



SATGURU COMMUNICATION

Shop No.33 Backside, Shivaji Bazar, Chembur Colony,
Chembur, Mumbai – 400074

Amit Punjabi - 9820160641

satguru.communication24@gmail.com



Licensor: Vijay Ramavtar Khatri

Licensee: 1) Sahil Satish Ahuja

2) Jatin Dipak Hargunani

3) Vineet Ramkumar Chelani

4) Laksh Vijay Sodhai

**Property Add: Devika Tower, Flat No.101, 1st floor,
95 A & 94 B, R. C. Marg, Collectors Colony,
Chembur, Mumbai - 400074**

Date: 07/06/2024 to 06/06/2026

Leave and License Agreement Online Registration

Online Police Verification

All Types of Property Legal Paper work done

Power of Attorney



Greater Mumbai Police

Tenant Information / भाडेकरूची माहिती:

Register Id.:217948/2024

Police Station / पोलीस ठाणे: Chembur

Date:18/07/2024 05:29:03

Owner Details / जागा मालकाचे तपशील:-

Owner Name / पूर्ण नाव	:Vijay Ramavtar Khatri
Owner Mobile / भ्रमणधनी क्रमांक	:9819009035
Owner Email / ई-मेल आयडी	:www.mukeshkhatri60@gmail.com
Owner Address / पत्ता	:Flat No602 Floor No6th Godrej Prime Rehab T7 Sell Colony Near Tilak Nagar Station Chembur
Owner City/District / शहर/जिल्हा	:Mumbai
Owner State / राज्य	:Maharashtra

Rented Property Details / भाड्याने दिलेल्या जागेचा तपशील:-

Address of Rented Property / भाड्याने दिलेल्या मालमत्तेचा पत्ता	:Devika Tower Flat No.101 1st floor Plot No.95 A 94 B R. C. Marg Collectors Colony Chembur Mumbai
Rented Property Pin code / पिनकोड	:400074
Rented Property Agreement Start Date / करार प्रारंभ तारीख	:07/06/2024
Agreement End Date / करार शेवटची तारीख	:06/06/2026

Tenant Details / भाडेकरूचा तपशील:-

Tenant's Name / पूर्ण नाव	:Sahil Satish Ahuja and others
Tenant Permanent Address / कायमचा पत्ता	:Room No.407 Sindhi Colony Jamner Road Bhusawal Jalgaon
Tenant City/District / शहर/जिल्हा	:Jalgaon
Tenant State / राज्य	:Maharashtra
Pin code / पिनकोड	:425201
Identity Proof of Tenant / भाडेकरू ओळख पुरावा	:Aadhar Card
Tenant's Identity Proof no / भाडेकरूचे ओळखपत्र क्रमांक	:860876367961
No.of Male / पुरुष संख्या	:4
No of Female / स्त्री संख्या	:0
No.of Child / लहान मुले संख्या	:0

Tenants Work Place Details / भाडेकरूच्या कामाचे ठिकाण:-

Tenants Occupation / भाडेकरूचा व्यवसाय	:Students
Tenants Mobile Number / भाडेकरूचा मोबाइल क्रमांक	:8999302236
Tenants email id / भाडेकरूची ई-मेल आयडी	:sahilahuja045@gmail.com
Address of Tenant Place Of Work / भाडेकरूची कामाचे ठिकाण	:NA

Persons Knowing Tenant / भाडेकरूला ओळखणारे लोक:-

Person 1 Name / प्रथम व्यक्तीचे नाव	:Jeetender Tandon
Contact number1 / संपर्क क्रमांक १	:9833730995
Person 2 Name / दुस-या व्यक्तीचे नाव	:
Contact number2 / संपर्क क्रमांक २	:
Agent Name / एजन्टचे नाव	:
Agent Details / एजन्टची माहिती	:

Note / टीप:

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 2141.00/-	MH005193139202425P	14/07/2024
DHC	Rs. 300/-	0724161918303	16/07/2024
Registration Fee	Rs. 1000/-	MH005193139202425P	14/07/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 13/07/2024 at Chembur

Between,

1) **Name:** Mr. Vijay Ramavtar Khatri, Age : About 35 Years, PAN : BCDPK0686G Residing at: Flat No:601, Floor No:6th, Building Name:Godrej Prime Rehab T7, Block Sector:Nr. Tilak Nagar Station, Road:Road No.2, Chembur, Mumbai, Maharashtra, 400071

HEREINAFTER called 'the Licensors' (which expression shall mean and include the Licensors above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** Mr. Sahil Satish Ahuja, Age : About 20 Years, PAN : EVVPA8319G Residing at: Flat No:Room No.407, Block Sector:Sindhi Colony, Road:Jamner Road, Bhusawal, Jalgaon, Maharashtra, 425201

