

Grain



530/2321

पावती

Original/Duplicate

Friday, February 25, 2022

नोंदणी क्र. 39म

1:28 PM

Regn:39M

पावती क्र.: 2412

दिनांक: 25/02/2022

गावाचे नाव: पांचपाखाडी

दस्तावेजाचा अनुक्रमांक: टनन12-2321-2022

दस्तावेजाचा प्रकार: 36-अ- लिक्व् अँड लायसन्सेस

मादर करणाऱ्याचे नाव: ट्रान्झिशन एचआर इंडिया तर्फे प्रो. प्रा. मिलिंद मुरलीधर कुलकर्णी -

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 1440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:48 PM ह्या वेळेस मिळेल.


JSRITHANE12

वाजार मूल्य: रु.1400000/-

मोबदला रु.198776/-

भरलेले मुद्रांक शुल्क : रु.31600/-

प्रसह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

1) देयकाचा प्रकार: DHC रक्कम: रु.440/-

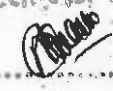
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2502202203086 दिनांक: 25/02/2022

वॅकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013659886202122E दिनांक: 25/02/2022

वॅकचे नाव व पत्ता:

मुळ दस्तावेजा परत मिळाला	
सही -	
नाम -	

CHALLAN
MTR Form Number-6



GRN MH013659886202122E		BARCODE		Date 25/02/2022-10:52:02		Form ID 36A	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)			
Office Name THN12_THANE NO 12 JOINT SUB REGISTR				Full Name		TRANSITION HR INDIA	
Location THANE							
Year 2021-2022 One Time				Flat/Block No.		401 402 MURLI CORPORATE PARK	
Account Head Details			Amount In Rs.	Premises/Building			
0030046401 Stamp Duty			31600.00	Road/Street		WAGLE ESTATE	
0030063301 Registration Fee			1000.00	Area/Locality		THANE	
				Town/City/District			
				PIN		4 0 0 6 0 4	
				Remarks (If Any)			
				SecondPartyName=ENNCON SYNERGIES INDIA PRIVATE LIMITED~			
Total				32,600.00	Amount In		Thirty Two Thousand Six Hundred Rupees Only
				Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332022022512750	2731573792
Cheque/DD No.				Bank Date	RBI Date	25/02/2022-10:53:19	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch							

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

नोट:- यह चालान केवल दस्तावेज लिखक कार्यालयात नोंदणी करणकाया दस्तावेजां लागू आहे. नोंदणीकरणाकरिता या चालानाचा वापर केला जाणू नये.

For TRANSITION HR INDIA

PROPRIETOR

Scroll No. 92		Date 25/02/2022	
दस्तावेज 92		दिनांक 25/02/2022	
9		22	



Signature

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2502202203086	Date 25/02/2022
Received from transition hr india , Mobile number 9820053742, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Thane 12 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 25/02/2022
Bank CIN 10004152022022502871	REF No. 205694453978
This is computer generated receipt, hence no signature is required.	

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LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT is made at Thane, Maharashtra on this 25Th day of February in the year Two Thousand Twenty Two (2022) by and between:

Transition HR India Proprietor Mr. Milind Murlidhar Kulkarni S/o Mr. Murlidhar Kulkarni, PAN ABFPK3435R, R/o Building no. 84, Kalpavruksha Pokhran Road No.2, Vasant Vihar, Apna Bazar, Thane,- 400610 (hereinafter referred to as "the Licensors") which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their legal heirs, representatives, successors, assigns, administrators, etc. of the **One Part**



AND

M/S. ENNCON SYNERGIES (INDIA) PRIVATE Limited, PAN AAFCE0724M, CIN U74999MH2018PTC310263, a company incorporated in accordance with provisions of Companies Act, 1956, having its **Registered Office** at - 1/501, Srushti complex, Hiranandani Estate, GB Road, Thane west, Pin 400607, through its authorized representative **MRS. SHWETA PANKAJ CHAWATHE**, (PAN ARHPM0044Q) who is working with the company as "Director" (hereinafter referred to as "the Licensee") of the **Other Part**.

WHEREAS:

A. The Licensors are the absolute owners and are seized and possessed of and otherwise well and sufficiently entitled to the premises **Office No. 401 & 402, Murlidhar Corporate Park, Plot No. A-80, Road No. 16, MIDC, Wagle Industrial Area, Thane (W) - 400 604** particularly described in Schedule- A hereto, and hereinafter referred to as "the Said

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B. The Licensee, being desirous of taking on leave and license the said premises as mentioned in Schedule 'A' of Property on 4th Floor and its carpet Area is 1841.67 sq. ft. (1468.70 + 372 sq.ft balcony) alongwith attached terrace area adm. 401 sq.ft along with 3 carparking spaces Situated at Office No.- 401& 402, Murli Corporate Park, Plot No. A-80, Road No. 16, MIDC, Wagle Industrial Area, Thane (W) – 400 604 along with common area and amenities more particularly described in Schedule A hereto and hereinbefore referred to as the said Premises, for the purpose of carrying on its business operations, has approached the Licensors and the Licensors have agreed to give on leave and license the same as stated above.

