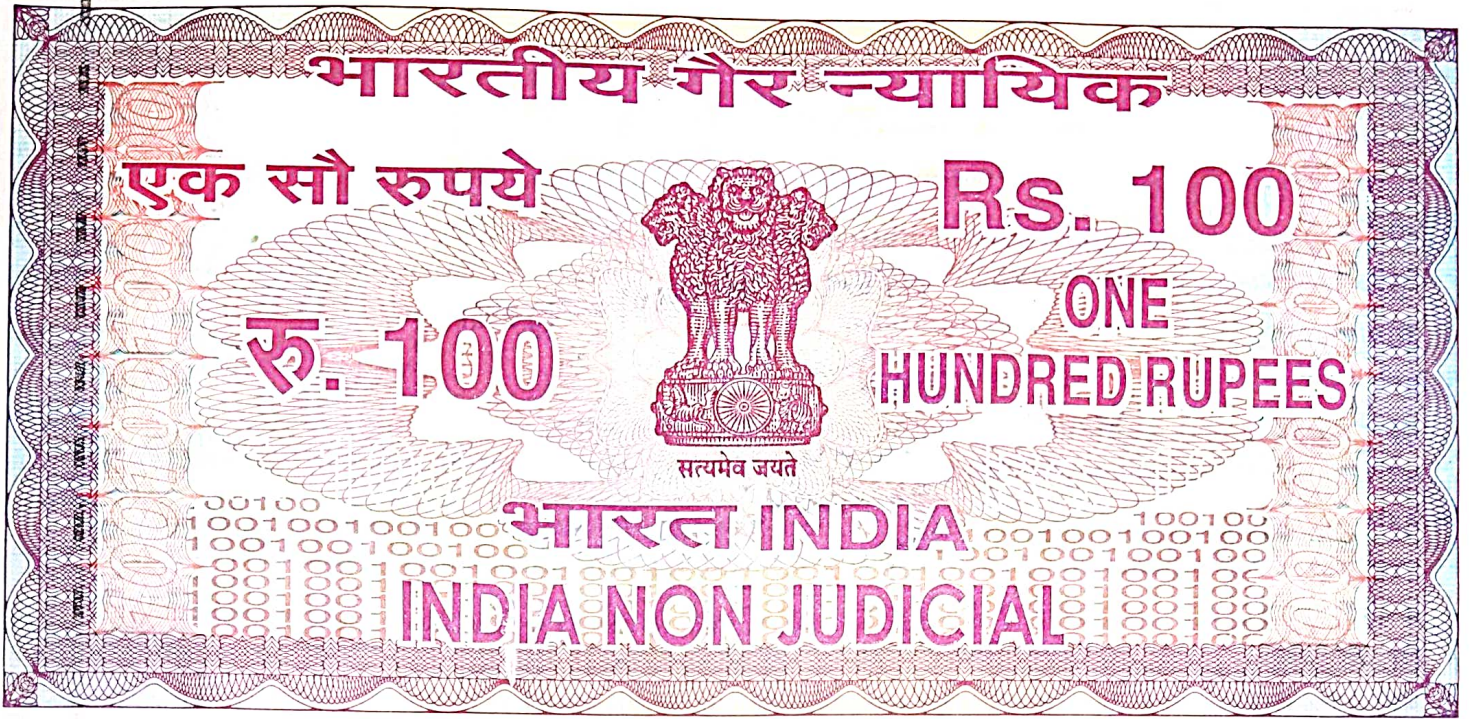
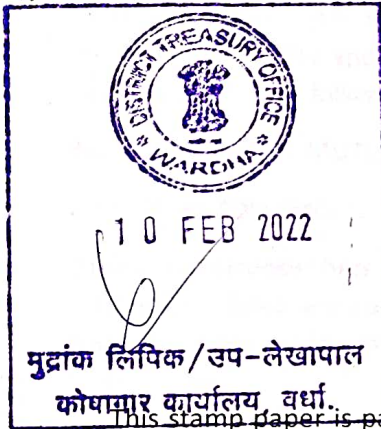




