



**Department of Registration and Stamps
Government of Maharashtra**

Token Number:520260218985

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on **13-05-2026** at **MUMBAI**

Between,

1)**SUDARSHANCHOKHANI AND COMPANY**, PAN: **AAGFS8534B**, Address: **26 NARIMAN BHAVAN,227 NARIMAN POINT,MUMBAI-400021**, through Authorized Partner **Sudarshan Shriram Chokhani**, Age: **71 Years**, Gender: **Male**, Occupation:**Business**, Email Id:**mvashar@sudal.co.in**, Mobile No:**9223192854** , Residing at:**26 NARIMAN BHAVAN,227 NARIMAN POINT MUMBAI**, Pin code - **400021**

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

AND

1)**SUDAL INDUSTRIES LIMITED** , PAN:**AAACS0705K**, Address:**26 NARIMAN BHAVAN,227 NARIMAN POINT,MUMBAI-400021** through Director **Mukesh Vijayshi Ashar** , Age:**71 Years**, Gender:**Male**, Occupation:**Service**, Email Id:**mvashar@sudal.co.in**, Mobile No.**9223192854**, Residing at:**26 NARIMAN BHAVAN,227 NARIMAN POINT,MUMBAI**, Pin code -**400021**

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 **Non-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 **11 months** commencing from **01/06/2026** and ending on **30/04/2027**, 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 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 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 **01/06/2026** and ending on **30/04/2027**.

2)License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of **₹2,90,000/- (Two Lakh Ninety Thousands Only)** per month towards the compensation and **₹N/A/- (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)Maintenance Charges:

That the Licensee/s 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/s..

4)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.

5)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.

6)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.

7)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.

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

9)Lock in period: Both the parties have agreed to set a lock-in period of **11 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.

10)Cancellation: That, Subject to the condition of lock in period (if any), if the Licensee commit default in regular and punctual payments of monthly compensation as herein before mentioned or commit 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 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 belongings from the Licensed premises, without recourse to the Court of Law.

12)Furniture and Appliances : The said premises is having the Furniture and Appliances mentioned in

the Schedule II. The Licensee shall maintain the said Furniture and Appliances in the said premises in its existing condition and damage, if any, caused to the said Furniture and Appliances, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear.

13)Miscellaneous: Licence Fee is subject to tax thereon. The licensee shall pay directly to Government and other statutory authority for use of telephone and electricity other utilities on actual and will keep original copies of bills for itself and will hand over the Xerox bill copies to the licensor in time if required by licensor. The arrangement herein is purely temporary and on contract basis and not transferable under any circumstances and the licensee shall not be entitled to assign or transfer the benefit of this arrangement to any other person /persons on any basis whatsoever. The licensee shall be allowed to display its name board outside the premises and the name of The licensor name shall also be displayed outside the premise as per society rules and regulations. Under the termination of the Agreement period or sooner determination thereof for any reason whatsoever, the licensee shall remove or cause to be removed themselves and servants, its officers, employees, employees and all other person and persons and their respective belongings, paper documents, articles and things from the said premises and ensure that The licensor gets vacant, quiet, peaceful and exclusive possession of the said allotted space in the said premises. All furniture, fittings and other items that are brought by the licensee are wholly owned by the licensee has no right over the same. The licensor cannot give on lease rent or Leave License to any other 3rd party the premises during the tenure of the agreement.

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 **Licensor**.

SCHEDULE I

(Being the correct description of premises **Office** which is the subject matter of these presents)

All that constructed portion being **Non-Residential** unit bearing

Sr.No	Item	Value
1	Type Of Unit	Office
2	Area of Unit	1140.00 Sq.ft
3	Building Name	NARIMAN BHAVAN
4	Floor Number	2
5	Office Number	26
6	Road Name	VINAY K SHAH MARG
7	Address	227 NARIMAN POINT, MUMBAI
8	Survey Number	1932,
9	Location	फोर्ट डिब्कीजन
10	Village	Mumbai City
11	Tehsil	Mumbai City
12	District	Mumbai City and situated within the limits of Brihanmumbai Municipal Corporation
13	Pin Code	400021

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.

SCHEDULE II

(Being the correct description of Furniture and Appliances in the premise)

Sr.No	Item	Number of Units
1	Fan	1
2	Tube light	18
3	Bulb	3
4	Sofa	2
5	Table	9
6	Chair	32
7	Cupboard	70
8	Air Conditioner	7
9	Electric Geyser	1
10	Water Purifier	1
11	Curtains	11
12	Refrigerator	1