2) **Name:** Mr. Jatin Dipak Hargunani, Age : About 20 Years, PAN : BNGPH5856M Residing at: Flat No:Ward No.4, Block Sector:Sankalp Colony, Road:., Nandura, Buldhana, Maharashtra, 443404

3) **Name:** Mr. Vineet Ramkumar Chelani, Age : About 19 Years, PAN : DCRPC1842J Residing at: Flat No:House No.125, Building Name:Ashish Bhavan, Block Sector:Sindhi Colony, Road:Near Big Sewa Mandal, Bhusawal, Jalgaon, Maharashtra, 425201

4) **Name:** Mr. Laksh Vijay Sodhai, Age : About 19 Years, PAN : QVIPS8361B Residing at: Building Name:227, Block Sector:Sindhi Colony, Road:Nanak Nagar, Bhusawal, Jalgaon, Maharashtra, 425201

HEREINAFTER called 'the Licensees' (which expression shall mean and include only Licensees above named).

WHEREAS the Licensors 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 Licensees herein are in need of temporary premises for Residential use has/have approached the Licensors with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 24 Months commencing from 07/06/2024 and ending on 06/06/2026, on terms and subject to conditions hereafter appearing.



AND WHEREAS the Licensor have agreed to allow the Licensees herein to use and occupy the said Licensed premises for his aforesaid 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 Licensees 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 Licensees for a period of 24 Months commencing from 07/06/2024 and ending on 06/06/2026

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

a) Rs. 34000/- (Thirty-Four Thousand Only) per month for the first 12 months,

b) Rs. 35700/- (Thirty-Five Thousand Seven Hundred Only) per month for the next 12 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. 100000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: 1] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 415997786162, dated – 07/06/2024, drawn on the Licensee's Banking Account with Bank of baroda Bank, Branch. Amount Rs. 50000/- (Fifty Thousand Only) 2] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 415953317150, dated – 07/06/2024, drawn on the Licensee's Banking Account with Bank of baroda Bank, Branch. Amount Rs. 50000/- (Fifty 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 Licensees for Residential purpose. The Licensees 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 Licensees at its own cost subject to normal wear and tear. The Licensees 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 Licensees 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 Licensees 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 Licensees 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 6 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 Licensees commit 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 Licensees 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 Licensees shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves and / or his 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 Licensees and his belongings from the Licensed premises, without recourse to the Court of Law.

13) Furniture and Appliances: The said premises is having the Furniture and Appliances mentioned in the Schedule II. The licensee shall maintain the said Furniture and Appliances in the said premises in its existing condition and damage, if any, caused to the said Furniture and Appliances, the same shall be repaired by the Licensee/s at its own cost subject to normal wear and tear

14) Miscellaneous: Notwithstanding anything to the contrary contained in this Agreement, the Parties shall be entitled to terminate this Agreement by giving one calendar months advance notice to the other in writing after completion of the lock in period.



15) **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 Residential unit bearing Apartment/Flat No. 101, Built-up :450 Square Feet, situated on the 1st Floor of a Building known as 'Devika Tower' standing on the plot of land bearing Plot Number :95 A & 94 B, Road: R. C. Marg, Location: Collectors Colony, Chembur, Mumbai - 400074, of Village: Chembur, situated within the revenue limits of Tehsil Kurla and Dist Mumbai Sub-urban District and situated within the limits of Mumbai 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.

SCHEDULE II

(Being the correct description of Furniture and Appliances in the premise)

Sr No.	Item	Number of Units
1	Fan	3
2	Tube light	8
3	Electric Geezer	1
4	Exhaust Fan	3



Name & Address	Photo	Thumb Verified	Digitally signed
Licensors Mr. Vijay Ramavtar Khatri Address: Flat No: 601, Floor No: 6th, Building Name: Godrej Prime Rehab T7, Block Sector: Nr. Tilak Nagar Station, Road: Road No. 2, Chembur, Mumbai, Maharashtra, 400071			Not Available
Licensees Mr. Sahil Satish Ahuja Address: Flat No: Room No. 407, Block Sector: Sindhvi Colony, Road: Jamner Road, Bhusawal, Jalgaon, Maharashtra, 425201			Not Available
Licensees Mr. Jatin Dipak Hargunani Address: Flat No: Ward No. 4, Block Sector: Sankalp Colony, Road: Nandura, Buldhana, Maharashtra, 443404			Not Available
Licensees Mr. Vineet Ramkumar Chelani Address: Flat No: House No. 125, Building Name: Ashish Bhavan, Block Sector: Sindhvi Colony, Road: Near Big Sewa Mandal, Bhusawal, Jalgaon, Maharashtra, 425201			Not Available
Licensees Mr. Laksh Vijay Sodhai Address: Building Name: 227, Block Sector: Sindhvi Colony, Road: Nanak Nagar, Bhusawal, Jalgaon, Maharashtra, 425201			Not Available
Witness of execution of all executants Jeetendra Murlidhar Tandon Address: Building Name: Plot No. 33A, Block Sector: Collector Colony, Road: R. C. Marg, Chembur, Mumbai, Maharashtra, 400074			Not Required



