

390/17272

पावती

Original/Duplicate

Friday, September 30, 2022

नोंदणी क्र. :39म

2:40 PM

Regn.:39M

पावती क्र.: 18452 दिनांक: 30/09/2022

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल3-17272-2022

दस्तऐवजाचा प्रकार : 36-अ-लिव्ह अँड लायसन्सेस

सादर करणाऱ्याचे नाव: जेठानंद दौलतराम असरानी

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

DELIVERED

एकूण:

रु. 1660.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:53 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 3

बाजार मूल्य: रु.1940000 /-

मोबदला रु.434539/-

भरलेले मुद्रांक शुल्क : रु. 40600/-

सह. दुय्यम निबंधक
कुर्ला- 3 (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: रु.660/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3009202206338 दिनांक: 30/09/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008492872202223E दिनांक: 30/09/2022

बँकेचे नाव व पत्ता:

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CHALLAN
MTR Form Number-6



GRN	MH008492872202223E	BARCODE					Date	29/09/2022-11:23:02	Form ID	36A	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			PAN No.(If Applicable)	AEZPA1031J						
Location	MUMBAI			Full Name	JETHANAND DAULATRAM ASRANI						
Year	2022-2023 One Time			Flat/Block No.	Shop No.3, Samruddhi						
Account Head Details			Amount In Rs.	Premises/Building							
0030045501	Stamp Duty		40600.00	Road/Street	Mahur, LBS Road						
0030063301	Registration Fee		1000.00	Area/Locality	Mumbai						
				Town/City/District							
				PIN		4	0	0	0	8	0
				Remarks (If Any)	SecondPartyName=FAMILY TREE VEGITERIAN RESTAURANT-						
				Amount In	Forty One Thousand Six Hundred Rupees Only						
Total			41,600.00	Words							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK							
Cheque/DD Details			Bank CIN	Ref. No.	00040572022092930821	IK0BXFJIX1					
Cheque/DD No.			Bank Date	RBI Date	29/09/2022-11:24:26	Not Verified with RBI					
Name of Bank			Bank-Branch	STATE BANK OF INDIA							
Name of Branch			Scroll No. , Date	Not Verified with Scroll							

Department ID : Mobile No. : 9821070270
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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Dhauji

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Rejkumari. B. Asrani.



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CHALLAN
MTR Form Number-6



GRN	MH008492872202223E	BARCODE			Date	29/09/2022-11:23:02	Form ID	36A
Department	Inspector General Of Registration			Payar Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No. If Applicable)	AEZPA1031J			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	JETHANAND CAULATRAM ASRANI			
Location	MUMBAI			Flat/Block No.	Shop No.3, Samruddhi			
Year	2022-2023 One Time			Premises/Building				
Account Head Details	Amount In Rs.		Road/Street					
0030045501 Stamp Duty	40600.00		Nahur, LBS Road					
0030063301 Registration Fee	1000.00		Area/Locality					
			Mumbai					
			Town/City/District					
			PIN					
			4 0 0 0 8 0					
				Remarks (If Any)	करल - 3 SecondPartyName=FAMILY TREE VEGITERIAN RESTAURANT-			
					१०२०२ २ ३३ २०२२			
				Amount In	Forty One Thousand Six Hundred Rupees Only			
Total	41,600.00		Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank Clk	Ref. No.	00040572022092930821		IK0BXFJIX1	
Cheque/DD No.			Bank Date	RBI Date	29/09/2022-11:26:16		Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		273 , 30/09/2022			

Department ID :

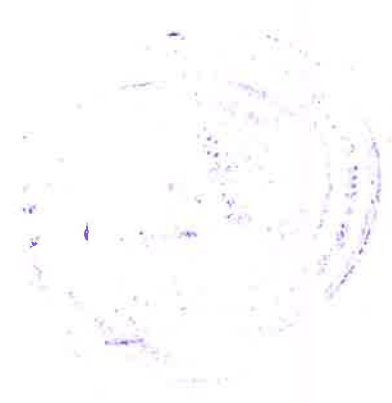
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

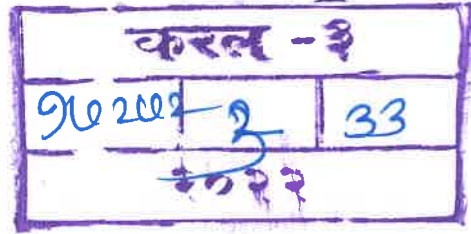
Mobile No. : 9821070270

सदर चलन केवल दुयाम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-390-17272	0004236134202223	30/09/2022-14:40:03	IGR199	1000.00
2	(IS)-390-17272	0004236134202223	30/09/2022-14:40:03	IGR199	40600.00
Total Defacement Amount					41,600.00





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3009202206338

Receipt Date 30/09/2022

Received from JETHANAND DAULATRAM ASRANI, Mobile number 9619591921, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered on Document No. 17272 dated 30/09/2022 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 660

DEFACED

Payment Details

Bank Name SBIN

Payment Date 30/09/2022

Bank CIN 10004152022093005833

REF No. 227364418611

Deface No 3009202206338D

Deface Date 30/09/2022

This is computer generated receipt, hence no signature is required.



LEAVE AND LICENSE AGREEMENT

THIS DEED OF LEAVE AND LICENSE is made at Mumbai on this 29th day of September Two Thousand and Twenty Two.

BETWEEN:

(1) MR JETHANAND DAULATRAM ASRANI, age 61 years, P A No.AEZPA1031J & (2) MRS RAJKUMARI BALRAJ ASRANI, age 62 years, P A No.ABBPA0158M, all Indian Inhabitants, having office at, 1 Udyog Kshetra, Mulund Goregaon Link Road, Mulund (West), Mumbai-400080, hereinafter referred to as the "Licensors", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives and assigns), party of

ONE PART.