C. The Licensee has approached the Licensors, and the Licensors have agreed to give on leave and license the said Premises to the Licensee, on the terms and conditions set out as hereunder.

**NOW THIS LEAVE AND LICENSE AGREEMENT
WITNESSETH AND IT IS HEREBY AGREED BY AND
BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. GRANT OF LEAVE AND LICENSE:

1.1 That the Licensors hereby grant to the Licensee to take on leave and license the said Premises mentioned in Schedule A hereto during the term of this Leave and license Agreement for its own business purpose for a term of **5 years w.e.f. 01/03/2022** The Licensors hereby undertake that they being the owners of the premises have full authority to deal with the said Premises and grant the leave and license thereof to the Licensee. The Licensee shall also be entitled to use all the common areas, facilities and amenities appurtenances incidental to the said Premises provided in the building in which the said Premises is situated. The said Premises is more specifically defined and outlined in the plan annexed hereto and marked Annexure – I & II to this Leave and license Agreement which Annexures shall form part of this Leave and license Agreement and shall be deemed to be an integral part of this agreement.

1.2 That for allowing the use and occupation rights of the said Premises and its appurtenances /facilities to the Licensee thereof the Licensee has agreed to pay to the Licensors a monthly license fee (including maintenance charges) of Rs. 1,75,000/- (Rupees One Lakh Seventy Five Thousand Only) for the period of initial one year from 01.03.2022 till

28.02.2023 and thereafter 5 % escalation on next 2 years thereafter after every year the amount shall be 5 % escalation of license fee @ 5% on the amount of last license fee paid. Details are mentioned as under :-

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<p>दस्त क्र. २३२९/२०२२</p>	<p>Sr.no.</p>	<p>Period</p>	<p>Monthly license fee Rupees</p>
<p>५</p>	<p>२२</p>	<p>From 01.03.2022 till 28.02.2023</p>	<p>1,75,000/-</p>

	28.02.2026	
5.	from 01.03.2026* till 28.02.2027	2,20,895/-

1.3 That the Licensee shall pay to the Licensors, on monthly basis, in advance, the above mentioned license fees after deducting TDS as per income tax rules :

Favoring	Date	Percentage	Cheque/ Neft	Amount
TRANSITION INDIA	HR	100%		Rs. 175,000/-

The Licensors hereby grant to the Licensee the quiet, peaceful and uninterrupted possession, occupation and use of the Premises for the entire LEAVE AND LICENSE TERM (as defined hereinafter in clause – 2.2)., unless terminated earlier in accordance with the provisions in this Leave and license Agreement.

1.4 That the Licensors represent, agree and hold out that as on the Effective Date (as defined hereinafter in clause 2.2) of this Leave and license Agreement, there is no third party lien, right, title or interest in the Premises and that the Premises are free and clear from any and all mortgages, liens, charges or other encumbrance and that the Licensors have all requisite approvals and power for granting the leave and license to use the Premises by the Licensee.

2. LEAVE AND LICENSE TERM

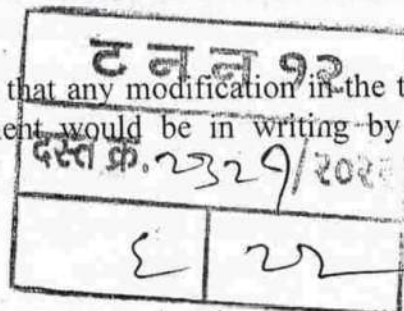
2.1. That the months of the Leave and license shall be as per the English Calendar.

2.2. That the Leave and license Agreement shall be operative and in force and in effect for a period of 5 years commencing from **01.03.2022 to 28.02.2027** ("Effective Date") (hereinafter referred to as the "Leave and license Term").

2.3. That the parties hereby agree that any modification in the terms of this Leave and License Agreement would be in writing by mutual consent.

