

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 3300.00/-	MH014837809202425E	23/01/2025
DHC	Rs. 300/-	0125233101270	23/01/2025
Registration Fee	Rs. 1000.00/-	MH014837809202425E	23/01/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 23/01/2025 at Nagpur Between,

1) **Name:** Mr. Jitesh Suresh Dhanwani, Age: About 32 Years, PAN: CBKPD1993E Residing at: Flat No: Block No 345, Block Sector : Union Bank Jaripatka, Road: Behind Daswani House, Nagpur, Nagpur, Maharashtra, 440014

2) **Name:** Mrs Deepa Naresh Dhanwani, Age : About 59 Years, PAN : ABOPD3661R Residing at: Flat No:Block No.328, Block Sector:Choudhary Chowk, Road:Near Union Bank, Nagpur, Nagpur, Maharashtra, 440014

3) **Name:** Mr. Naresh Meghraj Dhanwani, Age: About 62 Years, PAN: ABOPD3665M Residing at: Flat No:301, Plot No.310, Building Name:Devika Deep, Block Sector:Chodhary Chowk Jaripatka, Road:., Nagpur, Nagpur, Maharashtra, 440014

4) **Name:** Mrs Mahi Lucky Dhanwani, Age:About 29 Years,PAN:FUZPD9450D Residing at: Flat No:301, Floor No:4th, Building Name:Devika Deep Apartment, Block Sector:Choudhary Chowk, Road, Nagpur, Nagpur, Maharashtra, 440014

HERE IN AFTER called the Licensors (which expression shall mean and include the Licensors above named and also their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** Mr. Girish Ashok Virani C/o Sarla Devi Girls Hostel, Age : About 47 Years, PAN : ACWVPV5075A Residing at: Flat No: Plot No.448, Block Sector:Jaripatka, Road: Opp.Radha swami Satsang Hall, Nagpur, Nagpur, Maharashtra, 440014

HERE IN AFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licensors are absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that Plot & 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 here in is in need of premises for Girl's Hostel use has/have approached the Licensors with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 60 Months commencing from 01/02/2025 and ending on 31/02/2030, on terms and subject to conditions hereafter appearing.



AND WHEREAS the Licensors has agreed to allow the Licensee herein to use and occupy the said Licensed premises for his afore said Girl's Hostel purposes only for 34 Beds at each Floor, on Leave and License basis for above mentioned period, on terms and subject to conditions

NOW THEREFORE IT IS HERE BY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1) Period: That the Licensors here by grants to the Licensee here in 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 60 Months commencing from 01/02/2025 and ending on 31/10/2030

2) License Fee & Deposit: That the Licensee shall pay to the Licensors the following amount per month towards the compensation for the use of the said Licensed premises.

a) Rs.38000/-(Thirty-Eight Thousand Only) per month for the first 12 months,

b) Rs.39000/-(Thirty-Nine Thousand Only) per month for the next 12 months,

c) Rs. 40000/-(Forty Thousand Only) per month for the next 36 months.

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License. Licensees shall also pay to the Licensor Rs.114000 interest free refundable deposit, for the use of the said licensed premises.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs.114000/- (One Lakh Fourteen 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 Licensors.

5) Electricity Charges: The licensee here in 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 Girl's Hostel 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 Licensors 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 Licensors.



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 Licensors shall on reasonable notice given by the Licensors to the Licensee shall have a right of access either by themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.

10) 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 Licensors 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 Licensors 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 Licensors shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensors shall be entitled to remove the Licensee and his belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous: Payment Distribution are as follows. 1. Jitesh Dhanwani -50 Per. 2. Naresh Dhanwani-16.66Per.3.MahiDhanwani-16.66Per.4.DeepaDhanwani-16.68Per.

