


GRN	MH002027307201920E	BARCODE			Date	29/03/2019-10:48:19		Form ID	36A			
Department Inspector General Of Registration				Payer Details								
Stamp Duty				TAX ID (If Any)								
Type of Payment Registration Fee				PAN No.(If Applicable)		AADPB6482C						
Office Name THN2_THANE 2 JOINT SUB REGISTRAR				Full Name		Bhagavathula Prasad Subrahmania						
Location THANE												
Year 2019-2020 One Time				Flat/Block No.		204, 24 - Anant CHS, Vasant Vihar Society						
Account Head Details			Amount In Rs.	Premises/Building								
0030046401 Stamp Duty			1440.00	Road/Street		Off Pokhran Road No 2						
0030063301 Registration Fee			1000.00	Area/Locality		Vasant Vihar, Thane West						
				Town/City/District								
				PIN			4	0	0	6	1	0
				Remarks (If Any)								
				SecondPartyName=Kumar Manish--								
				Amount In		Two Thousand Four Hundred Forty Rupees Only						
Total			2,440.00	Words								
Payment Details ORIENTAL BANK OF COMMERCE				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	03600612019052977581			56558308			
Cheque/DD No.				Bank Date	RBI Date	29/03/2019-10:49:06			Not Verified with RBI			
Name of Bank				Bank-Branch		ORIENTAL BANK OF COMMERCE						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : 8879065143

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Stamp Duty	Rs. 1439.20/-	MH002027307201920E	29/03/2019
Registration Fee	Rs. 1000/-	MH002027307201920E	29/03/2019

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 29/03/2019 at

Thane Between,

1) **Name:** Mr.Bhagavathula Prasad Subrahmania, Age : About 64 Years, PAN : AADPB6482C
Residing at: Flat No:8/501, Floor No:5th, Building Name:Sammedgiri Siddhachal Phase 2, Block Sector:Near HDFC Bank, Road:Pokhran Road No 2, VAsant Vihar, Thane, Maharashtra, 400610

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

AND

1) **Name:** Mr.Kumar Manish, Age : About 26 Years, PAN : CGWPK9076Q Residing at: Flat No:B 81 PTS, Block Sector:NTPC Township, Road:Deeptinagar, Lalapur, Bhagalpur, Bhagalpur, Bihar, 813214

2) **Name:** Mr.Desai Aditya, Age : About 26 Years, PAN : CIPPD3470E Residing at: Flat No:FH - 113, Block Sector:Vijay Nagar, Road:Scheme No 54, Indore, Indore, Madhya pradesh, 452010

3) **Name:** Mr.Jain Arpit, Age : About 26 Years, PAN : AVUPK3205H Residing at: Flat No:92 Ward No 4, Building Name:Kallar Moholla, Block Sector:Obedullaganj, Road:Near Doctor Kailash Vinay Clinic, Huzur, Bhopal, Madhya pradesh, 464993

4) **Name:** Mr.Chadha Rohan, Age : About 25 Years, PAN : BDGPC4109Q Residing at: Flat No:9 B, Building Name:Durga Niwas Jain Niwas, Block Sector:Ambala Cantt, Road:Near Gobind Nagar Post Office, Ambala G P, Ambala, Haryana, 133001

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

WHEREAS the Licensor 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 Licensor 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 01/ 04/2019 and ending on 31/03/2021, on terms and subject to conditions hereafter appearing.



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 Licensors 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 favor of the licensees for a period of 24 Months commencing from 01/04/2019 and ending on 31/03/2021

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

a) Rs. 25000/- (Twenty-Five Thousand Only) per month for the first 12 months,

Rs. 26000/- (Twenty-Six Thousand Only) per month for the next 11 months.

b) 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 Licensors Rs. 80000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs.80000/- (Eighty 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 herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensors 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 Licensors 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 Licensors.

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.