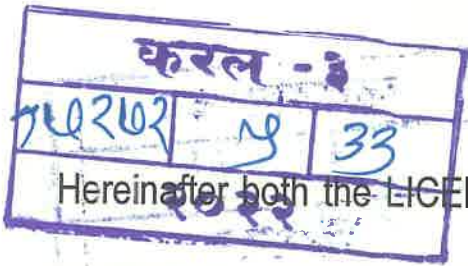
AND

M/s FAMILY TREE VEGITERIAN RESTAURANT, a partnership firm having registered office at Shop No.3, Ground Floor, Samruddhi CHS Ltd., Madan Mohan Malviya Road, Mulund (West), Mumbai 400080, P A No. AAGFF4759F, represented by its partners, (1)MS DEEPALI H CHAUDHARI, age 30 years (2) MR MANOJ SAMTANI, age 53 years hereinafter referred to as the "Licensee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its current and future partners, executors, legal representatives and assigns), party of OTHER PART.



Manoj Samtani
Deepali Chauhan

on
Rajkumari & Asrani.




Hereinafter both the LICENSORS and LICENSEE shall be collectively be referred to as "Parties" and individually as "Party" as the context demands.

WHEREAS:-

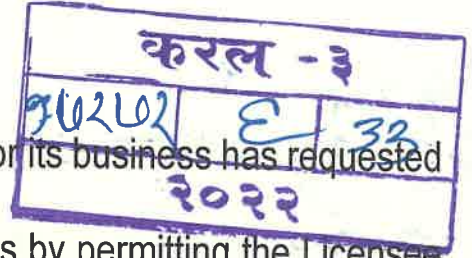
a) The Licensors are the exclusive and lawful owners of and absolutely seized and possessed of or otherwise well and sufficiently entitled to immovable property being Shop No.3, admeasuring 2100 square feet carpet area, situated on the Ground Floor, in the building known as 'Samruddhi', being lying and situated on land bearing C T S No.1281 & 1281/1, Plot No.5 at Village Nahur, at Junction of L B S Road & Madan Mohan Malviya Road, Mulund (West), Mumbai 400080, more particularly described in Schedule A below and hereinafter referred to as said Premises

b) The Licensors are the lawful owners of the premises and the Licensors are fully empowered and authorized to give the premises on Leave & License.

c) The said Premises is in enjoyment and possession of the Licensors and is free from all sorts of encumbrances, liens, court notices, attachments, charges, litigation, injunction etc., of whatsoever nature or any other charges of any nature whatsoever and there are no restrictive covenants operating upon the said Premises, and the said Premises being given on Leave and License basis;


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- d) The Licensee being in need of premises for its business has requested the Licensors to provide the said Premises by permitting the Licensee to enter upon and use the premises to conduct its business, on the terms and conditions hereinafter stated;
- e) The Licensee has represented to the Licensors that:
- i) The Licensee has fully inspected the said Premises and is completely satisfied about the condition of the same in all respects.
 - ii) The use of the said Premises to be allowed as hereinafter stated will not tantamount to a tenancy and will not create any tenancy or other similar right or interest and the Licensee undertakes and assures not to make any such claims in any proceedings or otherwise.
 - iii) At no point of time will the Licensee or any one on behalf of the Licensee contend that this agreement confers any right, title or interest of any nature or other similar right or interest to the premises or any part thereof except the right of permissive use of the Premises during the tenure of this agreement.
 - iv) The premises shall be used exclusively for the Restaurant business of the Licensee which shall be conducted by the Licensee and its partners and employees only and by no other person not being the employee of the Licensee.
 - v) The partners of the Licensee shall at all times be jointly and severally liable for all the acts of commission or omission by the partners and employees of the partners.



Rajkumari . B. Asrani .

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Relying upon the representations made by the Licensee and believing the same to be true, the Licensors have agreed to allow the Licensee to use and enter upon the said Premises strictly on the terms and conditions set out hereinafter.

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. PERIOD OF LICENSE: The License is hereby granted for a period of 36 months commencing from 1st September 2022, specifically mentioned in Schedule B, provided that the Licensee shall observe and perform the terms and conditions contained herein.
2. PURPOSE: The licensed premises shall be used by the Licensee for the purpose of running of restaurant and all activities necessary for or incidental to the carrying on the said business.
3. LICENSE FEES:
 - 3.1 During the term of license the Licensee shall pay to the Licensors, such License Fees as mentioned in the Schedule C hereunder, (hereinafter referred to as "the License Fees").
 - 3.2 The License Fees shall be subject to deduction by the Licensee of tax(es) at source under the laws as may be in force from time to time and certificate for tax(es) deducted at source will be provided by the Licensee to the Licensors as and when the same are demanded by the Licensors.

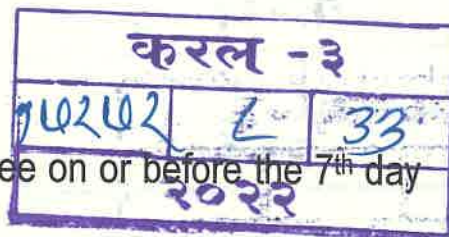
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3.3 License Fees shall be paid by the Licensee on or before the 7th day of every month in advance.

3.4 The License Fees shall be paid by crossed "ACCOUNT PAYEE" cheques, which shall be separately and in following proportion to each of the Licensors.

NAME OF THE LICENSOR	PERCENTAGE OF LICENSE FEES
Mr Jethanand Daulatram Asrani	75%
Mrs Rajkumari Balraj Asrani	25%



3.5 The License Fees shall be exclusive of GST or any other levy that may be levied by the local authority, state government or central government from time to time as the case may be, and the same shall be paid by the Licensee to the Licensors as and when the same is demanded by the Licensors.

3.6 In the event of delay of payment of license Fees by the Licensee, the Licensors shall have the right to charge interest @ 18% per annum on such amounts that have been delayed by the Licensee.

3.7 It is specifically agreed the Licensees will hand over postdated cheques to the Licensors towards the License fees payable by the Licensee to the Licensors which will be deposited only in case if the timely License fees is not done by the Licensees.