Witness of execution of all executants

Amit Vishin Singh Punjabi

Address: Flat No: Room No. 490, Building

Name: W. S. Building No. 14, Block

Sector: Chembur Colony, Road: Dr. C. G. Road,

Chembur, Mumbai, Maharashtra, 400074










Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifies 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 <u>Vijay Ramavtar</u> <u>Khatri</u>	14/07/2024 07:01:40 PM	14/07/2024 07:01:49 PM	Vijay Ramavtar Khatri, Male, 1262038727939149824	
Licensees <u>Jatin Dipak</u> <u>Hargunani</u>	13/07/2024 04:48:02 PM	13/07/2024 04:48:12 PM	Jatin Dipak Hargunani, Male, 1177991377965309952	
Licensees <u>Sahil Satish</u> <u>Ahuja</u>	13/07/2024 04:49:14 PM	13/07/2024 04:49:25 PM	Sahil Satish Ahuja, Male, 1172840284612546560	
Licensees <u>Vineet</u> <u>Ramkumar</u> <u>Chelani</u>	13/07/2024 04:50:08 PM	13/07/2024 04:50:18 PM	Vineet Ramkumar Chelani, Male, 1183417325367877632	
Licensees <u>Laksh Vijay</u> <u>Sodhai</u>	13/07/2024 04:51:06 PM	13/07/2024 04:51:15 PM	Laksh Vijay Sodhai, Male, 1167694249045024768	
Identifier for all executants <u>Amit Vishin</u> <u>Singh Punjabi</u>	13/07/2024 04:53:01 PM	13/07/2024 04:53:14 PM	Amit Vishin Singh Punjabi, Male, 1168540867864584192	
Identifier for all executants <u>Jeetendra</u> <u>Murlidhar</u> <u>Tandon</u>	13/07/2024 04:55:33 PM	13/07/2024 04:55:43 PM	Jeetender Murlidhar Tandon, Male, 1186246514378887168	



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SroName : Joint S.R. Kuria 4

Doc No. : 16019/2024

Regn:63m

Village Name : Chembur

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.100000/-
- (3) Licence Fee a) Rs. 34000/- per month for the first 12 months,
b) Rs. 35700/- per month for the next 12 months.
- (4) Property Description Corporation: Mumbai, Other details: Apartment/Flat No:101, Floor No:1st, Building Name:Devika Tower, Block Sector:Collectors Colony, Chembur, Mumbai - 400074, Road:R. C. Marg, City:Chembur, District:Mumbai Sub-urban District, Plot Number : 95 A & 94 B, Leave and License Months:24
- (5) Area 450 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Vijay Ramavtar Khatri Age: 35 Address: Flat No:601, Floor No:6th, Building Name:Godrej Prime Rehab T7, Block Sector:Nr. Tilak Nagar Station, Road:Road No.2, City:Chembur, District:Mumbai, State:Maharashtra, Pin:400071 PAN: BCDPK0686G
- (8) Licensee Name and Address 1) Name: Sahil Satish Ahuja Age: 20 Address: Flat No:Room No.407, Block Sector:Sindhi Colony, Road:Jamner Road, City:Bhusawal, District:Jalgaon, State:Maharashtra, Pin:425201 PAN: EVVPA8319G
2) Name: Jatin Dipak Hargunani Age: 20 Address: Flat No:Ward No.4, Block Sector:Sankalp Colony, Road:., City:Nandura, District:Buldhana, State:Maharashtra, Pin:443404 PAN: BNGPH5856M
3) Name: Vineet Ramkumar Chelani Age: 19 Address: Flat No:House No.125, Building Name:Ashish Bhavan, Block Sector:Sindhi Colony, Road:Near Big Sewa Mandal, City:Bhusawal, District:Jalgaon, State:Maharashtra, Pin:425201 PAN: DCRPC1842J
4) Name: Laksh Vijay Sodhai Age: 19 Address: Building Name:227, Block Sector:Sindhi Colony, Road:Nanak Nagar, City:Bhusawal, District:Jalgaon, State:Maharashtra, Pin:425201 PAN: QVIPS8361B
- (9) Date of Execution 13/07/2024
- (10) Date of Registration 18/07/2024
- (11) Registration Number/Year 16019/2024
- (12) Stamp Duty Rs.2141.00/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Kuria 4 :

Joint S.R. Kuria 4