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 Licenser 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 Licenser license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licenser 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 Licenser 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 Licenser 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 Licenser shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licenser shall be entitled to remove the Licensees and his belongings from the Licensed premises, without recourse to the Court of Law.

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 Licenser 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. 204, Built-up :722 Square Feet, situated on the 2nd Floor of a Building known as '24 - Anant CHS, Vasant Vihar Society' standing on the plot of land bearing HOUSE NUMBER :-, Road: Off Pokhran Road No 2, Location: Vasant Vihar, Thane West 400610, of Village: Thane, situated within the revenue limits of Tehsil Thane and Dist Thane and situated within the limits of Thane 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 Image	Digitally signed
<u>Licensors</u> Mr.Bhagavathula Prasad Subrahmania Address: Flat No:8/501, Floor No:5th, Building Name:Sammedgiri Siddhachal Phase 2, Block Sector:Near HDFC Bank, Road:Pokhran Road No 2, VAsant Vihar, Thane, Maharashtra, 400610			Not Available
<u>Licensees</u> Mr.Kumar Manish Address: Flat No:B 81 PTS, Block Sector:NTPC Township, Road:Deeptinagar, Lalapur, Bhagalpur, Bhagalpur, Bihar, 813214			Not Available
<u>Licensees</u> Mr.Desai Aditya Address: Flat No:FH - 113, Block Sector:Vijay Nagar, Road:Scheme No 54, Indore, Indore, Madhya pradesh, 452010			Not Available
<u>Licensees</u> Mr.Jain Arpit Address: Flat No:92 Ward No 4, Building Name:Kallar Moholla, Block Sector:Obedullaganj, Road:Near Doctor Kailash Vinay Clinic, Huzur, Bhopal, Madhya pradesh, 464993			Not Available
<u>Licensees</u> Mr.Chadha Rohan Address: Flat No:9 B, Building Name:Durga Niwas Jain Niwas, Block Sector:Ambala Cantt, Road:Near Gobind Nagar Post Office, Ambala G P, Ambala, Haryana, 133001			Not Available
<u>Witness of execution of all executants</u> Khairaliya Arun Address: Block Sector:Near TMC School, Road:Pokhran Road No 2, Thane West, Thane, Maharashtra, 400601			Not Required



Bhagavatula Vasanta

Address: Block Sector:Next To HDFC Bank,
Road:Pokhran Road No 2, Thane West, Thane,
Maharashtra, 400610









Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees 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.



Name & UID	Admission	Verification with UIDAI	UIDAI(Name,Gender,Aadhaar No,Photo)	
Licensors <u>Bhagavathula Prasad Subrahmanian</u>	29/03/2019 10:53:40 AM	29/03/2019 10:53:59 AM	Prasad Subrahmanian Bhagavathula, Male, XXXX XXXX 6542	
Licensees <u>Kumar Manish</u>	29/03/2019 11:07:48 AM	29/03/2019 11:09:00 AM	Manish Kumar, Male, XXXX XXXX 0369	
Licensees <u>Desai Aditya</u>	29/03/2019 10:55:06 AM	29/03/2019 10:55:23 AM	Aditya Desai, Male, XXXX XXXX 5038	
Licensees <u>Jain Arpit</u>	29/03/2019 10:56:16 AM	29/03/2019 10:56:33 AM	Arpit Jain, Male, XXXX XXXX 8366	
Licensees <u>Chadha Rohan</u>	29/03/2019 10:57:42 AM	29/03/2019 10:57:57 AM	Rohan Chadha, Male, XXXX XXXX 8455	
Identifier for all executants <u>Khairaliya Arun</u>	29/03/2019 11:01:43 AM	29/03/2019 11:02:33 AM	Arun Mahavir Khairaliya, Male, XXXX XXXX 0432	
Identifier for all executants <u>Bhagavatula Vasanta</u>	29/03/2019 10:59:20 AM	29/03/2019 10:59:48 AM	Vasanta Laxmi Bhagavatula, Female, XXXX XXXX 7397	