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4. OUTGOINGS/REIMBURSEMENTS:		

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4.1 The Licensee shall pay such charges/accruals/outgoings/utility charges as mentioned in the Schedule D hereunder for the period of the License.

4.2 The Licensors shall pay the present municipal taxes, levies and charges, as mentioned in the Schedule E, during the continuation of this agreement, any incremental municipal taxes payable due to the use of the said premises by the Licensee shall be borne and paid by the Licensee.



The Licensors shall also pay building maintenance charges and common area maintenance charges, to such body or association responsible for maintenance of common areas of the building, during the continuation of this agreement.

4.4 If the Licensors defaults in paying any of the amounts referred to in this clause, then the Licensee shall be entitled to make payment on behalf of the Licensors. In such case the Licensee shall give to the Licensors 30 days' notice in writing to reimburse to the Licensee the said sums. If the Licensors do not make payment in the said 30 day period, in that event the Licensee shall adjust such sum against the License Fees payable to the Licensors which the Licensors hereby expressly consent.

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5. SECURITY DEPOSIT:

5.1 The Licensee has, before execution of this Agreement, deposited with the Licensors, sum of Rs.19,40,000/- (Rupees Nineteen Lakhs Forty Thousand Only), as mentioned in the Schedule C hereunder (the receipt of which the Licensors does hereby admit and accept), being refundable interest free Security Deposit.

The security deposit has been paid by the Licensee to the Licensors in the following manner:

Mr Jethanand D Asrani	Rs.14,55,000/-
Mrs Rajkumari Balraj Asrani	Rs.4,85,000/-



5.2 The Security Deposit paid by the Licensee to the Licensors is for due fulfillment and observance of terms and conditions agreed by the Licensee and shall be returned by the Licensors to the Licensee simultaneously on the peaceful quitting and vacating of the said Premises by the Licensee on the termination of this Agreement by efflux of the time or on its early termination under the various provisions set out herein.

5.3 The Security Deposit paid by the Licensee to the Licensors is interest free and the Licensors are not liable to pay any interest on such security deposit save and except due the case set out in clause 6.8 herein.

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The aforesaid deposit amount shall be refunded by the Licensors to the Licensee on the expiration or sooner termination of this Agreement, whichever is earlier, simultaneously at the time of taking vacant and peaceful possession of the Premises, without any deduction whatsoever, except for the unpaid electricity bills/ water bills, levies taxes, incremental taxes, statutory dues/fees, government fees/ dues, related to business and/or arrears of License Fees, costs of repairs (mutually decided by both the parties) for any damage to the Premises due to the willful negligence of the Licensee (normal wear and tear excluded).

6. RIGHTS AND OBLIGATIONS OF THE LICENSORS:

- 6.1 The Licensors shall pay all present outgoing rates and Municipal taxes, any other statutory taxes and levies and building maintenance charges and common area maintenance charges payable in respect of the Premises.
- 6.2 Upon the Licensee performing and observing the terms, conditions and stipulations herein contained to be observed and performed, the Licensee shall during the period of this Agreement use and occupy the Premises without any interference from the Licensors or any person/s claiming under or through the Licensors.
- 6.3 The Licensors shall indemnify and keep the Licensee indemnified, from and against all actions, suits, proceedings, costs, charges,

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expenses, loss or damages that may be suffered or incurred by the Licensee by reason of any breach, non-observance or non-performance of any obligations under this Agreement by any person/s, government, judicial or quasi-judicial authority challenging the right of the Licensors to give the Premises on License to the Licensee.



- 6.4 The Licensors agree and acknowledge to indemnify and keep the Licensee fully indemnified and harmless from and against all damages, costs and expenses caused to or incurred by the Licensee as a result of any defect in ownership of the Licensors to the premises, which disturbs or interferes with the Licensee's right to use the Premises, under the terms and conditions herein contained.
- 6.5 The Licensee shall be entitled to peaceful and uninterrupted use of the Premises during the term of this Agreement, free of any interference, interruption or objection whatsoever by anyone claiming through and on behalf of the Licensors. The Licensors shall extend utmost cooperation to the Licensee for its peaceful and uninterrupted use of the Premises.
- 6.6 The Licensors shall not be held responsible or liable for any theft, loss, damage or destruction of any property of the Licensee or any other persons lying in the Premises or in the said building nor for any bodily injury to any person in the Premises or in the said building.

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The Licensors shall have the right to deduct from the security deposit paid by the Licensee, any unpaid license Fees and/or unpaid utility bills and restoration costs mentioned in clause 7.18 herein.

6.8 In the event of the failure of the Licensors to refund the security deposit to the Licensee at the time of the Licensee offering to vacate the said Premises at the time of termination or earlier determination of license, the Licensors shall be liable to pay interest @ 18% on such security deposit to the Licensee.

6.9 The licensors shall have full and unfettered right to sell or mortgage the said Premises to any person/ bank/ body/ financial institution, etc.

In such case the Licensee is bound to execute all the requirements i.e., NOC, documents required for same. However subject to the observance of the terms and conditions of this agreement by the Licensee, the Licensee shall have the right to continue to use and occupy the said Premises. The Licensors shall inform the prospective purchaser/s or the financial institution about the terms of this license and such prospective purchaser/s or the financial institution as the case may be shall be bound by the terms of this license as the Licensors herein.

7. RIGHTS AND OBLIGATIONS OF THE LICENSEE:

7.1 The Licensee hereby agrees that it shall not carry out any addition, alteration or structural changes in the said Premises.

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7.2 The Licensee shall permit the Licensors or their agents or representatives at all reasonable times during the period of this License to enter upon the Premises for inspecting the state and condition of the same after giving twenty four (24) hours' notice thereof to the Licensee.

7.3 The Licensee shall use the Premises only for the purposes of its business which shall be managed by the Licensee and its employees only and for no other purpose.

7.4 The Licensee shall under no circumstance be entitled to assign or transfer the benefit of this license to any person not shall the Licensee sub-let or under let to or induct any third party in the said Premises.