13) 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 Apartment / Flat which is the subject matter of these presents)

All that constructed portion being Hostel unit bearing Ground, 1st, 2nd & 3rd Floors
Built-up: 2560 Sq.Ft on each Floor, situated on the Ground, 1st, 2nd & 3rd Floor Building known as
'Shree Ganesh Apartment' standing on the plot Area of 5000 Sq.ft of land bearing Plot Number : 46
& Khasara Number: 141,142,147, Road: Near Mahalaxmi Apartment, Location: Arya Nagar
-440026, of Village:Nara, situated within the revenue limits of Tehsil Nagpur and Dist Nagpur and
situated within the limits of Nagpur 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
Licensors Mr.Jitesh Suresh Dhanwani Address: Flat No:Block No345, Block Sector:Union Bank Jaripatka, Road:Behind Daswani House, Nagpur, Nagpur, Maharashtra, 440014			
Licensors Mrs Deepa Naresh Dhanwani Address: Flat No:Block No.328, Block Sector:Choudhary Chowk, Road:Near Union Bank, Nagpur, Nagpur, Maharashtra, 440014			
Licensors Mr.Naresh Meghraj Dhanwani Address: FlatNo:301,PlotNo.310, Building Name:Devika Deep, Block Sector:Chodhary Chowk Jaripatka, Road:., Nagpur, Nagpur, Maharashtra, 440014			
Licensors Mrs Mahi Lucky Dhanwani Address: FlatNo:301, FloorNo:4th, Building Name:Devika Deep Apartment, Block Sector:Choudhary Chowk, Road:., Nagpur, Nagpur, Maharashtra, 440014			
Licensee Mr.Girish Ashok Virani Address: Flat No:Plot No.448, Block Sector:Jaripatka, Road:Opp. Radhaswami Satsang Hall,Nagpur,Nagpur, Maharashtra, 440014			
Witness of execution of all executants Lokesh Dhanwani Address: BlockSector:Jaripatka,Road:., Nagpur, Nagpur, Maharashtra, 440014			
Witness of execution of all executants Kamal Virani Address: BlockSector:Jaripatka,Road:., Nagpur, Nagpur, Maharashtra, 440014			



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 acquainting 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)
Licensors Jitesh Suresh Dhanwani	22/01/2025 07:30:24 PM	22/01/2025 07:31:11 PM	Jitesh Suresh Dhanwani, Male, 1294191505100591104 
Licensors Naresh Meghraj Dhanwani	22/01/2025 07:26:33 PM	22/01/2025 07:27:14 PM	Naresh Meghraj Dhanwani, Male, 1294196306337157120 
Licensors Mrs Deepa Naresh Dhanwani	22/01/2025 07:31:34PM	22/01/2025 07:32:52 PM	Deepa Naresh Dhanwani, Female, 1318843784881528832 
Licensors Mrs Mahi Lucky Dhanwani	22/01/2025 07:25:54 PM	22/01/2025 07:26:18 PM	Mahi Lucky Dhanwani, Female, 1209415611958513664 
Licensee Girish Ashok Virani	22/01/2025 07:24:15 PM	22/01/2025 07:24:45 PM	Girish Ashok Virani, Male, 1169884682521174016 
Identifier for all executants Kamal Virani	22/01/2025 07:23:22 PM	22/01/2025 07:24:02 PM	Kamal Ashok Virani, Male, 1193551016484167680 
Identifier for all executants Lokesh Dhanwani	22/01/2025 07:24:56 PM	22/01/2025 07:25:40 PM	Lokesh Dhanwani, Male, 1318840846545145856 



PLAN SHOWING THE CONSTRUCTION FOR HOSTEL OF "TREAT WELL COLLEGE OF NURSING" NAGPUR

Belongs To:- SarlaDevi GIRLS HOSTEL
NAGPUR

AREA STATEMENT

TOTAL PLOT AREA	40' X 75' = 5000 Sq. Ft.
EXISTING B/UP AREA ON GROUND FLOOR	32' X 80' = 2560 Sq. Ft.
EXISTING B/UP AREA ON FIRST FLOOR	32' X 80' = 2560 Sq. Ft.
EXISTING B/UP AREA ON SECOND FLOOR	32' X 80' = 2560 Sq. Ft.
EXISTING B/UP AREA ON THIRD FLOOR	32' X 80' = 2560 Sq. Ft.

