

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 700.00/-	MH018517631202425P	25/03/2025
DHC	Rs. 300/-	0325251800419	25/03/2025
Registration Fee	Rs. 1000.00/-	MH018517631202425P	25/03/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 25/03/2025 at Pune

Between,

1) **Name:** Mr. Runwal Suryakant Keshchandji, Age : About 64 Years, PAN : ALUPR4158D
Residing at: Block Sector:Ridhi Sididi App , Road:Nagar Manmad , Ahilyanagar , Ahilyanagar, Maharashtra, 423109

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) **Ivaru World** (Partnership) Residing at: Flat No:Shop B1 , S No 95 , Floor No:Upper , Building Name:Mangal Deep Complex, Block Sector:Manjari Bk , Road:Mahadev Nagav, Hadapsar, Pune, Maharashtra, 412307

through Authorized Signatory Mr. Sharma Dharendra , Age : About 44 Years, PAN: BIWPS3607N
Residing at: Flat No:H No 2541 , Block Sector:Bihari Colony , Road:Gali No- 11, East Delhi , East delhi, Delhi, 110032

2) **Ivaru World** (Partnership) Residing at: Flat No:Shop B1 , Floor No:Upper , Building Name:Mangal Deep Complex, Block Sector:Manjari Bk , Road:Mahadev Nagav, Hadapsar, Pune, Maharashtra, 412307

through Authorized Signatory Mrs Sharma Charu , Age : About 34 Years, PAN: BZOPS9189J
Residing at: Flat No:H No 2541, Block Sector:Bihari Colony , Road:Gali No- 11, East Delhi , East delhi, Delhi, 110032

3) **Ivaru Greens** (Proprietorship) Residing at: Flat No:Shop B1 , S No 95 , Floor No:Upper , Building Name:Mangal Deep Complex , Block Sector:Mahadev Nagar , Road:manjari , Hadapsar, Pune, Maharashtra, 412307

through Authorized Signatory Mr. Verma Sandip Kumar , Age : About 39 Years, Occupation : Service, PAN: AHDPV2282R Residing at: Flat No:X2/23, Building Name:Tucker AWHO Enclave, Block Sector:Gondhale Nagar , Road:Pune Solapur , Hadapsar, Pune, Maharashtra, 411028

HEREINAFTER called 'the Licensees' (which expression shall mean and include only Licensees 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 Licensees herein are in need of temporary premises for Non-Residential use has/have approached the Licensor with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 36 Months commencing from 01/04/2025 and ending on 31/03/2028, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensees herein to use and occupy the said Licensed premises for 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 Licensor hereby grants to the Licensees 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 Licensees for a period of 36 Months commencing from 01/04/2025 and ending on 31/03/2028

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

a) Rs. 6000/--(Six Thousand Only) per month for the first 6 months,

b) Rs. 7000/--(Seven Thousand Only) per month for the next 6 months,

c) Rs. 7700/--(Seven Thousand Seven Hundred Only) per month for the next 12 months,

d) Rs. 8470/--(Eight Thousand Four Hundred and Seventy Only) per month for the next 12 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. 20000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: 1] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 101994512224, dated – 24/03/2025, drawn on the Licensee's Banking Account with Hdfc bank Bank, Branch. Amount Rs. 10000/--(Ten Thousand Only) 2] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 10000/--(Ten 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 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 Licensees for Non-Residential purpose. The Licensees 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 Licensees at its own cost subject to normal wear and tear. The Licensees 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 Licensees 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 Licensees 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 Licensees 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 6 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 Licensees commit 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 Licensees 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 Licensees shall vacate the said premises without delay with all their goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves and / or 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 Licensees and their belongings from the Licensed premises, without recourse to the Court of Law.



13) Miscellaneous: Both side notice period 2 months else need to pay 2 months rent. Applicable for both parties. maintainanc charge per month 200 and if sociy change maintainanc charges Electricity Bill paid by licences

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 Shop which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Shop No. Shop B1, Built-up :191 Square Feet, situated on the Upper Floor of a Building known as 'Mangal Deep Complex ' standing on the plot of land bearing Survey Number :95, Road: Mahadev Nagav, Location: Manjari Bk , Hadapsar Pune 412307, of Village:Manjari budruk ,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune 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
Licensor Mr. <u>Runwal Suryakant Keshherchandji</u> Address: Block Sector:Ridhi Sididi App , Road:Nagar Manmad , Ahilyanagar , Ahilyanagar, Maharashtra, 423109			Not Available
Licensees <u>Ivaru World , (Partnership)</u> through his Authorized Signatory Mr. <u>Sharma</u> <u>Dhirendra</u> Address: Flat No:H No 2541 , Block Sector:Bihari Colony , Road:Gali No- 11, East Delhi , East delhi, Delhi, 110032			Not Available
Licensees <u>Ivaru World , (Partnership)</u> through her Authorized Signatory <u>Mrs Sharma</u> <u>Charu</u> Address: Flat No:H No 2541, Block Sector:Bihari Colony , Road:Gali No- 11, East Delhi , East delhi, Delhi, 110032			Not Available
Licensees <u>Ivaru Greens (Proprietorship)</u> through his Authorized Signatory Mr. <u>Verma</u> <u>Sandip Kumar</u> Address: Flat No:X2/23, Building Name:Tucker AWHO Enclave, Block Sector:Gondhale Nagar , Road:Pune Solapur , Hadapsar, Pune, Maharashtra, 411028			Not Available
Witness of execution of all executants <u>Kangude Akshay</u> Address: Block Sector:Malwadi , Road:-, Hadapsar, Pune, Maharashtra, 411028			Not Required
Witness of execution of all executants <u>Kangude Vikas</u> Address: Block Sector:Malwadi , Road:-, Hadapsar, Pune, Maharashtra, 411028			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers 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 Runwal Suryakant Keshherchandji	24/03/2025 07:34:27 PM	24/03/2025 07:34:40 PM	Suryakant Keshherchandji Runwal, Male, 1188117009734852608 
licencee Ivaru World through Authorized Signatory Sharma Dhirendra	24/03/2025 09:02:36 PM	24/03/2025 09:02:59 PM	Dhirendra Sharma, Male, 1353732271979913216 
licencee Ivaru World through Authorized Signatory Mrs Sharma Charu	24/03/2025 09:03:09 PM	24/03/2025 09:03:32 PM	Charu Sharma, Female, 1353732550884352000 
licencee Ivaru Greens through Authorized Signatory Verma Sandip Kumar	24/03/2025 09:09:30 PM	24/03/2025 09:09:50 PM	Sandip Kumar Verma, Male, 1353755196003012608 
identifier for all executants Kangude Akshay	25/03/2025 10:08:54 AM	25/03/2025 10:09:16 AM	Akshay Dasharath Kangude, Male, 1167456137484197888 
identifier for all executants Kangude Vikas	25/03/2025 10:08:35 AM	 2025 47 AM	Vikas Dasrath Kangude, Male, 1169504508260671488 

Thumb Impression of SRO