3. LICENSE FEE

3.1. That the Licensee hereby agrees and undertakes to pay license fee to the Licensors on or before the 10th day of every month in advance (subject to statutory deduction of tax at source and adding Goods &



1.2. The commencement date of license fee shall commence upon Peaceful & furnished possession of the demised premises.

4. SECURITY DEPOSIT

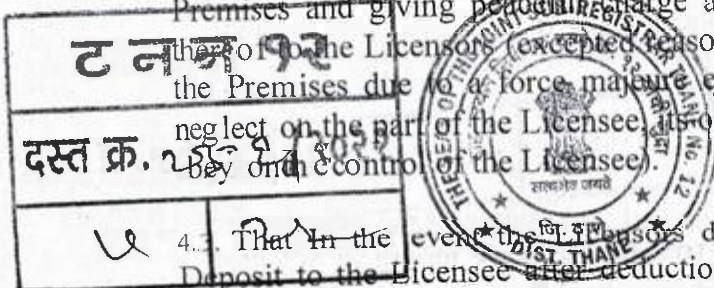
4.1. That the Licensee has paid to the Licensors 5 months licence fee in advance at the time of signing this leave and license, and balance 3 months monthly compensation towards balance security deposit on before 30th April 2022 as an interest free refundable Security Deposit which is equivalent to Eight months' license fee for due observance and performance of the terms and conditions of this Leave and license Agreement, vide Cheque:

Favoring	Date	Cheque/ Neft No.	Amount Rupees
Transition HR India	14-01-22		50,000/-
Transition HR India	15-02-22		4,00,000/-
Transition HR India	23-02-22		4,25,000/-
Transition HR India	30-04-22	PDC	5,25,000/-

The receipt of the above mentioned cheques is hereby acknowledged by the Licensors. The Security Deposit shall be refunded by the Licensors to the Licensee at the time of vacating and handing over the Premises on the expiry of this Leave and license Agreement by efflux of time or on its sooner determination / termination as provided herein after deducting any outstanding dues of electricity, water, damages or building maintenance upon discussions, joint visit & written confirmation from the Licensee but not any outstanding license fee.

4.2. That it is agreed by and between the parties hereto that on the expiry of the leave and license either by efflux of time or earlier determination or termination thereof due to any reason whatsoever as provided in this Leave and license Agreement the Licensors shall forthwith refund interest free Security Deposit, after deductions as per clause 4.1, to the Licensee simultaneously with the Licensee removing itself / its officers / employees using the Premises and vacating the Premises and giving peaceful possession and possession of the premises thereof to the Licensors (excepted reasonable wear and tear, damage of the Premises due to a force majeure event not caused by the willful neglect on the part of the Licensee, its officers/ employees and anything beyond the control of the Licensee).

4.3. That in the event the Licensors do not refund the said Security Deposit to the Licensee after deductions, if any as per clause No.4.1



(i) At the time of the Licensee handing over vacant, peaceful possession of the premises if the Licensors fails to hand over the security deposit after settling the deduction from the security deposit in accordance with clause 4.1 the Licensors shall be liable to pay to the Licensee an interest @ 18% p.m. on the balance amount of Security Deposit till the date of actual refund of the Security Deposit by the Licensors to the Licensee.

5. REPAIRS

5.1. That the Licensee agrees to undertake all day-to-day minor repairs within the Premises. In case of any major repairs such as leakage/seepage or bursting of sanitary pipes or any dams to the structure, the Licensors shall repair the same within a reasonable period at the Licensors' own cost. The Licensee shall maintain and shall be responsible for the upkeep of the premises, furniture, window, flooring and toilets and all fittings and fixtures provided by the Licensors at the time of commencement of leave and license.

6. TAXES AND OUTGOINGS

6.1. During the period of this Leave and License Agreement, the Licensors shall bear and pay all property taxes or the like charges applicable only to the Licensors, payable in respect of the Premises.

7. LICENSEE'S COVENANTS:

7.1. The Licensee hereby covenants with the Licensors as follows:

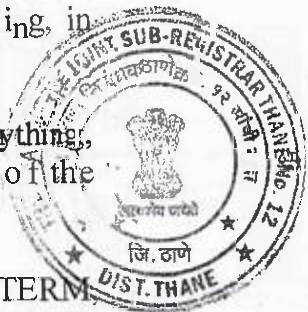
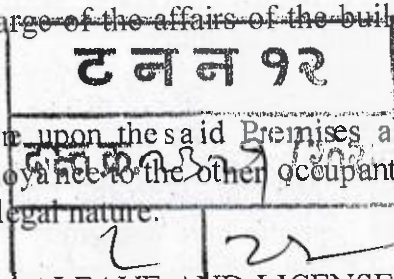
(a) To use the said Premises with due care and caution and to keep and maintain the same in good order and condition.

(b) To promptly pay all charges of electricity consumed in the said Premises during the LEAVE AND LICENSE period based on the meter reading specifically attached to and assigned to the Licensee for the Premises before the due date as per bills received from the concerned authorities.

(c) To observe and perform all the rules, regulations and bylaws for the time being in force by the Society/ Association or other body of persons that may be appointed to be in charge of the affairs of the building, in which the Premises is located.

(d) Not to do or permit to be done upon the said Premises anything, which may be a nuisance and annoyance to the other occupants of the other premises or anything of an illegal nature.