7.5 The Licensee shall use the Premises in a lawful manner and the Premises shall not use the same for any immoral and/or illegal purpose or activity and the Licensee or anyone on its behalf shall not commit any breach or violation of society bye laws. The Licensees shall observe and comply with the rules and regulations and ordinance of Municipal, Gumastha Dhara, Mumbai Police Act & rules framing under Income Tax Law, GST, Excise Law, Sales Tax Law, VAT Law, Professional Tax Law and all other Laws, ordinance, notifications are applicable to the business of the Licensees shall indemnify and keep indemnified the Licensors against any breach or violation thereof and all actions arising there from. All licenses that may be required for conducting the business of the Licensee shall be

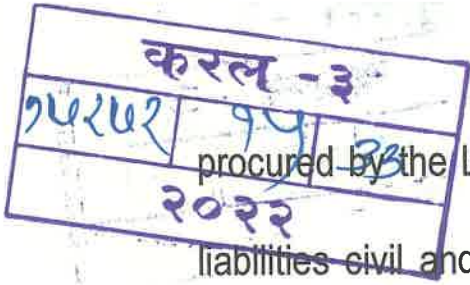


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Secretary

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procured by the Licensee at its own cost and expenses. Further all liabilities civil and criminal for not taking any licenses that may be needed for conducting of its business by the Licensee shall be solely borne and paid by the Licensee alone. The Licensee agrees that the Licensors reserve the right to terminate this agreement if the Licensee is found to be conducting its business without procuring requisite licenses or permissions that may be needed to conduct its business.

7.6 The Licensee shall on expiration or earlier determination or termination of this Agreement remove its employees along with all its articles belongings and equipment there from and handover the vacant, physical and peaceful possession of the Premises thereof to the Licensors in good condition and same condition in which it was handed over to Licensee.

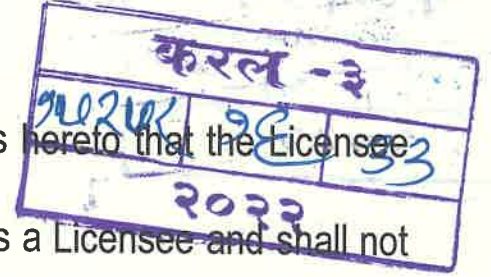
7.7 The Licensee shall not during the continuance of this Agreement and/or otherwise, part with the possession of the Premises and/or create any third party right, title and/or interest therein of any nature whatsoever.

7.8 No tenancy or any other protected right whatsoever in respect of the Premises or any part thereof, is deemed to have been created or sought to be created by these presents in favor of the Licensee except the right of permissive use.

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7.9 It is expressly agreed between the parties hereto that the Licensee shall use and occupy the premises only as a Licensee and shall not have any interest in the premises or any part thereof and shall not claim any right whatsoever in respect of the premises of any part thereof by way of tenancy, sub-tenancy or otherwise howsoever.

7.10 The Licensee shall keep the said premises in good condition and shall not cause any damage thereto.

7.11 It is agreed between the parties hereto that the Licensee shall have only the right to use and occupy the premises for a period 36 months and the relation of the landlord and tenant shall not deem to be created hereby or otherwise between the parties hereto under any circumstances whatsoever. The Licensee agrees that the legal and judicial possession of the said Licensed Premises is and shall continue to be with the Licensors, and the Licensee is allowed to occupy the said Licensed Premises, barely as the Licensee. The Licensee shall not be entitled to transfer the benefit of this agreement to any third party.

7.12 The Licensee shall not use and/or cause to be used the said Premises for the purpose of storage of any combustible and/or hazardous goods and shall at all times, keep the Licensors indemnified against any loss and/or damage that may be caused to the said Premises and/or to the Licensors due to any act and/or omission on the part of the Licensee while using the said Premises.

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Rajkumari B. Asrani.

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The Licensee shall observe and perform the Rules, Regulations and by laws applicable for use of the Premises and shall not do or suffer to be done anything whereby the Licensors' right to hold the said Premises is jeopardized, forfeited or extinguished.

7.14 The Licensee hereby agrees to indemnify the Licensors and render them harmless from all claims, demands, damages, actions, cost and charges to which the Licensee may have to be held liable by reason of any activity, negligence, commission, non-performance or non-observance of any terms and conditions of this agreement or otherwise howsoever by the Licensee or any one acting on its behalf.



7.15 The Licensee shall liable to pay a sum of Rs.30,000/- per day or any amount as may be prescribed by statute from time to time in case the Licensee fails to vacate the premises at the time of expiry of the License period or earlier determination thereof in accordance with the provisions of this agreement.

7.16 The Licensee shall keep the premises free from and exempt from and against all actions, suits, proceedings, claims, expenses and damages by the reasons thereof.

7.17 The Licensee shall be permitted to paint and renovate the Premises without making any permanent structural changes or additions. The Licensee shall be at liberty to fix or install furniture's, fixtures, air conditioners, fans, lights, cables, partition, screens, shelves, racks, sun blinds, floorings, false ceilings and electric fittings for more

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beneficial and convenient use of the Premises and upon determination or termination of the Agreement the Licensee shall be entitled to remove all movable furniture which has been brought in the Premises by the Licensee provided the Licensee shall make good any damages which may be occurred/caused to the Premises by such removal.

7.18 The Licensee agrees and confirms that the Licensee shall be liable to restore the said Premises in the same condition as had been handed over by the Licensors to the Licensee. In the event of failure of the Licensee to do so, the Licensors shall have the right to carry out such restoration work; all expenses borne by the Licensors for such restoration work shall be deducted from the security deposit paid by the Licensee to the Licensors.

7.19 The Licensee shall be entitled to carry out repairs of minor nature to the Premises to keep the same in tenantable condition.

8. LOCK IN PERIOD: The parties hereto agree and confirm that the Licensee shall not be entitled to terminate this license for a term of 24 months from the date of commencement of license period. Both the parties shall not terminate this agreement otherwise than in the event of what is mentioned herein in clause 9.1 & clause 9.4.

