



घर मा

प्रति,

मा. वरिष्ठ पोलीस निरीक्षक,  
वाकोला पोलीस ठाणे,  
सांताक्रुझ, पुर्व, मुंबई.

विषय :- भाडेकरूच्या माहितीबाबत.....

१	घरमालकाचे नाव व पत्ता, दूरध्वनी क्रमांक ( Owner Name & Address & Tell No.)	:-	Mrs Purnpa Soni A/31, Yashoda C.H.S., Datta Mandar Road, Vakola, Santacruz(E), Mumbai-55
२	भाड्याने दिलेल्या जागेचा पत्ता ( Premises to be given on Leave & Licence )	:-	A-01, Choker apartment, Shriyagi Nagar, Vakola, Santacruz(E), Mumbai-98
३	भाडेकरूचे नाव, पूर्वी राहत असलेला पत्ता व दूरध्वनी क्रमांक ( Owner Name & Previous Address & Tell No. )	:-	Pushpandra Pandey Flat No. 139 Shakti Nagar Meenakshi Heritage Bhopal-462024 mobile 9039056953
४	भाडेकरूच्या गावचा पत्ता ( Native Place Address )	:-	P. Same - as - above.

स्विकारले  
Kambh  
3/11/19  
पो. ह. लेखनिक  
वाकोला पोलीस ठाणे,  
सांताक्रुझ (पुर्व), मुंबई-५५

५	भाडेकरूच्या व्यवसायाचा / नोकरीचा पत्ता, दूरध्वनी क्रमांक. ( Nature of Service / Business Address & Tell No. )	:-	* I.tuedant Ist Floor Bina Apartments, Besides Ganpati mandir Andheri East Mumbai - 400069
६	मुंबईतील ओळखीचे नातेवाईक/मित्रांचे नाव व पत्ता व दूरध्वनी क्रमांक ( Reference of the Relative / Friend Name & Tell No. )	:-	१) 1 2)
७	भाडेकरूसोबत राहणाऱ्यांची नावे. ( Family Members Name )	:-	1) Pushpandra Pandey 2) meena Pandey
८	करारनाम्याचा कालावधी ( Agreement Period )	:-	
९	इस्टेट एजंटचे नाव व पत्ता, दूरध्वनी क्रमांक ( Estate Agent Name, Address & Tell. No. )	:-	① Vicky Rathore (Pinnacle Properties) ② Rana P. Singh (Best Deal Real Estate) Shop No 24/A, Doodhwaale Ch, Next to Foodland hotel, Vokola, Santacruz (E), Mumbai - 55
१०	भाडेकरू वापसीत असलेल्या वाहनाचा तपशील	:-	

उपरोक्त सादर करण्यात आलेली माहिती खरी असल्याबाबत आम्ही हमी देत आहोत. सदर माहिती खोटी निष्पन्न झाल्यास कायदेशिर कारवाईस आम्ही पात्र राहू.

