pune, Pune, Pune, Maharashtra, 411024			Not Required
<u>Witness of execution of all executants</u> <u>Depkate Swapna</u> Address: Block Sector:Pune, Road:Pune, Pune, Pune, Maharashtra, 411024			Not Required

Admission Of Execution / Identification

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



Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar/Ref No,Photo)	
Licensor <u>Jamal Hasan</u> <u>Maner</u>	08/01/2026 05:06:57 PM	08/01/2026 05:08:39 PM	Jamal Hasan Maner, Male, 1426623053753245696	
Licensee <u>Aslam Ibrahim</u> <u>Hiroli</u>	01/12/2025 05:53:59 PM	01/12/2025 05:54:29 PM	Aslam Ibrahim Hiroli, Male, 1318507760200474624	
Identifier for all executants <u>Depkate</u> <u>Swapna</u>	14/01/2026 10:57:50 AM	14/01/2026 10:58:47 AM	Deokate Swapna Laxman, Female, 1167872689811574784	
Identifier for all executants <u>Deokate</u> <u>Laxman</u>	14/01/2026 10:57:05 AM	14/01/2026 10:57:26 AM	Deokate Laxman Jagannath, Male, 1167836769968218112	





eRegistration Leave and License

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Property Details

Property Details: Shop No:1, Floor No:Ground, Building Name:Shah Complex, Block Sector:Solapur 413005, Road:Telangi Pachha Peth, City:Solapur Siti , District:Solapur
Property Police Station: SOLAPUR

Owner Details

1.licensor/Owner - Jamal Hasan Maner**Age:** 77 **Occupation:** **PAN:** AAZPM4344G**Current Address:** , Block Sector:Madha, Road:Gulshan Manzil Shivajinagar, City:Solapur, District:Solapur, State:Maharashtra, Pin:413209

Tenant Details

1.licencee/Tenant - Aslam Ibrahim**Hiroli****Age:** 32 **Occupation:** **PAN:** BACPH2026N **Contact No:****Current Address:** , Block Sector:Shukrawar Peth, Road:Near Bismilah Floor Mill, City:Solapur, District:Solapur, State:Maharashtra, Pin:413002**Nationality:** India**Permanent Address :** ☒ Same as Current Address**Previous Address:** ☒ Same as Permanent Address

	English	Marathi		English	Marathi
Building Name			Building Name		
Flat No			Flat No		
Floor No			Floor No		
Road	* Near Bismilah Floor Mill	बिस्मिल्ला फ्लोर मीलच्या जवळ	Road	* Near Bismilah Floor Mill	बिस्मिल्ला फ्लोर मीलच्या जवळ
Location	* Shukrawar Peth	शुक्रवार पेठ	Location	* Shukrawar Peth	शुक्रवार पेठ
Pin Code	* 413002		Pin Code	* 413002	
Village/City	* Solapur	सोलापूर	Village/City	* Solapur	सोलापूर
District	Solapur	सोलापूर	District	Solapur	सोलापूर
State	Maharashtra	महाराष्ट्र	State	Maharashtra	महाराष्ट्र
Select Police Station	SOLAPUR		Select Police Station	SOLAPUR	
Address Proof Type	Aadhaar Card		Address Proof Type	Aadhaar Card	

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File Uploaded Successfully.

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Update successfully.

Tenant Family Details:

	English	Marathi
Name	Family	
Relation	--Select--	
Age		
	Save Family Details	New

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Family	Zeba Aslam Hiroli	wife	21

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