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9. TERMINATION		
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9.1 In the event of either party committing any breach of the terms and conditions of this Agreement, the aggrieved party shall bring to the notice of the other party in writing of such breach. If the other party fails to rectify the breach within thirty (30) days of receipt of written intimation, then and in that event without prejudice to the other rights and remedies, this Agreement shall de facto come to an end with immediate effect after the notice period of thirty (30) days.

9.2 The Licensee is entitled to terminate this Agreement at any time after the end of lock in period, without assigning any reason for the same, by providing three (3) months' advance written notice to the other Party. In that event, the security deposit shall be refunded without interest to the Licensee at the time of vacating and handing over the peaceful possession of the Premises.

9.3 In the event of the Licensee intending to terminate this agreement during the lock in period the Licensee shall be liable to pay the unpaid license Fees for the lock in period. The Licensors in such a case shall refund the security deposit after deduction of license Fees for the balance period of the lock in period to the Licensee at the time of the Licensee handing over the possession to the Licensors.

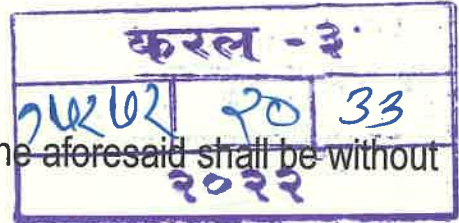
9.4 In the event of failure of the Licensors to refund the Security Deposit, at the time of termination of the license, the Licensors shall be liable to pay interest @18% on such Security Deposit until such time the

धारा 9

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धारा 9

Rajkumar B. Asrani.



Licensors refund the Security Deposit. The aforesaid shall be without prejudice and in addition to the other legal rights of the Licensee.

9.5 Subject to the provisions of this deed the parties hereto expressly agree and declare that, in the event of the termination of this Agreement due to following events, the license granted by the Licensors shall be deemed to be inoperative and the Licensors shall have the right to re-enter the said Premises without issuing any notice to the Licensee:

9.5.1 if the Licensee defaults in payment of license Fees and/or any utility bills for a continuous period of 60 days, whether the same is demanded by the Licensors or not;

9.5.2 if the Licensee is declared insolvent;

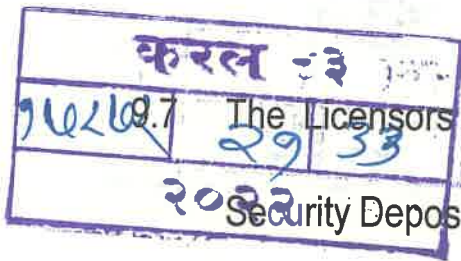
9.5.3 in the event of the Licensee committing any breach of the terms and conditions of this Agreement and failing to rectify the breach within thirty (30) days of receipt of written intimation from the Licensors;

9.6 If on termination or earlier determination of the Leave and License Agreement, the Licensee refuses or fails to handover the possession of the said Premises to the Licensors, save and except due to failure of the Licensors to refund the security deposit, the Licensee shall be deemed to be a trespasser and unauthorized and illegal occupant of the said Premises.

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The Licensors shall however have the right to withhold refund of Security Deposit and charge against the same if the TDS deducted by the Licensee is not paid by the Licensee to the Income Tax Department.

10. INSURANCE: The Licensee shall be solely responsible for the insurance of the said Premises and all the furniture and fixtures and goods of the Licensee in the said Premises. The Licensors shall not be responsible for any damage to the goods of the Licensee or any bodily injury to any person in the said Premises during the continuation of the license period or till such time the possession of the said Premises is not handed over by the Licensee to the Licensors.

11. FORCE MAJEURE: If at any time during the subsistence of this agreement, the Premises is destroyed or damaged by fire (not attributable to default of the Licensee), flood, tempest, storm, accident, earthquake or any act of God, war or the Premises cannot be occupied for the purpose specified herein due to regulatory requirements or due to any other cause beyond the control of the Licensee and not on account of act, deed or omission attributable to the Licensee so that the Premises become unfit for occupation and use, then in such event the license Fees hereby reserved may be

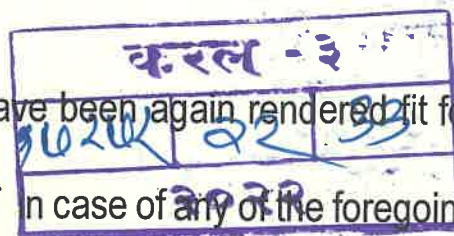
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suspended until the Premises shall have been again rendered fit for occupation and use PROVIDED THAT in case of any of the foregoing events happening or it for any reason which is not attributable to the Licensee the Premises cannot be occupied by the Licensee, then in such case the Licensee shall have the option to put an end to this Agreement forthwith notwithstanding anything hereinabove contained and receive the repayment of the Security Deposit from the Licensors. However if the Licensee intends to continue to use the said Premises, the maximum compensation free restoration period allowable shall be 2 (two) months from the date of such force majeure event, where after the Licensee shall be liable to pay the license Fees as agreed herein by and between the parties.



12. If any part of this Agreement is determined by a court or arbitral tribunal to be invalid or unenforceable, the remaining part of this Agreement will not be affected, impaired or invalidated, but will continue to bind the parties. The invalid or unenforceable part of this Agreement shall be treated as if it had been modified to comply with applicable law and the parties shall thereupon negotiate to agree on a mutually satisfactory provision to substitute the provision found to be invalid or unenforceable.
13. The terms of this License Agreement shall not be altered or added to nor shall anything be omitted therefrom except by means of a Supplementary Agreement in writing duly signed by the parties

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[Signature]

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hereo. All notices between the parties hereto shall be deemed to have been delivered / received if sent either by hand delivery or by courier service or by speed post or by registered AD at the registered addresses mentioned herein by the parties or to such other address as may be stated by one party to the other in a notice given in the same manner herein provided.

14. JURISDICTION: The agreement shall be subject to the laws of India.

The parties expressly agree that all disputes and differences arising in connection with this agreement shall be subject to the exclusive jurisdiction of the Courts at Mumbai only and the parties hereby expressly submit themselves to the same.

