

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 115.00/-	MH001185768202526E	24/04/2025
DHC	Rs. 300/-	0425244911256	24/04/2025
Registration Fee	Rs. 1000.00/-	MH001185768202526E	24/04/2025

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/05/2025 at KALYAN

Between,

1) **Name:** Mr. Shah Yogesh Raghunath, Age : About 53 Years, Occupation : Service, PAN : AJQPS6196L Residing at: Flat No:C 104, Floor No:1st , Building Name:PRAFULLA PARADISE, Block Sector:KHADAK PADA, Road:NEAR KALYAN HOSPITAL, KALYAN, Thane, Maharashtra, 421301

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) **Universal prime aluminium Limited** (Public Limited Company), CIN: U28129MH1971PLC015207 Residing at: Flat No:771, Building Name:CENTURY BHAVAN , Block Sector:WORLI, Road:Dr. AB ROAD, MUMBAI, Mumbai, Maharashtra, 400030 through Authorized Signatory Mr. Agarwal Sanjay Shankarlal, Age : About 53 Years, Occupation : Service, PAN: AHAPA9303R Residing at: Flat No:06, Building Name:BHAGWANI APARTMENT, Block Sector:KALYAN, Road:RAMBAGH LANE NO 5, KALYAN, Thane, Maharashtra, 421301

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 24/04/2025 and ending on 23/03/2026, 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/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 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 24/04/2025 and ending on 23/03/2026

**2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 1000(One Thousand Only) per month towards the compensation and Rs. 10000(Ten 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 Transaction Reference No. IDIBN52025042458595308, dated – 24/04/2025, drawn on the Licensee's Banking Account with Indian bank Bank, Kalayn Branch. 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 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) Lock in period:** Both the parties have agreed to set a lock-in period of 3 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 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.

**12) 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 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/her/their belongings from the Licensed premises, without recourse to the Court of Law.

**13) Miscellaneous:** UNIVERSAL PRIME ALLIMINIUM LIMITED IS USED 35 SQURE FEET AREA OUT OF 288

**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. 3, Built-up :35 Square Feet, situated on the GROUND Floor of a Building known as 'SAI SANKUL ANNEX CHS LTD, BUILDING NO E2' standing on the plot of land bearing Survey Number :1, Road: BARAVE ROAD, Location: KHADAK PADA, of Village:Barave, situated within the revenue limits of Tehsil Kalyan and Dist Thane and situated within the limits of Kalyan-Dombivli 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
<b>Licensor</b> Mr. Shah Yogesh Raghunath <b>Address:</b> Flat No:C 104, Floor No:1st , Building Name:PRAFULLA PARADISE, Block Sector:KHADAK PADA, Road:NEAR KALYAN HOSPITAL, KALYAN, Thane, Maharashtra, 421301			Not Available
<b>Licensee</b> Universal prime aluminium Limited ( <b>Public Limited Company</b> ) , CIN: U28129MH1971PLC015207 through his Authorized Signatory Mr. Agarwal Sanjay Shankarlal <b>Address:</b> Flat No:06, Building Name:BHAGWANI APARTMENT, Block Sector:KALYAN, Road:RAMBAGH LANE NO 5, KALYAN, Thane, Maharashtra, 421301			Not Available
<b>Witness of execution of all executants</b> Ahire Dinesh <b>Address:</b> Flat No:204, Building Name:CHEET PARK, Block Sector:GANDAHRI, Road:NEW NASHIK HIGHWAY, KALYAN, Thane, Maharashtra, 421301			Not Required
<b>Witness of execution of all executants</b> Gujar Omprakash Malaram <b>Address:</b> Flat No:6, Building Name:SUCHAR APARTMENT B, Block Sector:NEAR ICICI BANK, Road:MURBAD ROAD, KALYAN WEST, Thane, Maharashtra, 421301			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 acquainted 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)
<b>Licensor</b> Shah Yogesh Raghunath	11/05/2025 01:52:45 PM	11/05/2025 01:53:23 PM	Yogesh Raghunath Shah, Male, 1230846052045246464
<b>licencee</b> Universal prime aluminium Limited through Authorized Signatory Agarwal Sanjay Shankarlal	07/05/2025 05:41:10 PM	07/05/2025 05:42:00 PM	Sanjay Shankarlal Agarwal, Male, 1245646697562398720
<b>identifier for all executants</b> Gujar Omprakash Malaram	28/04/2025 11:57:28 AM	28/04/2025 11:58:01 AM	OMPRAKASH MALARAM GUJAR, Male, 1316038881754828800
<b>identifier for all executants</b> Ahire Dinesh	11/05/2025 02:14:43 PM	11/05/2025 02:15:39 PM	Dinesh Dnyaneshwar Ahire, Male, 1175331368022335488