(e) On the termination / expiry of the LEAVE AND LICENSE TERM, the Licensee shall deliver the said Premises in such order and condition as is consistent with the terms, covenants and conditions on the part of the Licensee herein contained save and except normal wear and tear and save and except any damage to the said Premises by fire (unless the fire



(f) Not to do or cause to be done upon the Premises anything, which will invalidate the insurance in respect of the Premises. The Licensors will keep the Licensee apprised of the terms and conditions of the insurance cover if taken by the Licensors at the Licensors cost. Licensee shall also obtain insurance for its equipment's and submit copy of the same to the LICENSOR.

(g) To provide access to any of the duly authorized representative of the Licensors during normal business hours and business days to inspect the Premises from time to time with such representative seeking a prior appointment with reasonable notice of at least one business day.

(h) The Licensee can sublet and or part with possession of any part or whole of the said Premises to its group companies including to any other outside companies during the leave and license period after obtaining a prior written consent or written permission from the Licensors.

(i) The Licensee shall pay the taxes that is Goods & Service tax etc, levies or charges imposed by the Government or any local authority (MIDC Charges) or body in respect of the Licensee's trade or profession, in or upon the said Premises for the entire leave and license period.

(j) The Licensee undertakes to pay all charges, penalties of damages in case of misuse of the premises.

(k) The Licensee may get insurance done for all the items or equipment's installed by the Licensee inside the premises excluding the one provided by the Licensors for use except for the external structure.

(l) The Licensee shall use the premises strictly for office purpose to carry out its business activities only and shall not use or engage the premises for any illegal or immoral activities.

8. LICENSORS'S COVENANTS:

The Licensors hereby covenant with the Licensee and represent, warrant and hold out as under:

(a) Quiet Enjoyment

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The Licensors covenant with the Licensee to permit the Licensee to peacefully and quietly hold and enjoy the furnished Premises specified in Annexure I without any interruption or disturbance from or by the Licensors or any person claiming under or in trust for the Licensors during the LEAVE AND LICENSE TERM or till early termination as per the terms of this Leave and License Agreement.

charges. The Licensors hereby indemnify and agree to keep indemnified the Licensee saved, defended and harmless from and against all and any costs, expenses, charges, outgoings and damages at all times arising out of any suit, eviction, action, claim or demand whatsoever arising by reason of the Licensee relying upon the aforesaid covenant of the Licensors or otherwise.

(c) Commercial Use

That the Licensors hereby undertake that under the municipal zoning/user rules, the Premises are capable of being used for commercial purpose and the Licensors have obtained all consents, permissions and approvals necessary in law or otherwise for such purpose and the Licensors hereby indemnify and agree to keep indemnified the Licensee saved, defended and harmless from and against all and any costs, expenses, charges, outgoings and damages at all times arising out of any suit, eviction, action, claim or demand whatsoever arising by reason of the Licensee relying upon the aforesaid covenant of the Licensors or otherwise. The Licensors also further undertake that they had taken all the necessary approvals pertaining to completion certificate and occupancy certificate.

(d) Additions & Specifications

The Licensors shall also provide the licensee with 4 fully furnished functional toilets with WC in the said premises at Licensors own cost.

(e) Electricity Load

The Licensors shall provide the Licensee the electricity load of @10KW and if in future if the Licensee requires to increase the electricity load, the Licensors shall also support the licensee in getting the additional load. The electricity connection shall be taken by licensee at its own cost and the Licensors shall help licensee in obtaining the connection.

(f) Parking Facility

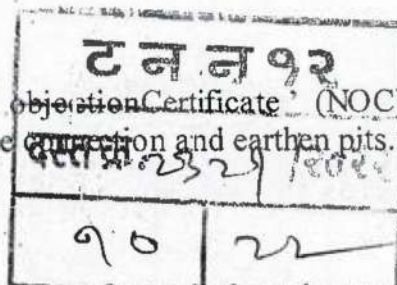
The Licensors shall provide to the licensee the parking facility of 3 four wheeler vehicle on the ramp parking in the parking area of the building and charges for the same are included in the License Fee.

(h) Telephone Connectivity

The Licensors shall provide 'No objection Certificate' (NOC) to the licensee for obtaining the telephone connection and earthen pits.

(i) Compliance

That the Licensors shall observe and perform all the rules, regulations and bye-laws for the time being in force in respect of the Premises, including obtaining the occupation certificate, and shall not do or omit



Licensee saved defended and harmless from and against all and any costs, expenses, charges, outgoings and damages at all times arising out of any suit, eviction, action, claim or demand whatsoever arising by reason of the Licensee relying upon the aforesaid covenant of the Licensors or otherwise.