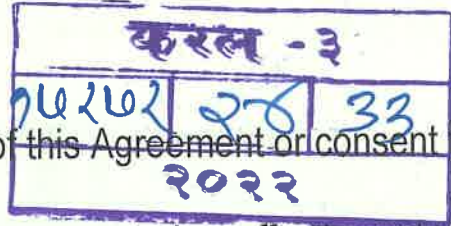
15. ARBITRATION: Any dispute, difference or question which may arise at any time hereafter between the parties hereto touching the true construction of this Agreement or the rights and liabilities of the parties hereto, shall be referred to the sole arbitration of a single arbitrator mutually agreed upon by and between the parties hereto, in accordance with the Arbitration and Conciliation Act, 1996. The decision of the sole Arbitrator shall be final and binding on the parties to this Agreement. The arbitration proceedings shall be held in Mumbai. The language to be used in the arbitration proceedings shall be English.

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16. WAIVER: No waiver of any provision of this Agreement or consent to any departure from it by either party will be treated as effective unless it is expressly in writing. A waiver or consent will be effective only for the purpose for which it was given. No default or delay on the part of either party in exercising any rights, power or privileges operates as a waiver of any right, nor does a single or partial exercise of any right preclude any exercise of other rights, power or privileges.
17. This original Leave and License Agreement will remain with the Licensors and a copy with the same shall be given by the Licensors to the Licensee.
18. Stamp duty, registration charges and legal fees in respect of this License and/or any other documents in connection with the transaction herein envisaged are to be borne equally by the Licensors & Licensee.



SCHEDULES MENTIONED HEREINABOVE

SCHEDULE A: PREMISES

Shop No.3, admeasuring 2100 square feet carpet area, situated on the Ground Floor, in the building known as 'Samruddhi', being lying and situated on land bearing C T S No.1281 & 1281/1, Plot No.5 at Village Nahur, at Junction of L B S Road & Madan Mohan Malviya Road, Mulund (West), Mumbai 400080.

Dhruv

Signature

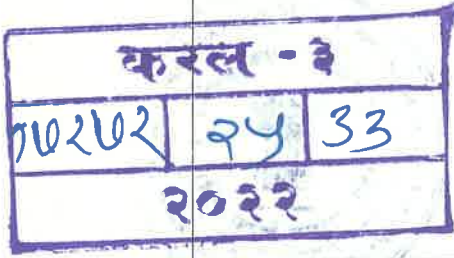
Rajkumari B. Asrani

SCHEDULE B: PERIOD OF LICENSE

Period (Months)	36 Month
Commencing on	1 st September 2022
Terminating on (<i>unless pre-terminated</i>)	31 st August 2025

SCHEDULE C: DEPOSIT AND LICENSE FEES

Security Deposit	Rs.19,40,000/- (Rupees Nineteen Lakhs Forty Thousand Only)
License Fees (Monthly), which is not inclusive of outgoings towards utility charges used by the Licensee in the said Premises	Rs.4,13,515/- (for the period starting from 1 st September 2022 and ending on 31 st August 2023) Rs.4,34,200/- (for the period starting from 1 st September 2023 and ending on 31 st August 2024) Rs.4,55,900/- (for the period starting from 1 st September 2024 and ending on 31 st August 2025)

**SCHEDULE D: CHARGES PAYABLE BY LICENSEE**

	Amount	Payment Cycle
Telephone	Actual	On receipt of Bill
Electricity	Actual	On receipt of Bill
Water	Actual	On receipt of Bill
Municipal Taxes	Incremental Taxes due to use of the said premises on leave and license basis	On receipt of Bill



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Rajkumar - B. Asrani.

Other local body, state & central government taxes	Actual	As and when the same are levied and implemented
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SCHEDULE E: CHARGES PAYABLE BY LICENSORS

	Amount	Payment Cycle
Society Maintenance Charges	Actual	On receipt of Bill
Municipal Taxes	Present	On receipt of Bill

IN WITNESS WHEREOF the LICENSORS and the LICENSEE hereto have hereunto set and subscribed their respective hands on the day and year first hereinabove written.

SIGNED, SEALED & DELIVERED]

by the withinnamed "Licensors",]

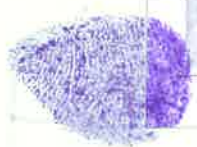
1. Mr Jethanand D Asrani]

2. Mrs Rajkumari Balraj Asrani]

party of One Part, in presence of]

1. 

2. 



करल - ३
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SIGNED, SEALED & DELIVERED]

by the withinnamed "Licensee",]

M/s Family Tree Vegiterian Restaurant]

Represented by its partners]

1. Ms Deepali H Chaudhari]

2. Mr Manoj Samtani]

party of Other Part, in presence of]

WITNESSES:

1. 

2. 

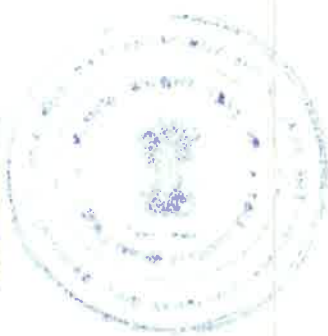
Shauh



M. Manoj Samtani



करल - ३
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करल - ३
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Samridh Commercial Premises Co-Op Society Ltd

185 Va. Mulund (W. P&T) Colony, Mulund West, Mumbai Maharashtra, 400603
 Regn. No.: MUM/WT/GNL/CO/11019/2013-201
 GSTIN : 27AAKAS9736N1Z1 State Code : 27
 PAN No. : AAKAS9736N

Maintenance Bill
 (TAX INVOICE)

Jan-Mar 2022

Name : Mr. Jethanand Aironi
 Delivery Address : Shop No 3 185 Va. Mulund (W. P&T) Colony, Mulund West, Mumbai Maharashtra
 GSTIN :
 Email : nishikethanand@gmail.com