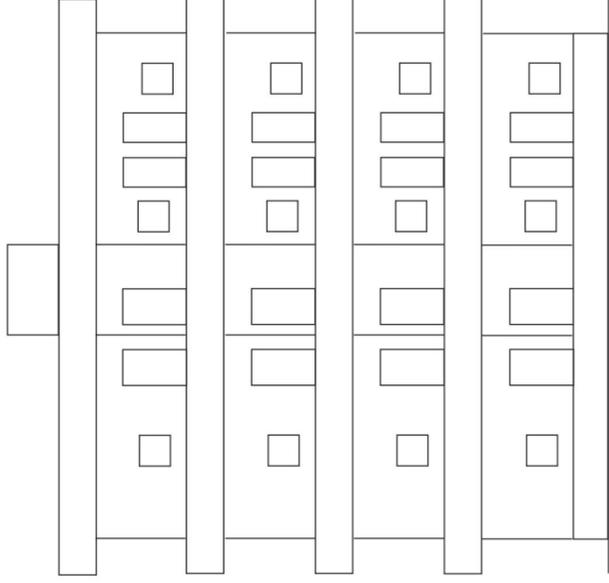
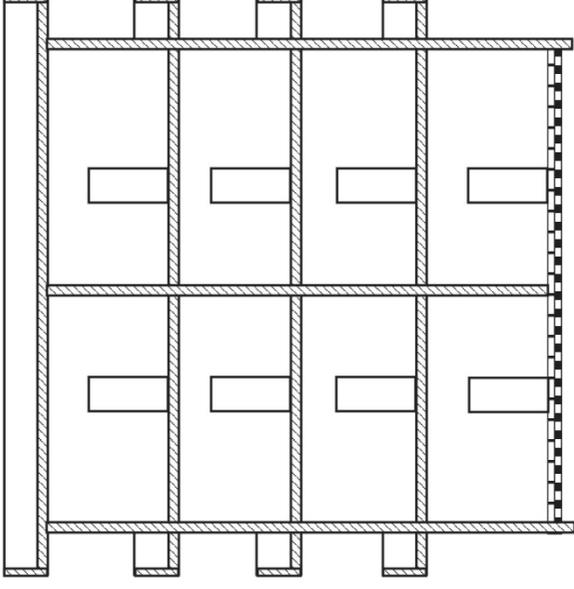
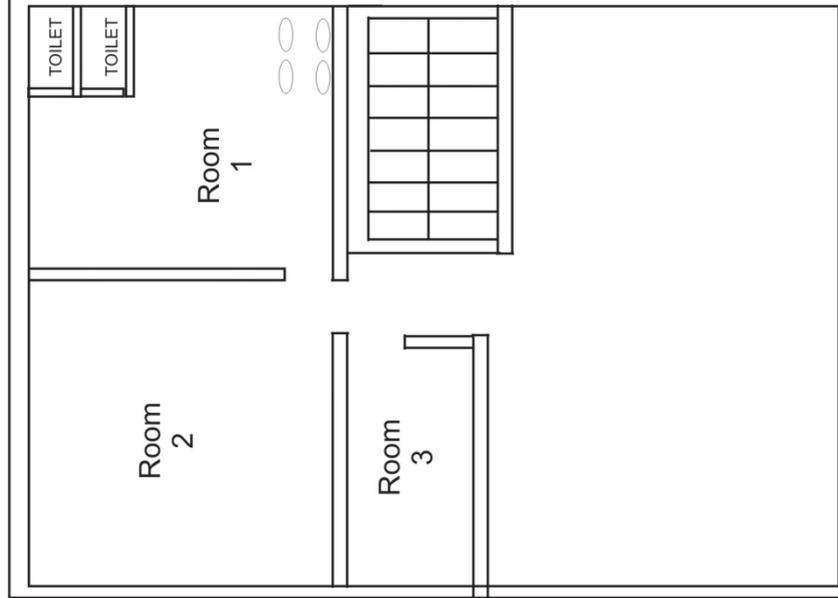