(j) Property Taxes and other Duties

That the Licensors shall pay the property tax and any other tax or assessment payable on the Premises to the Municipal Corporation or any other statutory or Government authority in accordance with Clause 6 herein.

(k) Structural Repairs

That the Licensors shall carry out all major repairs and structural repairs and defects and water proofing works of the Premises as may be required from time to time and at such times and in a manner agreed with the Licensee so as to minimize disturbance to the Licensee in accordance with Clause 5 herein.

(l) Space for Air-Conditioning and AC Outdoor Units

The Licensors shall provide to the licensee required space in the said premises for keeping AC outdoor Units and Licensors shall not charge any cost for the same.

(m) No Litigation

That there is presently no claim, action, litigation, arbitration or other proceeding pending against the Licensors relating to the Premises or the transaction contemplated hereby.

(n) Indemnity

The Licensors hereby indemnify and agree to keep indemnified the Licensee saved, defended and harmless from and against all and any costs, expenses, charges, outgoings damages and risks at all times arising out of any suit, eviction, action, claim or demand whatsoever in relation to the titles of the Premises and all covenants, representations and warranties made by the Licensors.

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१. RIGHTS OF THE LICENSEE



The Licensors hereby undertake that the maintenance society had 24 hours water supply in the said premises and Licensors shall not charge for the same.

In the event that the Premises or any part thereof is destroyed or damaged or rendered unfit for occupation due to a force majeure event or act of God beyond the reasonable control of the Licensee, the Licensee shall notify in writing to the Licensors in respect thereof. In the event that the Licensors fail to effect repairs to the Premises to render the Premises fit for use within a reasonable time from the date of receipt of written intimation from the Licensee, the Licensee shall have the right to terminate the leave and license immediately and thereupon all consequences resulting from such termination shall follow. The Licensee shall not be liable to pay the license fee for the period during which the Premises are unfit for occupation due to the occurrence of the force majeure event until the Premises are restored and reinstated and rendered fit for use and occupation by the Licensee to the satisfaction of the Licensee. It is confirmed or assumed that if the premises is unfit for occupation due to any act of God or force majeure event beyond the control of Licensee or Licensors, but the Licensee continues to occupy the premises then the Licensee is liable to pay the license fee for that period. The Licensee would take all proper care to use the Premises carefully.

(f) Removing Belongings

The Licensee shall be entitled to remove the furniture and fittings which are fixed by the Licensee before handing over the actual physical vacant possession of the Premises to the Licensors. As and when the need arises the licensee would refurbish the Premises, subject to that at the time of vacating the Premises the Licensee shall handover the balance fixtures/fittings listed in Annexure to the Licensors subject to normal wear and tear.

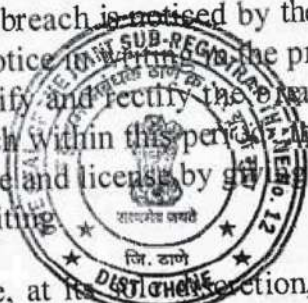
10. TERMINATION

10.1 In the event of default by the Licensors in respect of any of the covenant contained herein including misrepresentation, suppression of material records or breach of any terms of this Leave and license Agreement, the Leave and license Agreement may be terminated by the Licensee by giving 30 days written notice of the same to the Licensors.

10.2 The Licensors shall be entitled to terminate the Leave and License only if the Licensee commits a material breach or default of the terms and conditions of this Leave and License Agreement. However, in that event any material breach is noticed by the Licensors, it will be brought to the Licensee's notice in writing in the prescribed manner by giving 15 days' notice to verify and rectify the breach. In case the Licensee fails to rectify the breach within this period the Licensors will be entitled to terminate the Leave and license by giving another fifteen days' notice to the Licensee in writing.

10.3 The Licensee, at its discretion, may terminate the leave and license 26 months from the effective date at any time during the

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The Licensors shall permit the Licensee to install or fix in the Premises all such fixtures which are required to be fixed as deemed necessary by the Licensee including installations like computers, word processors, fax, telephones, office equipment, telephone exchange and other fittings, fixtures and paraphernalia for the better use of the Premises for its business as the Licensee may think fit entirely at the entire risk cost and expense of the Licensee, all of which shall remain the property of the Licensee. Upon the expiry / termination of the LEAVE AND LICENSE TERM, the Licensee shall be entitled to take away any improvements of a moveable or removable nature including but not limited to items like UPS, EPABX etc, other than the furniture and fixtures mentioned in Annexure I. the Licensee may erect wooden partitions/ glass partitions for its cabins in the Premises HOWEVER, THE LICENSEE SHALL NOT MAKE ANY STRUCTURAL CHANGES TO THE SAID PREMISES.