Mobile No. : 9223355591

Bill No. : 21-22/01-03/0005

Bill Date : 21 January 2022

Due Date : 07 March 2022

Total Arrears

Net Payable

Current Charges

Notes

Particulars	SAC Code	Amount
Advance from Member		3319.00
Sub Total A (GST Not Applicable/Exemption)		3319.00
Maintenance charges	999599	24000.00
Water Fund	999599	17413.00
Drinking Fund	999599	4182.00
Sub Total B1 (GST Applicable)		45595.00
	4.5% CGST @ 9%	3653.75
	Advt. 50% @ 9%	3453.75
	Round off	10.44
Sub Total B2 (Charges including GST)		47904.00

- Charges as per the above bill shall be payable within 30 days from date of bill mentioned above.
- Any delayed payment shall attract interest @ 1.75% per month from the due date of payment. The same shall be added to the dues in the subsequent bill.
- Please notify any discrepancy immediately.
- In case of Non / Delayed / Mist Payments interest will be charged @ 21% p.a.
- If payment is made by RTGS / NEFT send UPI ID to noida@sigrid.com or WhatsApp.
- Settlement of all payments will be done after paying the interest and fees against the payment of dues.
- Receipts cleared up to 30-01-2022 are for the bill consideration to date of the outstanding position.
- For any queries please email at noida@sigrid.com.



Total Current Charges (A+B2)

51,223.00

Receipt

As per our records, there are no receipts for Shop ShopNo3 during the current period.

This is a computer generated bill and receipt, therefore no signature is required.

Period Pay
 Before 07 March 2022

NEFT
 A/C - 64133770110 - BSC - 58991018407
 State Bank Of India - Sarvodaya Nagar
 Samridh Commercial Premises Co-Op Society Ltd

Pay To: SAMCShopNo3E89D82

Pay Amount

Chq No./Trans ID

Chq./Trans Date

CHEQUE
 Issue cheque in favor of Samridh Commercial Premises Co-Op Society Ltd
 and attach the slip with details filled in.

ZIPGRID

Powered by www.sigrid.com

2000

1000



1000



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1469/10009/01074

To,
राजकुमारी बलराज असरानी
Rajkumari Balraj Asrani
Krishna, Bunglow No-3, Landmark Apartment
Eastern Express Highway
Louiswadi Thane West
Thane
Wagle I.e. Thane Thane
Maharashtra 400604
9987097363

Ref: 48 / 04M / 8090 / 8217 / P



SE982725895FT



आपला आधार क्रमांक / Your Aadhaar No.

3357 9729 9303

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



राजकुमारी बलराज असरानी
Rajkumari Balraj Asrani
जन्म तारीख / DOB : 28/01/1962
स्त्री / Female



3357 9729 9303

आधार - सामान्य माणसाचा अधिकार

Rajkumari B. Asrani



भारत सरकार
Government of India



मनोज इंदर समतानी
Manoj Inder Samtani
जन्म वर्ष / Year of Birth : 1969
पुरुष / Male



4505 9783 3652

आधार - सामान्य माणसाचा अधिकार

Manoj Inder Samtani



भारत सरकार
GOVERNMENT OF INDIA



मोहन गीरीबप्पा पुजारी
Mohan Giriappa Poojary
जन्म तारीख / DOB: 05/05/1971
पुरुष / MALE



5324 6498 2978

माझे आधार, माझी ओळख



भारत सरकार
Government of India

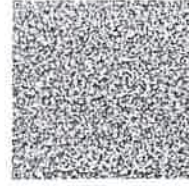
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 2006/70026/90843

To
दिपाली योगेंद्र चौधरी
Deepali Yogendra Chaudhari
303 / 25 , Ashtagandha CHS, Manisha Nagar Gale No.
3,
Near Rajaram Salvi Bungalow, Kalwa West,
VTC: Thape
PO: Kalwa,
Sub District: Thane, District: Thane.
State: Maharashtra,
PIN Code: 400605,
Mobile: 7769996999



MF018224777F1



आपला आधार क्रमांक / Your Aadhaar No.:

4917 4543 3808

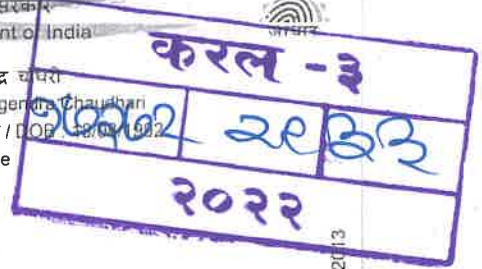
माझे आधार, माझी ओळख



भारत सरकार
Government of India



दिपाली योगेंद्र चौधरी
Deepali Yogendra Chaudhari
जन्म तारीख / DOB : 28/01/1982
स्त्री / Female



4917 4543 3808

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



जेठानंद दौलतराम असरानी
Jethanand Daulatram Asrani
जन्म तारीख / DOB: 12/11/1961
पुरुष / MALE

5014 6285 0083

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

RAVIRAJ S SHINGANE

SHIVRAM AMRUTA SHINGANE

10/05/1992

Permanent Account Number

EFRPS8311Q

Shingane

भारत सरकार
GOVT. OF INDIA



फरवरी - ३
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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: Address:
 कृष्णा बंगलो नो-३, लैंडमार्क
 अपार्टमेंट, ईस्टर्न एक्सप्रेस
 हाइवे, लुइसवाडी, ठाणे वेस्ट,
 ठाणे, ठाणे,
 महाराष्ट्र - 400604

1947
1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: Address:
 S/O गीरीअप्पा पुजारी, साई
 बाबा मंदिर, जवळ वागले
 इस्टेट, र.नो.३१ ५थ फ्लोर
 गणेश अपार्टमेंट पडवळ नगर,
 ठाणे, ठाणे,
 महाराष्ट्र - 400604

1947
1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: इंदर समतानी, 601
 गौतम पार्क, मदनलाल डिगा मार्ग, हरी
 निवास, ठाणे वेस्ट, ठाणे, नोंपाडा,
 महाराष्ट्र, 400602

Address: S/O Inder Samtan: 601 gautam
 park, madanlal dingra marg HARI niwas
 thane west, Thane, Nounada
 Maharashtra, 400602

4505 9783 3652

1947
1800 300 1947 help@uidai.gov.in www.uidai.gov.in

390/17272

शुक्रवार, 30 सप्टेंबर 2022 2:40 म.नं.

