

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1136.30/-	MH012585136202223E	17/12/2022
Registration Fee	Rs. 1000/-	MH012585136202223E	17/12/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 17/12/2022 at Thane
Between,

1) **Name:** Mr. Singhi Chandraben, Age : About 42 Years, PAN : AAPPS4879L Residing at: Flat No:2/16, Building Name:New Ganga Niwas CHSL, Block Sector:Hardevi Bai society, Road:Caves Road, Jogeshwari East, Mumbai, Maharashtra, 400060
through his P.O.A. Mr. Singhi Mayur, Age : About 51 Years,PAN: AAFPS5685Q Residing at: Flat No:Plot No.15, Floor No:01, Building Name:Ramrakha Building, Block Sector:Hardevi Society, Road:Caves Road, Jogeshwari East, Mumbai, Maharashtra, 400060

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

AND

1) **Shiv Shakti Wire paper**(Proprietorship) Residing at: Flat No:15/A, Building Name:Sheetal Plaza, Block Sector:Bhaindar East, Road:Goddev Fatak Road, Thane, Thane, Maharashtra, 401105
through Authorized Signatory Mr. Yadav Subhash chandra Kanhaya, Age : About 50 Years, PAN: ABJPY3664Q Residing at: Flat No:A/15, Building Name:Sheetal Plaza, Block Sector:Bhaindar East, Road:Goddev Fatak Road, Thane, Thane, Maharashtra, 401105

HEREINAFTER called ‘the Lessee’ (which expression shall mean and include only Lessee above named).

WHEREAS the Lessor 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 Lessee herein is in need of temporary premises for Non-Residential use has/have approached the Lessor with a request to allow the Lessee herein to use and occupy the said premises on Leave and License basis for a period of 36 Months commencing from 01/02/2023 and ending on 31/01/2026, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Lessor have agreed to allow the Lessee herein to use and occupy the said Licensed premises for his/her/their 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 36 Months commencing from 01/02/2023 and ending on 31/01/2026

2) License Fee & Deposit: That the Licensee shall pay to the Licenser License fee at the rate of Rs. 12000(Twelve Thousand Only) per month towards the compensation and Rs. 75000(Seventy-Five 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 Cheque/NEFT/RTGS No. 100050, dated – 10/12/2013 , drawn on the Licensee's Banking Account with Other than the list Bank, Kapol Bank Branch. Amount Rs.75000/-(Seventy-Five Thousand Only)

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

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 Licenser 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 Licenser 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 Licenser.

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 Licenser shall on reasonable notice given by the Licenser 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 Licenser 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 Licenser 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/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 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/her/their 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. N/10, Built-up :700 Square Feet, situated on the Floor of a Building known as 'Vinochem Ind Estate' standing on the plot of land bearing Survey Number :69 & HISSA NUMBER :04,Road: Panchal Udyog Nagar, Location: Bhayandar, Thane, of Village:Bhaindar,situated within the revenue limits of Tehsil Thane and Dist Thane and situated within the limits of Thane 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 Image	Digitally signed
Licensor Mr. <u>Singhi Chandraben</u> through his P.O.A Mr. <u>Singhi Mayur</u> Address: Flat No:Plot No.15, Floor No:01, Building Name:Ramrakha Building, Block Sector:Hardevi Society, Road:Caves Road, Jogeshwari East, Mumbai, Maharashtra, 400060			Not Available
Licensee Shiv Shakti Wire paper (Proprietorship) through his Authorized Signatory Mr. <u>Yadav Subhash chandra Kanhaya</u> Address: Flat No:A/15, Building Name:Sheetal Plaza, Block Sector:Bhairandar East, Road:Goddev Fatak Road, Thane, Thane, Maharashtra, 401105			Not Available
Witness of execution of all executants Shlok Singh Address: Block Sector:jogeshwari east , Road:caves road , Jogeshwari East , Mumbai, Maharashtra, 400060			Not Required
Witness of execution of all executants Kamlesh Singh Address: Block Sector:grant road , Road:babulnath road , Grant Road , Mumbai, Maharashtra, 400007			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifires 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 No,Photo)
<u>licencee</u> Shiv Shakti Wire paper through Authorized Signatory Yadav Subhash chandra Kanhaya	18/12/2022 11:59:15 AM	18/12/2022 11:59:34 AM	Subashchandra Yadav, Male, XXXX XXXX 1759
<u>licensor</u> Singhi Chandraben through his P.O.A. Singhi Mayur	28/12/2022 10:29:33 AM	28/12/2022 10:30:04 AM	Mayur Amritlal Singhi, Male, XXXX XXXX 3848
<u>identifier for all executants</u> Shlok Singhi	18/12/2022 11:46:50 AM	18/12/2022 11:47:11 AM	Shlok Mayur Singhi, Male, XXXX XXXX 3530
<u>identifier for all executants</u> Kamlesh Singh	21/12/2022 10:35:40 AM	21/12/2022 10:37:06 AM	Kamlesh Amritlal Singhi, Male, XXXX XXXX 3175