Upon the expiry/termination of the LEAVE AND LICENSE TERM the Licensee shall leave behind fixed improvements if any made by the Licensee, etc. as on the date of handing over the Premises to the licensors or otherwise the Licensee shall remove all such fittings and other articles and remaining of the premises at its own cost, risk, and expenses and hand over the property in the condition as was at the time of commencement of this Leave and license (subject to normal wear and tear)/ and/or at the time of initial modification and alteration as mentioned hereinabove. The Licensors agree and confirm that the Licensee shall, at all times during the period of the leave and license be entitled at its own risk, cost and expense to, of temporary nature, renovate, alter and add to the Premises or any part thereof or in the areas appurtenant to the Premises, in accordance with all laws and at the Licensee's sole discretion; provided however such, renovation or alteration does not adversely affect the Premises in any manner whatsoever subject to reasonable wear and tear and which shall not be against or in contradiction to law. The Licensee may erect wooden/Glass partitions for its cabins in the Premises.

(b) Common Areas

The Licensors shall have no objection for use and enjoyment to common areas i.e. staircase and common entrances etc. for use by the Licensee, its employees, officers and visitors.

(c) Access to Premises

The Licensors shall have no objection to and shall ensure that the Licensee, its employees, officers or visitors have clear and uninterrupted access to the Premises.

(d) Condition of Premises

The Licensors shall have no objection to and the Licensee shall be entitled to return the Premises to the Licensors in the condition in which it is at the time of occupation of the Premises (except normal wear and

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10.4 The occurrence of the Licensee's insolvency, liquidation or bankruptcy or appointment of receiver will constitute an event of default and under such circumstances the Licensors may terminate the Leave and license Agreement forthwith without giving any notice and shall be indemnified by the Licensee and may claim damages as applicable.

11. The Licensors shall not in any manner deal with or dispose of the Premises or any part thereof or their interest therein during the continuance of the present LEAVE AND LICENSE TERM to or in favour of any person except after informing such transferee of this Leave and License Agreement and so that the rights of the Licensee hereunder are not prejudiced, jeopardized or adversely effected. In the event that the Licensors deal with or disposes or sells or transfer the Premises or any part thereof or any interest therein during the continuance of the Leave and license Agreement to or in favour of any person or entity, the Licensors shall cause the transferee to execute the leave and license with the Licensee on the same terms and conditions as set forth herein.

12. JURISDICTION

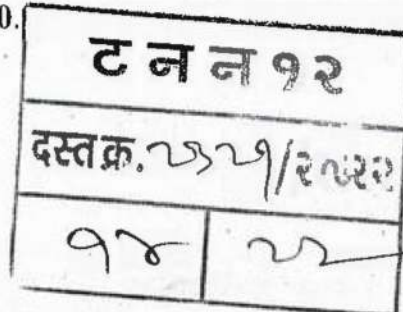
12.1 Any dispute relating to this Leave and license Agreement shall be subject to jurisdiction of Courts at Thane, Maharashtra.

13. NOTICE

13.1 Any notice required to be given hereunder shall be deemed to have been given if sent by e-mail, hand delivery and / or registered post acknowledgement due at the permanent addresses mentioned below as well as the e-mail address being nilind@transienthr.com and shall be deemed to have been received by the other Party on expiry of seven (7) days from the date on which it was delivered at the post office:

Licensors:

1. **TRANSITION HR INDIA Proprietor Mr. Milind Murlidhar Kulkarni S/o Mr. Murlidhar Kulkarni, R/o Building no. 84, Kalpavruksha Pokhran Road No.2, Vasant Vihar, Apna Bazar, Thane,- 400610.**



Licensee:

M/S. ENNCON SYNERGIES (INDIA) PRIVATE having its registered office at 501, Srushti Complex, Patlipada, Hiranandani Estate, Thane West.

14. STAMP DUTY AND LEGAL COST

borne by both the parties equally. Each party shall bear and pay their own respective legal advisor's fee.

15. AMENDMENT

15.1 No modifications or amendments of this Leave and license Agreement and no waiver of any of the terms or conditions thereof, shall be valid or binding unless made in writing and duly executed by both parties.

16. WAIVER

16.1 No waiver or acquiescence of any breach, or any continuing or subsequent breach of any provision of this Leave and license Agreement shall be construed as a waiver of any right under or arising out of this Leave and license Agreement or acquiescence to or recognition of any right and/or any position other than that expressly stipulated in the Leave and license Agreement.