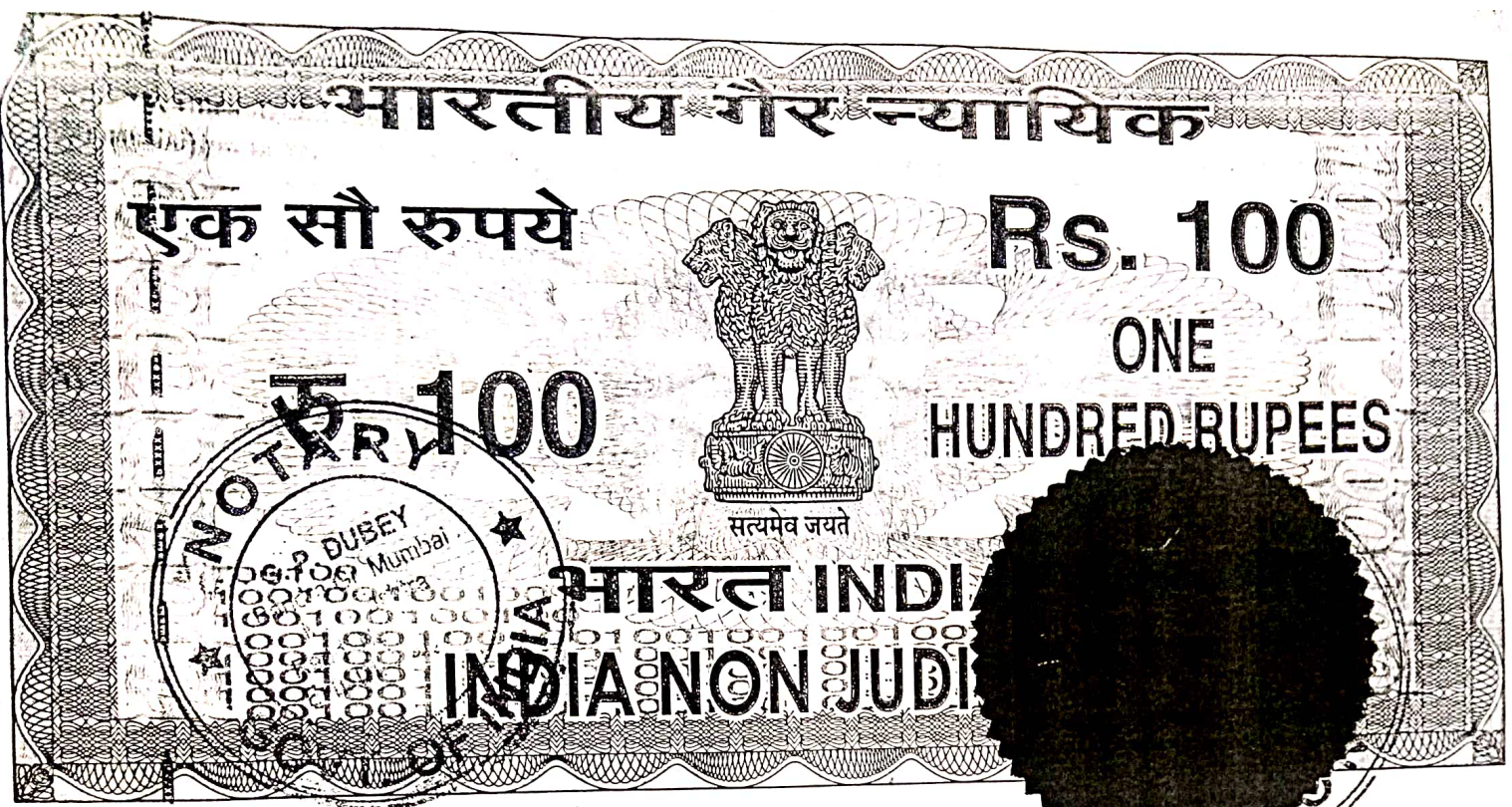
P. J. Sar  
मालकाची सही  
( Owner Signature )

M. Pandey  
भाडेकरूची सही  
( Tenant Signature )

इस्टेट एजंटची सही  
( Agent Signature )

सोबत जोडवयाची कागदपत्र :- १) ऑगमेंट कॉपी झेरॉक्स प्रत, २) घर मालक व भाडेकरू यांचे आयडी फुल झेरॉक्स प्रत, ३) भाडेकरूचे एक अतिरिक्त फोटो

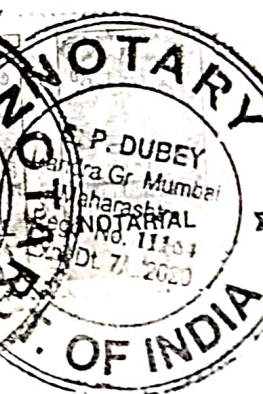
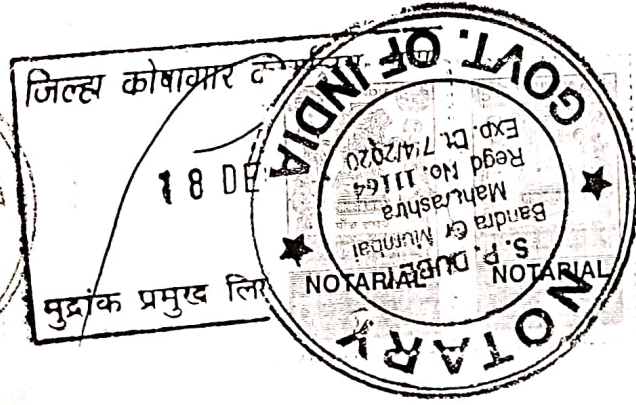
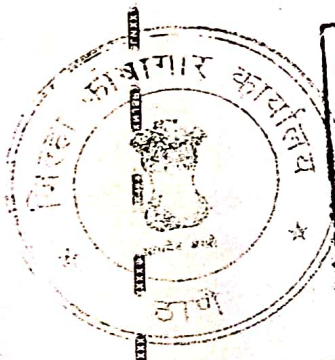




महाराष्ट्र MAHARASHTRA

2019

VX 040976



### LEAVE AND LICENCE AGREEMENT

This Leave and License Agreement is made and entered into at Mumbai, on this **30th day of December, 2019** by and between **MRS. PUSHPA SONI**, hereinafter is called **LICENSOR ONE PART**; **MR. PUSHPENDRA PANDEY & MRS. MEENA PANDEY**, hereinafter is called **LICENSEES OTHER PART**:

