

LEAVE & LICENSE AGREEMENT





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- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઇલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.



LEAVE & LICENSE AGREEMENT



THIS AGREEMENT OF LEAVE & LICENSE MADE ON 08/08/2023
Between

Mr. SEJALKUMAR PANNALAL SHAH, Age :- 50,
Occupation :- Business, Resident Address :- A-15, Harihar
Bunglows, Zadeshwar Road, Bharuch, Tal & Dist- Bharuch.
Gujarat (Hereinafter called the LICENSOR which expression
shall, unless included their successors and assignees) of the One
Part.

And

Mr. SURENDRA SINGH BHANDARI, Age :-56, Occupation
:- Private Service, Permanent Address :- 548 CHA/135 Deep nagar
Post office- Manak nagar, RDSO, Lucknow-226011 (hereinafter
called the LICENSEE which expression shall, unless excluded by or
repugnant to the content include their heirs, successors, executors,
administrators. legal representative and assignees) on the Other Part.

THAT THE LICENSOR hereby allows the "LICENSEE" to use
the following described premises located at :- A-Tower, 7th Floor, Flat
No-706, SAMIYANA PARK, 326 Next to cricket Play ground, Umrjai,
Near- Shilpi Square, Dahej Bypass Road, Bharuch, Tal & Dist- Bharuch.
825 Sq.ft. carpet Area.

1. LICENSE FEE : That the Licensee shall pay to the Licensor of the
Premises, The License fees of Rs.12,600/- (In words Rupees Twelve
Thousand Six Hundred only) including maintenance per month on or
before the 10th day of each English calendar Month.

2. DEPOSIT :- Licensee shall pay to the Licensor a non interest bearing
security deposit Of Rs.22,000/- (In words Rupees Twenty Two thousand
Only) which will be refunded back by the Licensor against vacating the
Premises and clearing all the outstanding towards electricity, telephone bill
whichever applicable as per the Agreement and producing the copies of
payment to the concerned authorities to the Licensor. The rent amount
Rs.12,600/- p.m. will be adjusted in the deposit amount. If the Agreement
cancels before the recovery of the deposit amount the Licensor will per the
remaining amount of deposit amount to the Licensee without interest.

5 Dec 15 yrs

SS Bhandari





3. **FURNITURE & FIXTURE** : The Licensee will make, bring the Furniture and Fixture on his own the same will be taken back by the Licensee while vacating the said Premises.

4. **OTHER CHARGES :-**

a). **ELECTRICITY: GAS BILL** : That the Licensee shall pay the Electricity and Gas Bill charge separately this will be exclusive of the License Fees.

b). **LOCAL AUTHORITY TAXES:** That the Licensor Shall pay the Local Authority Taxes of Gram Panchayat/Charges (and Municipal Taxes and Cesses if the said Premises is merged into merged into Municipal Corporation Limited), between this Agreement Period shall also be paid by the Licensor only.

c). **SOCIETY'S/ASSOCIATION'S COMMON MAINTENANCE CHARGES:**

That the Licensor shall pay the securities society's/associations common maintenance, lift, parking etc. which will be inclusive of the License fee.

PERIOD: That the Leave & License Agreement is Granted for a period of Eleven (11) Months commencing from the Date:- **01-08-2023** ending on **30-06-2024** There will be escalation in the rent @ 10% on expiry of every Eleven months.

5. **RENEWAL OPTION:** Licensor and Licensee shall have an option to renew this Agreement future with mutual consent.

6. **NOTICE PERIOD:** One (1) Month notice either side in writing will be sufficient to terminate this Agreement, and on such termination of the Licensee will have over the vacant possession of Premises back to the Licensor.

7. That the Licensee shall not sub-License assign sublet the part or whole of the said Premises to anybody during the License period.

8. That the Licensee shall not carry out any structural addition to the building lay-out, fittings of fixtures without consent of the Licensor.