17. LOCK-IN-PERIOD

Lock-in-period of the leave and license shall be of **36 months, i.e. from 01/03/2022 to 28/02/2025** the leave and license is terminated during the lock in period of **36 months**, the Licensee shall be liable to pay and shall pay to the Licensors the license fee for the remaining unexpired period of such **thirty six Months**

SCHEDULE 'A' PROPERTY

Office No. – 401 & 402, 4th Floor and its carpet Area is 1841.67 sq. ft. (1468.70 + 372 sq.ft balcony) alongwith attached terrace area adm. 401 sq.ft along with 3 carparking spaces Situated at Office No.- 401& 402, Murli Corporate Park, Plot No. A-80, Road No. 16, MIDC, Wagle Industrial Area, Thane (W) – 400 604

Towards the North- Plot No. C 31

Towards the South- 12m Road

Towards the East- Plot No. A-81

Towards the West- 9m Road

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The all comm on area includes painting, lightning, plumbing work, flooring, staircase, lift, wall painting's, terrace etc.

IN WITNESS WHEREOF THE PARTIES HAVE PUT THEIR
SIGNATURES ON THESE PRESENTS OF THE DAY MONTH
AND YEAR FIRST ABOVE WRITTEN,

LICENSORS:

Transition HR I n d i a
For TRANSITION HR IND A



Through proprietor Milind Kulkarni



LICENSEE:

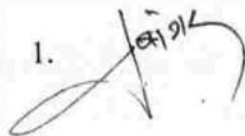
M/S. ENNCON SYNERGIES (INDIA) PRIVATE



through its authorized representative
MRS. SHWETA PANKAJ CHAWATHE,



WITNESS:

1. 

2. 

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दस्त क. २३२१/२०२२
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NOTE:

DETAILS OF ALL THE FIXED ASSETS SUCH AS A/C, CHAIRS, TABLES ALONG WITH THE QUANTITY TO BE MENTIONED.

1. Conference Table -1
2. Managers Chair-4 unit
3. Executive Tables with drawers unit 34 units
4. Managers/ Director Table with filing cabinet 4 unit
5. Pedestal-12
6. Glass partition & Two glass doors
7. Over Head Storage 4 feet
8. Storage 4 ft-4 units
9. Visitors Sofa Chairs 1 units
10. Reception table -1
11. Cabin Table -4
12. Staff Chair -54

For TRANSITION HR INDIA


PROPRIETOR



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दस्त क्र. ७३२१/२०२२	
१७	२२





Certified True Copy of the resolution passed at the meeting of the Board of Directors of the Company held on Friday, 1st October, 2021 at 211, 2ND FLOOR, JAYSHANKAR CHS LTD, OPP AXIS BANK, NEAR HARINWAS CIRCLE, L B S MARG, NAUPADA, THANE (W), MAHARASHTRA 400602. We hereby certify that the following resolution of the Board of Director of Enncon Synergies India Private Limited, was passed at a meeting of the Board held on 1st October, 2021 and has been duly recorded in the minute book of the said company

"RESOLVED THAT pursuant to applicable provisions of the Companies Act, 1956 and other applicable provisions of law, the Company do avail premises on lease and in this connection do enter into Lease Rental Agreement(s) with the owners of premises and properties situated at various locations in India.

RESOLVED FURTHER THAT Smt. Shweta Chwathe, Director be hereby authorised.

- To do all such acts, deeds & things and take all such steps as may be necessary to avail premises on lease and in connection with or incidental thereto including the execution and registration of the Agreement(s).
- To finalise, sign, execute all documents, applications, deed, agreement, contracts, writing and papers under the Company seal of the Company, if necessary and to provide any information/response to Government/Statutory authorities.
- To represent the Company in all matters in connection with above."

For Enncon Synergies India Private Limited

Reshma Mirajkar

(Director)

DIN: 08148854

Shweta Chawathe

(Director)

DIN: 08148865

Ajoy Menon

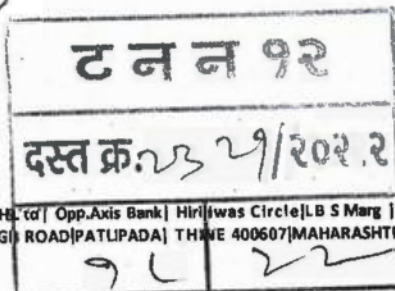
(Director)

DIN: 06744193

Place: Thane

Date: 1st October 2021

Enncon Synergies India Pvt Ltd. | Corporate Office | C/11 | Jayshankar CHS Ltd | Opp. Axis Bank | Hiranwas Circle | L B S Marg | Thane West | Pin 400602 |
REG OFFICE | 1/501 | SRUSHTI COMPLEX | INSIDE HIRANANDANI ESTATE | GROUND ROAD | PATLIPADA | THANE 400607 | MAHARASHTRA | EMAIL: support@enncon.in |
PHONE NO- +912225300353 | CIN NO. U74999MH2018PTC310263