P. S. Soni

M. Pandey  
E. C.



## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 30/12/2019 at Santacruz (E)  
Between,

Name: Mrs Pushpa Soni , Age: About 57 Years, Occupation : **Service**, Aadhaar: 516 6538 1188 Residing at: A-31 , YASHODA C.H.S, Road: **DATTA MANDIR** AD , , Mumbai, Maharashtra, 400055

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

1) Name: Mr Pushpendra Pandey, Age : About 46 Years, Occupation : **SERVICE**, Aadhaar: 8256 5070 8081 and

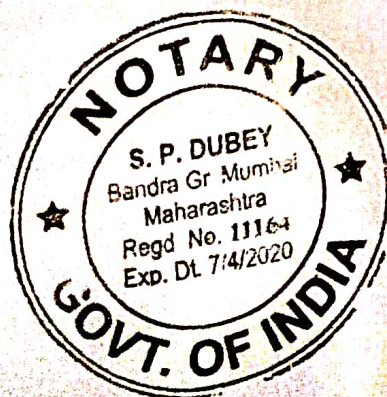
2) Name: Mrs Meena Pandey, Age : About 46 Years, Occupation : **SERVICE**, Aadhaar: 6727 4841 9558 both Residing at: L.I.G 33, Sector 3B , Saket Nagar , Habibganj , Huzur , H.E. Hospital , Bhopal, M.P- 462024.

HEREINAFTER called 'the Licensees (which expression shall mean and include only Licensee 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 Licensee herein is in need of temporary premises for her Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 11 Months commencing from 30/12/2019 and ending on 29/11/2020, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for her aforesaid Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;



*m. Pandey*



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 Licensee herein a revocable lease 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 **11 Months** commencing from **30/12/2019** and ending on **29/11/2020**

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

Rs. **18000/-** per month for the 11 months,

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Lease and License. Licensees shall also pay to the Licensor Rs. **50000** 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 that of Rs. **50,000/- (Rupees Fifty Thousand Only ) as security deposit via cheque no:..... , .....bank , .....branch , dated: ..../12/2019**

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 licensor herein shall pay the electricity bills directly for energy consumed on the licensed premises.

6) **Use:** That the Licensed premises shall only be used by the Licensee for Residential 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 Licensor 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 Licensor.

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

P. J. Saw. m. Pandey  
[Signature]



aspect 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 Licensee 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) Cancellation: That, Subject to the condition of lock in period (6 months), 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 Licensor 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 Licensor 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 her goods and belongings. In the event of the Licensee failing and / or neglecting to remove herself and / or her 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 Licensee and her belongings from the Licensed premises, without recourse to the Court of Law.

12) 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.

13) Miscellaneous: ( additional points. If any )

#### 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. 10, Built-up 225 Sq. Ft., situated on the **GROUND FLOOR** Floor of a Building known as '**CHOKSI**' apartment having Flat no -01, Shivaji Nagar , Vakola , **Santacruz east Mumbai -55** , of Village:**Kolekalyan** , situated within the revenue limits of Tehsil Andheri 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 presence of witness, who are identifying the executants, on the day, month and year first above written.

**Mrs Pushpa Soni**

(licensor) *P. J. Soni*

and

**Mr Pushpendra Pandey,**

**Mrs Meena Pandey**

(Licensees)

witnesses:

1-

2-



**ATTESTED BY ME**

*(Signature)*  
**S. P. DUBEY**  
B.A., L.L.B.  
**NOTARY GR. MUMBAI**  
(GOVT. OF INDIA)

This document is not responsible for its contents.  
RECEIPT: 30 DEC 2019

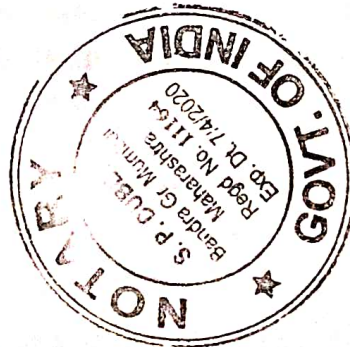


Received with thanks from licensees 1) **Mr Pushpendra Pandey** 2) **Mrs Meena Pandey** a sum of Rs. **50,000/- (Rupees Fifty Thousand Only)** as security deposit via cheque no:....., .....bank, .....branch, dated: **30/12/2019** to rental leave and kicense agreement as condition mentioned above.

**I SAY I RECEIVED , Rs. 50,000/- (Rupees Fifty Thousand Only )**

**Mrs Pushpa Soni.**

**(LICENSOR).**



*P. J. Soni*

*m Pandey*  
*(Signature)*