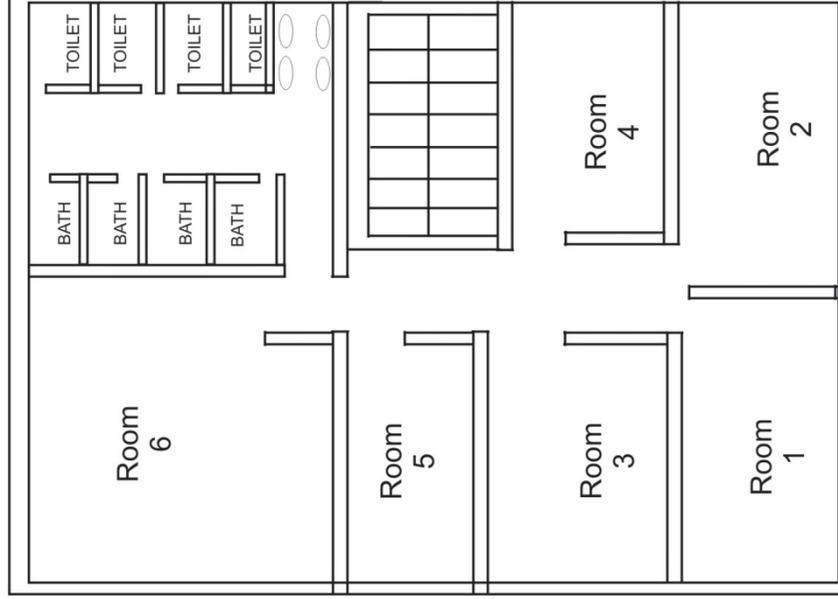
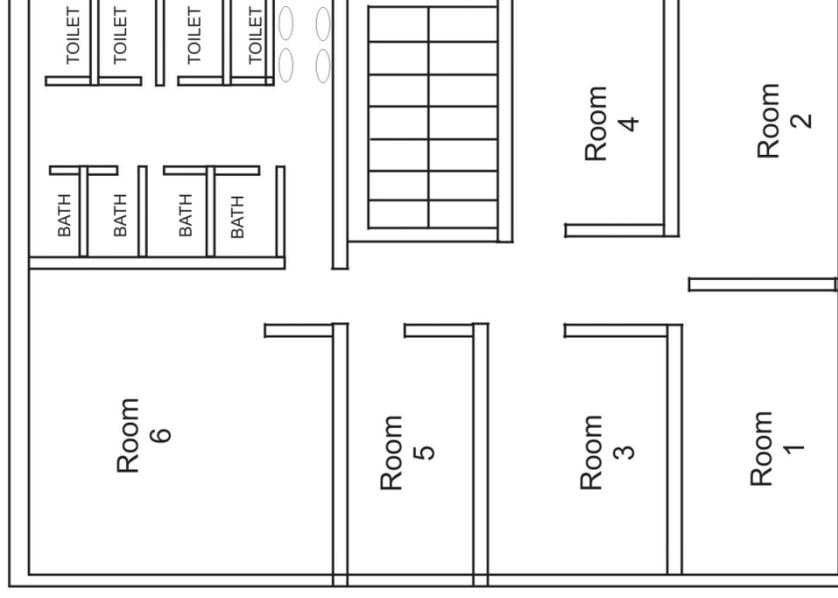
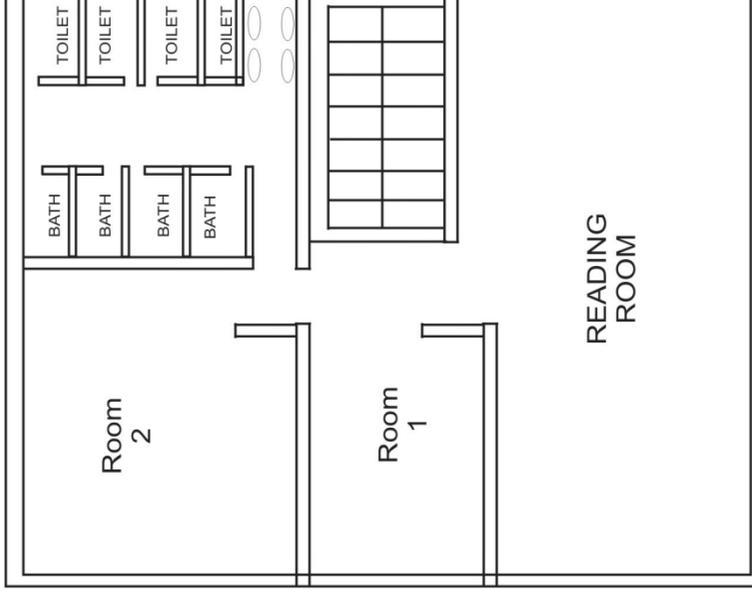
Schedule of Built Up Area