Thumb Impression of SRO

Registered as Document No.8495/2019 at the Joint S.R.Thane 3 on 29/03/2019


Page 6 of 6



Village Name : Thane

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.80000/-
- (3) Licence Fee
a) Rs. 25000/- per month for the first 12 months,
b) Rs. 26000/- per month for the next 12 months.
- (4) Property Description Corporation: Thane, Other details: Apartment/Flat No:204, Floor No:2nd, Building Name:24 - Anant CHS, Vasant Vihar Society, Block Sector:Vasant Vihar, Thane West 400610, Road:Off Pokhran Road No 2, City:Thane, District:Thane, HOUSE NUMBER : -, Leave and License Months:24
- (5) Area 722 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Bhagavathula Prasad Subrahmania Age: 64 Address: Flat No:8/501, Floor No:5th, Building Name:Sammedgiri Siddhachal Phase 2, Block Sector:Near HDFC Bank, Road:Pokhran Road No 2, City:VASant Vihar, District:Thane, State:Maharashtra, Pin:400610 PAN: AADPB6482C
- (8) Licensee Name and Address
1) Name: Kumar Manish Age: 26 Address: Flat No:B 81 PTS, Block Sector:NTPC Township, Road:Deeptinagar, Lalapur, City:Bhagalpur, District:Bhagalpur, State:Bihar, Pin:813214 PAN: CGWPK9076Q
2) Name: Desai Aditya Age: 26 Address: Flat No:FH - 113, Block Sector:Vijay Nagar, Road:Scheme No 54, City:Indore, District:Indore, State:Madhya pradesh, Pin:452010 PAN: CIPPD3470E
3) Name: Jain Arpit Age: 26 Address: Flat No:92 Ward No 4, Building Name:Kallar Moholla, Block Sector:Obedullaganj, Road:Near Doctor Kailash Vinay Clinic, City:Huzur, District:Bhopal, State:Madhya pradesh, Pin:464993 PAN: AVUPK3205H
4) Name: Chadha Rohan Age: 25 Address: Flat No:9 B, Building Name:Durga Niwas Jain Niwas, Block Sector:Ambala Cantt, Road:Near Gobind Nagar Post Office, City:Ambala G P, District:Ambala, State:Haryana, Pin:133001 PAN: BDGPC4109Q
- (9) Date of Execution 29/03/2019
- (10) Date of Registration 29/03/2019
- (11) Registration Number/Year 8495/2019
- (12) Stamp Duty Rs.1439.20/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R.Thane 3 :

GRN	MH002027307201920E	BARCODE			Date	29/03/2019-10:48:19		Form ID	36A		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)		AADPB6482C				
Office Name THN2_THANE 2 JOINT SUB REGISTRAR					Full Name		Bhagavathula Prasad Subrahmania				
Location THANE											
Year 2019-2020 One Time					Flat/Block No.		204, 24 - Anant CHS, Vasant Vihar Society				
Account Head Details				Amount In Rs.	Premises/Building						
0030046401 Stamp Duty				1440.00	Road/Street		Off Pokhran Road No 2				
0030063301 Registration Fee				1000.00	Area/Locality		Vasant Vihar, Thane West				
					Town/City/District						
					PIN		4 0 0 6 1 0				
					Remarks (If Any)						
					SecondPartyName=Kumar Manish~						
					Amount In		Two Thousand Four Hundred Forty Rupees Only				
Total				2,440.00	Words						
Payment Details ORIENTAL BANK OF COMMERCE					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	03600612019052977581		56558308		
Cheque/DD No.					Bank Date	RBI Date	29/03/2019-10:49:06		Not Verified with RBI		
Name of Bank					Bank-Branch		ORIENTAL BANK OF COMMERCE				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. :

8879065143

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

सदर चलन केवल दुय्यम निबणक कार्यालयात नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.