9. The Licensee shall not keep any hazardous items goods etc. in the said Premises which is prohibited by the law.

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10. The Licensee shall not carry out any antisocial activity prohibited under the prevailing Act, of Law.
11. That the Licensee shall not create any nuisance annoyance or hindrance in the said Premises or its Surrounding neighborhood and Society / Association's rules & regulation will be binding to the Licensee and its occupant.
12. That the Licensee Shall permits the Licensor/his agent to enter upon the described Premise for inspection and carry out repairs etc. as and when necessary.
13. That the Licensor has No Objection upon the Licensee in using the Agreement as Address Proof for Applying and kind of Telephone, Gas, Internet Connection.
14. It being the express intention of both the parties that this is Purely a Leave & License Agreement and nothing herein contained shall constitute any tenancy or sub tenancy between the Licensor and Licensee.
15. That the Original Copy of this Agreement will be retained by the Licensor and a Duplicate copy on a non-judicial stamp paper will be retained by the Licensee.
16. That the Licensor hereby warrants to the Licensee that he/she is the member of the said Society/ Association and is entitled to enter into and execute this Agreement. The Licensor further warrants that there are no outstanding payments or taxes required to be made to the Society Association or to anybody or authority or any proceedings pending in connection with the ownership or otherwise of the said Premises.
17. Upon the expiry of the initial term and if renewed, upon expiry of renewed term of sooner determination of this Agreement or the renewed term the Licensee shall deliver vacant possession of the said premises by removing all the belongings and physically hand over the said premises to the Licensor and clear all the dues payable as per Agreement.
18. The terms of this Agreement shall not be altered or added to nor shall anything be omitted from this Agreement except by means of an Agreement in writing duly signed by the parties hereto. The Licensee shall not be entitled to any further renewal for any other person whatsoever.
19. The Licensee is not liable for any damage to the flat on occupant of natural calamities.

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20. In case of any dispute, all claims will be settled in the Courts of District Only.

21. The Licensor provide 4-Tubelights, 4-Ceiling Fans, All doors, windows and Plumbing Fixtures as per layout Plan.

IN WITNESS OF THE LICENSOR AND THE LICENSEE HAVE HERETO SET THEIR HANDS IN THE.

DAY AND YEAR FIRST WRITTEN ABOVE IN THE PRESENCE OF ALMIGHTY GOD.

slshah
Mr SEJALKUMAR PANNALAL SHAH
LICENSOR



Sl Bhandari
Mr. SURENDRA SINGH BHANDARI
LICENSEE



**BEFORE ME
EXECUTED ACCEPTED
SIGNED BEFORE ME**
Bakulaben B. Patel
Bakulaben B. Patel
NOTARY
EHARUCH
(GOVT. OF INDIA)

28 AUG 2023



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHXPSS2576B

नाम / Name
SEJALKUMAR PANNALAL SHAH

पिता का नाम / Father's Name
PANNALAL BHOGILAL SHAH

जन्म की तारीख / Date of Birth
24/05/1973

हस्ताक्षर / Signature
Shah Jyesh

18012017



भारत सरकार
GOVERNMENT OF INDIA

शह सेजलकुमार पन्नलाल
Shah Sejal Kumar Pannalal

जन्म तिथि / DOB: 24 / 05 / 1973

पुरुष / MALE

2589 0755

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GOVERNMENT OF INDIA

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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

भारतीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

संस्थान :
A-15, हरिहर बंगला, भड़ुच
Road, Bhadra, Bhavnagar, Gujarat - 392001

Address:
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Gujarat - 392001

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1800 300 1947

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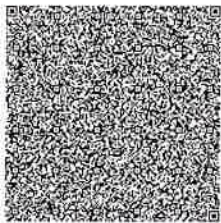


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1991 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नागरिक क्रम/ Enrolment No.: 0000/00756/96588

To
सुरेन्द्र सिंघ भंडारी
Surenindra Singh Bhandari
S/o Balwant Singh Bhandari
A -302 SHASWAT APARTMENT
NEAR SARVU RELANCE COLONY
Bharuch
Bharuch Gujarat - 392001
7738064551



अपका आधार क्रमांक / Your Aadhaar No. :
4594 4721 8561
VID : 9147 3370 2364 8642
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सुरेन्द्र सिंघ भंडारी
Surenindra Singh Bhandari
जन तिथि/DOB: 06/01/1967
पुरुष/ MALE



Issue Date: 25/11/2012

4594 4721 8561

VID : 9147 3370 2364 8642

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



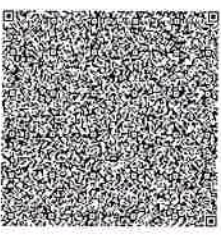
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Unique Identification Authority of India



पता:
सुरेन्द्र सिंघ भंडारी, ए -302 शास्वत अपार्टमेंट,
स/ओ बालवंत सिंघ भंडारी, मेरुवा, मेरुवा,
गुजरात - 392001

Address:
S/o Balwant Singh Bhandari, A -302
SHASWAT APARTMENT, NEAR SARVU
RELANCE COLONY, Bharuch, Bharuch,
Gujarat - 392001

Download Date: 27/04/2022



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S.S.H. Patil



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