Ground Floor		
Office	300Sq.Ft.	
Store Room	200 Sq.Ft.	
Sick Room	300Sq.Ft.	
Visitor Room	200Sq.Ft.	
Toilets	150Sq. Ft.	
Washing Area	300Sq. Ft.	
First Floor		
Hostel Rooms (400 x 4nos.)	1600 Sq. Ft.	
Hostel Rooms (300 x 2nos.)	600 Sq. Ft.	
Washing Area & Toilets	300Sq. Ft.	
Second Floor		
Hostel Rooms (400 x 4nos.)	1600 Sq. Ft.	
Hostel Rooms (300 x 2nos.)	600 Sq. Ft.	
Washing Area & Toilets	300Sq. Ft.	
Third Floor		
Hostel Rooms (600 x 2nos.)	1200 Sq. Ft.	
Washing Area & Toilets	300Sq. Ft.	
Total		10250Sq. Ft.

Sign of Architect



Deepa
DEEPA R. JADWANI
B. Arch. AIACA/200637398
NIT. L.S. No.: 2090
NMC. L.S. No.: 370



BUILDING USE / COMPLETION CERTIFICATE

I Ar. Deepa Jadhvani hereby certify that the Building Possesed by Jitesh Dhanwani & Others situated at Arya Nagar Near Koradi Naka , Koadi Road Nagpur have personally inspected the land & building mentioned in the statement below and the same is based on the registered documents , data measurements & specifications found in the site.

1	Name of the Applicant	SarlaDevi Girls Hostel
2	Location with Plot / Khasra / Street No / Ward No Name of the Place, Corporation / Municipality / Panchayat.	Plot Number :46 & Khasara Number :141,142,147
3	Type of ownership of land	Owned
4	Building plan approved by (address of Corporation / Municipality / Panchayat/any other Govt. Agency	Municipal Council Nagpur
5	Year of construction	Main Building 2001
6	Purpose for which the building is being used / proposed to be used	Hostel Accommodation
7	Total land area	5,000 sq.ft
8	Total built up area	10240 sq.ft
9	Details of construction of building	Area
	Ground Floor First Floor Second Floor Third Floor	Ground Floor :- 2560 sq.ft First Floor :- 2560 sq.ft Second Floor :- 2560 sq.ft Third Floor :- 2560 sq.ft Total :- 10240 sq.ft
	Remark :-	The Building Possess Individual Rooms,Sharing Rooms , Dining Halls , Lavatories. The Building is Complete & Fit for Hostel & Sharing Accommodation.

Name of the approved/authorized Engineer/ Architect	Ar. Deepa Jadhvani
Designation	Consulting Architect
Office Address	Nagpur

15/01/2025

Signature with Seal
DEEPA R. JADWANI
B. Arch. AIACA/2006/37398
NIT. LS. No.: 2080
NMC. LS. No.: 370

FORM- A

Section 3(3) and Rule 4(1)

CERTIFICATE BY THE LICENSED AGENCY REGARDING THE COMPLIANCE

OF THE FIRE PREVENTION AND LIFE SAFETY MEASURES

CERTIFICATE Certified that I/WE have executed the works towards compliance in relation to Fire Prevention and Life Safety Measures to be carried out, in the performed other related activities required to be carried out, in the following building or premises, as required under the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act,2006 (Mah.III of 2007).

Description and Location of Building or Premises.

TO,
SarlaDevi Girls Hostel
Nagpur.

The details of the work and related activities which I or We have executed or performed are mentioned in the list appended here with.