दस्त गोषवारा भाग-1

करल3

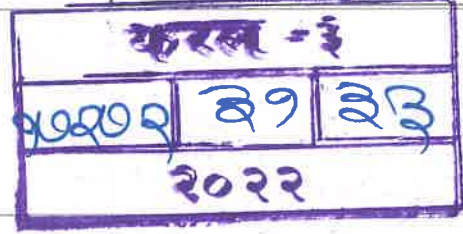
दस्त क्रमांक: 17272/2022

दस्त क्रमांक: करल3 /17272/2022

बाजार मूल्य: रु. 19,40,000/-

मोबदला: रु. 4,34,539/-

भरलेले मुद्रांक शुल्क: रु.40,600/-



दु. नि. सह. दु. नि. करल3 यांचे कार्यालयात

पावती:18452

पावती दिनांक: 30/09/2022

अ. क्र. 17272 वर दि.30-09-2022

सादरकरणाराचे नाव: जेठानंद दौलतराम असरानी

रोजी 2:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

एकूण: 1660.00

दस्त हजर करणाऱ्याची मही

सह द.निबंधक कुर्ला - 3

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-३)

या प्रकार: 00 म.नि.ह.अँड लायसन्सेस



सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-३)

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिक्षा क्र. 1 30 / 09 / 2022 02 : 32 : 50 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 30 / 09 / 2022 02 : 33 : 43 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तगोषवारा संघर्ष न्यायदक व्यक्ती, साक्षीदार व सोपस कोडलेल्या दस्तगोषवारांची अतिरिक्त साक्षीदार, वैधता कायदेशीर वाटोवाडी यादीस हजर व नोंदणीस दाखल व संघर्षपणे जबाबदार राहिलीत. नोंदणीस दाखल झालेला दस्तगोषवारा / केन्द्र शासना यांचा कोणताही अर्थसंबंध नोंदणीस दाखल झालेला दस्तगोषवारांना उल्लंघन होत नाही.

लिहून देणारे

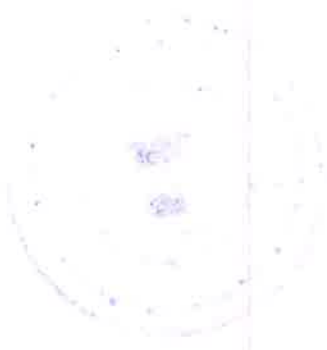
- १) [Signature]
- २) [Signature]
- ३) [Signature]

राहून देणारे

- १) Rajkumari. B. Assani.
- २) [Signature]
- ३) [Signature]

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दस्त गोपवारा भाग-2

करल3

दस्त क्रमांक:17272/2022

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दस्त क्रमांक :करल3/17272/2022

दस्ताचा प्रकार :-36-अ-लिव्ह अॅड लायसन्सेस



अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जेठानंद दौलतराम असरानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1 उद्योग क्षेत्र, मुलुंड गोरेगाव लिंक रोड, मुलुंड (पश्चिम), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AEZPA1031J	लायसेन्सदार वय :-61 स्वाक्षरी:-		
2	नाव:राजकुमारी बलराज असरानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1 उद्योग क्षेत्र, मुलुंड गोरेगाव लिंक रोड, मुलुंड (पश्चिम), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:ABBPA0158M	लायसेन्सदार वय :-60 स्वाक्षरी:-		
3	नाव:मेमर्स फॅमिली ट्री व्हेजिटेरियन रेस्टॉरंट तर्फे भागीदार दीपाली एच चौधरी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान क्र.3, तळ मजला, समृद्धी मीण्चणम लि., मदन मोहन मालवीया रोड, मुलुंड (पश्चिम), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGFF4759F	लायसेन्सी वय :-30 स्वाक्षरी:-		
4	नाव:मेमर्स फॅमिली ट्री व्हेजिटेरियन रेस्टॉरंट तर्फे भागीदार मनोज ममतानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दुकान क्र.3, तळ मजला, समृद्धी मीण्चणम लि., मदन मोहन मालवीया रोड, मुलुंड (पश्चिम), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAGFF4759F	लायसेन्सी वय :-53 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिव्ह अॅड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 09 / 2022 02 : 40 : 50 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मोहन गिरीअप्पा पुजारी वय:51 पत्ता:वागळे इस्टेट, पडवळ नगर, ठाणे पश्चिम पिन कोड:400604			
2	नाव:रविराज - शिंगणे वय:30 पत्ता:कोपरी कॉलनी,ठाणे पूर्व पिन कोड:400603			

शिक्का क्र.4 ची वेळ:30 / 09 / 2022 02 : 41 : 53 PM

सह निबंधक
कुर्ला-3 (वर्ग-2)



Payment Details.

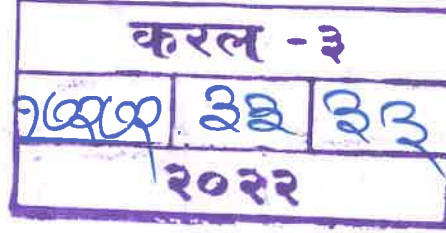
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JETHANAND DAULATRAM ASRANI	eChallan	00040572022092930821	MH008492872202223E	40600.00	SD	0004236134202223	30/09/2022
2		DHC		3009202206338	660	RF	3009202206338D	30/09/2022
3	JETHANAND DAULATRAM ASRANI	eChallan		MH008492872202223E	1000	RF	0004236134202223	30/09/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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क्रमांकावर नोंदला.
दिनांक: ३०/०९/२०२२

एम. के. देवरे
सह दुय्यम निबंधक कुर्ला - ३
मुंबई उपनगर जिल्हा.