महाराष्ट्र MAHARASHTRA

2021

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This stamp paper is part purchase of Leave and License Agreement executed on 15th February 2022 at Wardha

LEAVE AND LICENSE AGREEMENT

LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT is made and executed at Wardha

on 15th February 2022

BETWEEN

Mr. NIRAJ ATTARCHAND KHATRI, aged about 46 years having Occupation :- Business and having resident at Flat No. 407 & 408 Sai Park, Nachangaon Road, Pulgaon Tah. Deoli Distt. Wardha (Here-in-after referred to as the "LICENSOR") which expression shall unless repugnant to the context always menu and includes their respective, legal heirs, executors, successors, legal representative, attorney, agents, administrators and assigns etc. of the FIRST PART "

AND

RUDRAKSH ASSOCIATES an Firm registered under the Partnership FIRM having Office at CHINTAMANI PLAZA, 2nd Floor, Flat No. 201, Pulgaon, Tah. Deoli Distt. Wardha

(Hereinafter referred to as the "LICENSEE") which expression shall unless repugnant to the context always mean and includes their respective, legal heirs, executors, successors, legal representative, attorney, agents administrators and assigns etc.

of the SECOND PART:

WHEREAS the said Licensor is the sole, exclusive and absolute owner of the property i.e. CHINTAMANI PLAZA, 2nd Floor, Flat No. 201, PULGAON, Tah Deoli & Distt. Wardha 442302.

(Hereinafter called as 'the premises') which the Licensor is giving on rent to the Licensee about 250 Sq. Ft area of total 1200 Sq. Ft. on the basis of this agreement for business / office purpose .

WHEREAS the Licensee was in search of the suitable premises for business/office purpose and whereas the present Licensee approached to the Licensor and Licensor requested to grant permission for occupying and using the said premises mentioned on "leave and license" basis for a term to Sixty (60) Months.

WHEREAS the Licensor ascertained fees offered by the Licensee according to the prevailing rated in the same locality and then the Licensor decided to allot a License to use the aforesaid the premises upon the following terms and conditions.

NOW IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES

HERETO AS FOLLOWS :

- 1) That the Licensor hereby grants a License to the Licensee to occupy and use the said Premises includes all peace and parcel along with the easement rights for a rights for a specific period for Sixty (60) Months commencing from 30.06.2022 for Business / Office purpose on "Leave and License" basis.
- 2) The Licensee does hereby agree and covenant with the Licensor that shall pay a monthly rent of License fees i.e. Rs.3000/- (Rupees Three Thousand only) by cheque or NEFT excluding Electric charges and telephone bills which shall be borne by the Licensee during the continuance of this Agreement or upto the period for which the Licensee shall remain in use the said whole premises as per the present agreement.
- 3) That licensee shall pay the said License fees to the Licensor on or before the 05Th day of each month as per the English calendar.
- 4) That the Licensee shall apart from the License Fee pay the electric charges and telephone bill.
- 5) That the Licensee Shall pays taxes to the municipal Corporation / Council, Local Bodies, etc. as assessed by them.
- 6) That the Licensee shall not store any explosives, combustible goods, obnoxious substances, acids, chemicals, etc. in the said premises.
- 7) That the Licensee shall not have any right or authority to disturb the original permanent structure of the said premises.
- 8) That the Licensor / Licensee shall be entitled to terminate this License by giving THREE MONTHS prior notice in writing.

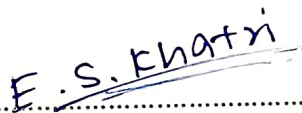
THE WITNESS WHEREOF THE LICENSOR AND THE LICENSEE HEREIN ABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS " LEAVE AND LICENSE AGREEMENT" AT PULGAON IN PRESENCE OF THE ATTESTING

WITNESSES SIGNING AS SUCH ON THE DATE FIRST ABOVE WRITTEN.

Signature.....

MR. NIRAJ ATTARCHAND KHATRI

Designation : Licensor

Signature.....

ESSHAN SUDHIR KHATRI Partner of **RUDRAKSH ASSOCIATES**

Designation : Partner Witness for Licensee