Place: Nagpur

Date : 11/01/2025

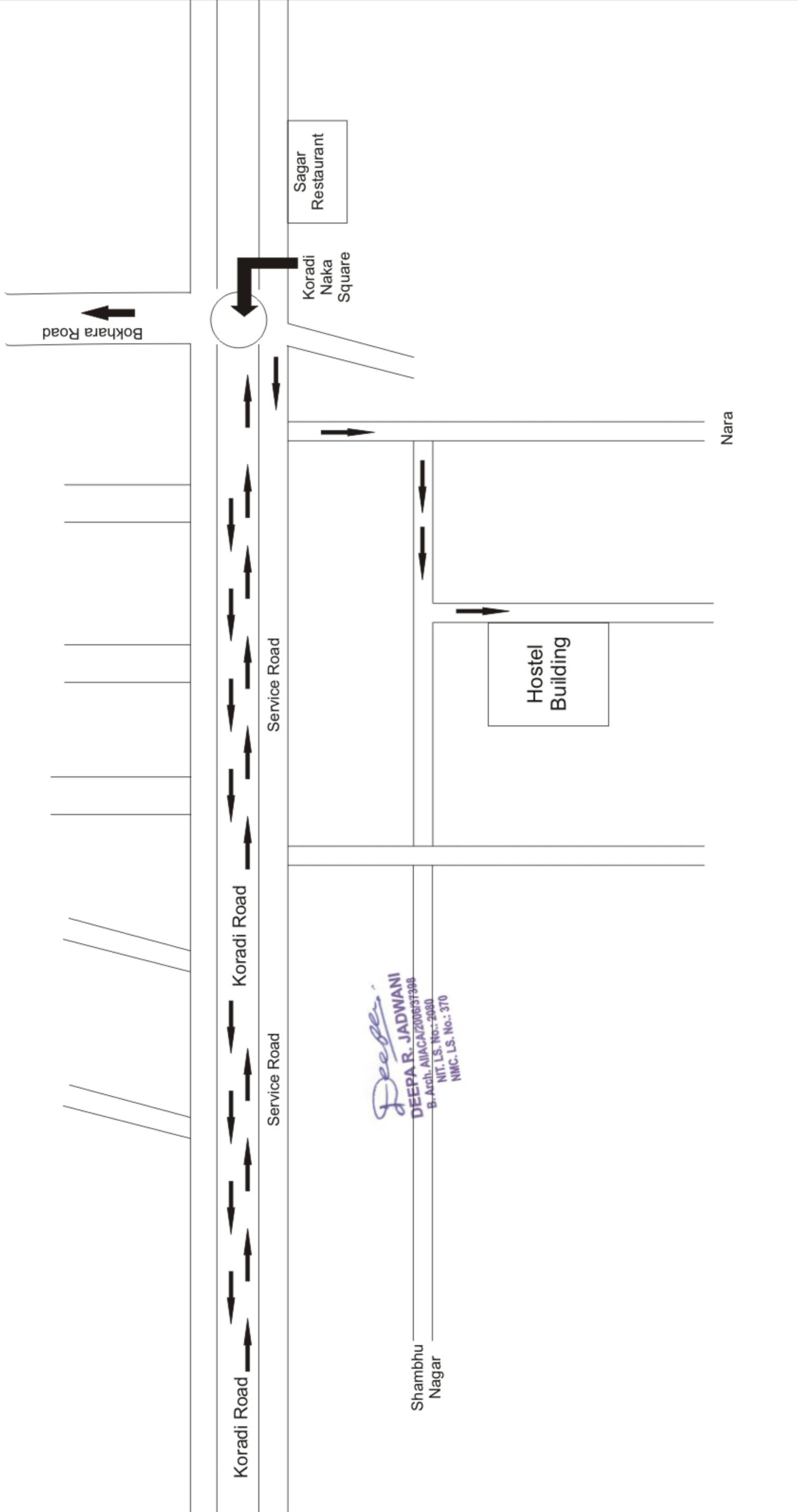


Sunil fire service

Licence No. MFS-LA/2020/RF-363

Layout Plan Showing the Construction “SARLADEVI GIRL’S HOSTEL”, NAGPUR.”

LOCATION PLAN SHOWING THE CONSTRUCTION OF “SarlaDevi Girls Hostel, Nagpur.	
Belongs To.: GIRISH VIRANI	
AREA STATEMENT	
TOTAL PLOT AREA	5000 Sq. Ft.
EXISTING B/UP AREA ON GROUND FLOOR	2560 Sq. Ft.
EXISTING B/UP AREA ON FIRST FLOOR	2560 Sq. Ft.
EXISTING B/UP AREA ON SECOND FLOOR	2560 Sq. Ft.
EXISTING B/UP AREA ON THIRD FLOOR	2560 Sq. Ft.