आयकर विभाग
INCOME TAX DEPARTMENT
SHWETA PANKAJ CHAWATHE
AJIT SHRIDHAR MIRAJKAR
17/06/1982
Permanent Account Number
ARHPM0044Q
Signature
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
A5FPK3435R
नाम / NAME
MILIND MURLIDHAR KULKARNI
पिता का नाम / FATHER'S NAME
MURLIDHAR VISHNUPANT KULKARNI
जन्म तिथि / DATE OF BIRTH
23-08-1970
हस्ताक्षर / SIGNATURE
आयकर अधिकारी, पुणे
Commissioner of Income-tax, Pune

Shweta

Milind

भारत सरकार
Government of India
जयेश तुकाराम बंगर
Jayesh Tukaram Bangar
जन्म तारीख/DOB: 08/07/1987
पुरुष/ MALE
92780883 2398
VID: 9135 1512 4532 3257
माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
RAHUL MADHUKAR KAREKAR
MADHUKAR VISHNU KAREKAR
05/01/1975
Permanent Account Number
AXEPK3165B
हस्ताक्षर
Signature
भारत सरकार
GOVT. OF INDIA

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दस्त क्र. ४३२१/२०२२
१९/२२



कोरे
पृष्ठ

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दस्त क्र. २३२१/२०२२	
२०	२२



530/2321

शुक्रवार 25 फेब्रुवारी 2022 1:28 म.नं.

दस्त गोषवारा भाग-1

टनन12

दस्त क्रमांक: 2321/2022

दस्त क्रमांक: टनन12 /2321/2022

बाजार मूल्य: रु. 14,00,000/-

मोबदला: रु. 1,98,776/-

भरलेले मुद्रांक शुल्क: रु.31,600/-

दु. नि. सह. दु. नि. टनन12 यांचे कार्यालयात

पावती:2412

पावती दिनांक: 25/02/2022

अ. क्र.2321 वर दि.25-02-2022

सादरकरणाचे नाव: ट्रान्झिशन एचआर इंडिया तर्फे प्रो. प्रा. मिलिंद मुरलीधर कुलकर्णी -

रोजी 1:24 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकुण: 1440.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
JSRTHANE12
ठाणे क्र. १२सह दुय्यम निबंधक वर्ग-२
JSRTHANE12
ठाणे क्र. १२

दस्ताचा प्रकार: 36-अ-विक्रह अँड लायमन्सेस

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिक्रा क्र.125/02/2022 01:24: 22 PM ची वेळ: (सादरीकरण)

शिक्रा क्र.225/02/2022 01:28:09 PM ची वेळ: (फी)

प्रातेज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या वस्तुदीनसारखे नोंदणी कर घेण्यात येलेला आहे, दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती याची राखण व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील सत्यता, सधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणार

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लिहून देणार

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25/02/2022 1 32:52 PM

दस्त गोपवारा भाग-2

दनन12

दस्त क्रमांक:2321/2022

दस्त क्रमांक :दनन12/2321/2022

दस्ताचा प्रकार:-36-अ-लिक्ड अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एनकोन सिनर्जी इंडिया प्रा.ली. तर्फे अधिकृत स्वक्षकरता श्वेता पंकर चव्हाणे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1/501, मृष्टी कॉम्प्लेक्स, हिरानंदानी इस्टेट, जि बी रोड, ठाणे वेस्ट, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन नंबर:ARHPM0044Q	लायसेन्सी वय :-40 स्वाक्षरी:-		
2	नाव:दान्डीशन एचआर इंडिया तर्फे प्रो. प्रा. मिलिंद मुरलीधर कुलकर्णी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलिंग नंबर 84, कल्पवृक्ष, पोखरण रोड नंबर 2, वसंत विहार ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन नंबर:ABFPK3435R	लायसेन्सर वय :-51 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिक्ड अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:25/02/2022 01:30:32 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राहुल मधुकर कारेकर - - वय:47 पत्ता:शिवाजी नगर ठाणे पिन कोड:400604		
2	नाव:जयेश वांगर - - वय:34 पत्ता:चरई ठाणे पिन कोड:400601		

शिवका क्र.4 ची वेळ:25/02/2022 01:32

शिवका क्र.5 ची वेळ:25/02/2022 01:32:37 PM

सहस्रमुखी निबंधक वग-२

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	Dist. MGRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TRANSITION HR INDIA	eChallan	6910333202202512750	MH013659886202122E	31600.00	SD	0006628638202122	25/02/2022
2	TRANSITION HR INDIA	eChallan		MH013659886202122E	1000	RF	0006628638202122	25/02/2022
3		DHC		2502202203086	440	RF	2502202203086D	25/02/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

KnowYourRights as Registrar is

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedbacksarifa@gmail.com

प्रमाणित करण्यात येते की,
दस्त क्र. 2321/2022 मध्ये
पत्रे आहेत
समस्तपुस्तक क्र. 2 वर बोंबला.

सहस्रमुखी निबंधक ठाणे
दि. 25/02/2022

2321/2022