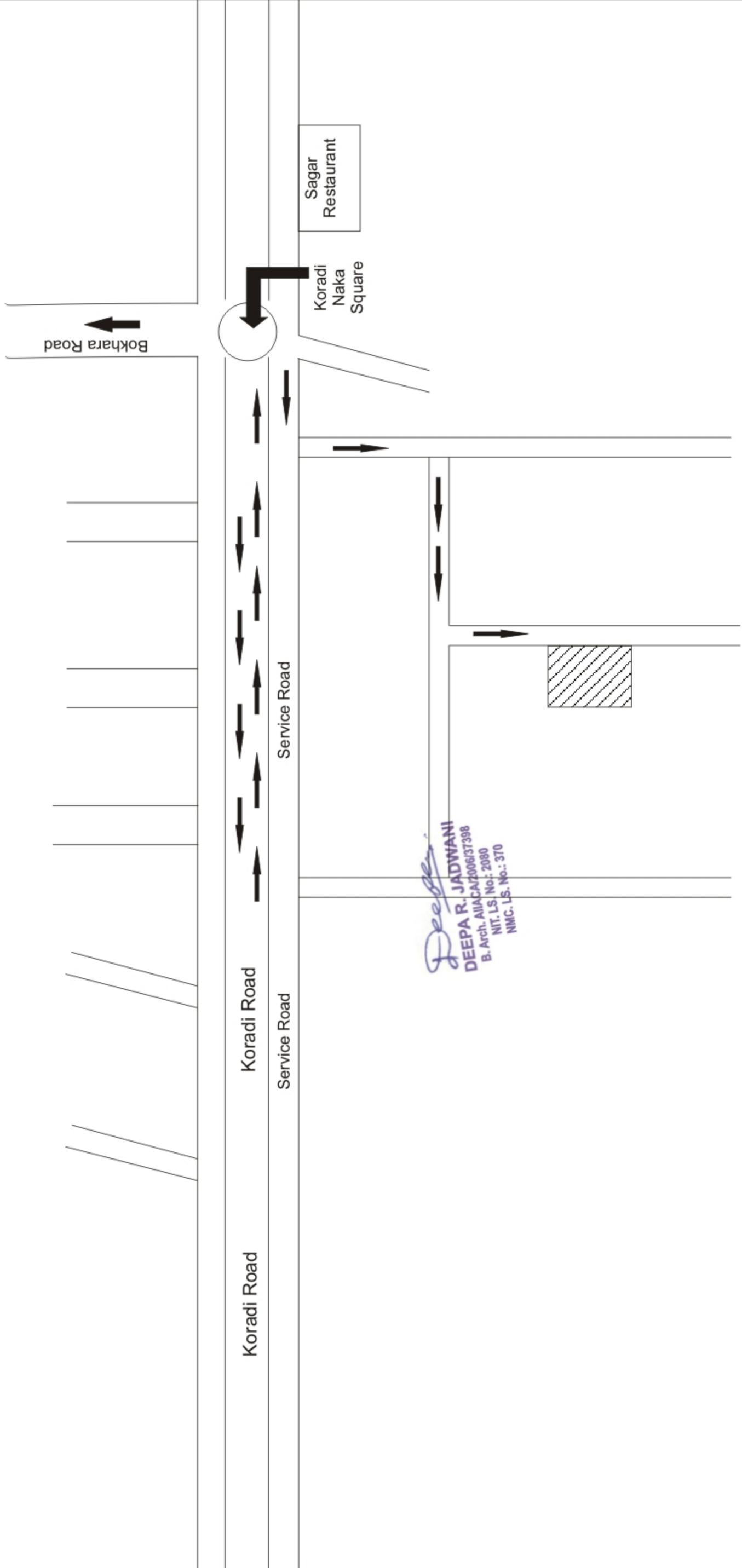


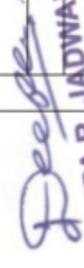
Deepa R. Jadwani
DEEPA R. JADWANI
 B-Arch., AIAC/A/2006/37398
 NIT. L.S. No.: 2980
 NMC. L.S. No.: 370

Shambhu
Nagar

Location Plan Showing the Construction “SARLADEVI GIRL’S HOSTEL”, NAGPUR.”

LOCATION PLAN SHOWING THE CONSTRUCTION OF “Sarladevi Girls Hostel, Nagpur.	
Belongs To: GIRISH VIRANI	
AREA STATEMENT	
TOTAL PLOT AREA	5000 Sq. Ft.
EXISTING B/UP AREA ON GROUND FLOOR	2560 Sq. Ft.
EXISTING B/UP AREA ON FIRST FLOOR	2560 Sq. Ft.
EXISTING B/UP AREA ON SECOND FLOOR	2560 Sq. Ft.
EXISTING B/UP AREA ON THIRD FLOOR	2560 Sq. Ft.




DEEPA R. JADHWANI
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 NIT. LS. No.: 2080
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