

Vasundhara



Shr



NIV

Sakshi

Rutuja

प्रति,

गा. वरिष्ठ पोलीस निरीक्षक,  
वाकोला पोलीस ठाणे,  
सांताकुळ, पूर्व, मुंबई.

विषय :— घाडेकरूच्या माहितीबाबत.....

१	घरमालाकर्चे नाव व पत्ता, दुरध्वनी क्रमांक ( Owner Name & Address & Tell No.)	:-	Vijay . Patel B-202 Sant Sudhna, Vakola Bridge, Santacruz (E) Mumbai - 400 055 9970470503
२	भाड्याने दिलेल्या जागेचा पत्ता ( Premises to be given on Leave & Licence )	:-	A - 706 Sambhar Apts. Vakola, Scrub (E) Mumbai - 55
३	भाडेकरूचे नाव, पूर्वी राहत असलेला पत्ता व दुरध्वनी क्रमांक ( Tenant Name & Previous Address & Tell No. )	:-	<p>① Shruti Niryamath Khanna - 5-2-103      ② Vahestali Puram Medical Healthlobby A.P. - 500070      ③ Sakshi Rupani - Ward No - 28      Sai Villa, Raipur, Chhattisgarh - 492004      ④ Rutuja Vaidya, Near Gandhi Park      Parbani Maharashtra - 431401      ⑤ Vasundhara Pantry, 139</p>
४	भाडेकरूच्या गावचा पत्ता ( Native Place Address )	:-	Shakti Nagar Market Campus, Bhopal Madhya Pradesh - 462024

स्विकाराते  
 वाकोला पोलीस ठाणे,  
 सांताकुळ (पूर्व), मुंबई - ४००५५

५	भाडेकर्सच्या व्यवसायाचा / नोंदवणीचा पत्ता, दूरध्वनी क्रमांक. ( Nature of Service / Business Address & Tel No. )	→ Grand Hyatt Hyatta Vakola Shivaji Nagar → Sofjettel - BK C
६	नुंबरितील ओळखीचे सातवाईक/सिवांचे नाव व पत्ता व दूरध्वनी क्रमांक ( Reference of the Relative / Friend Name & Tel No. )	①) Rahul Tekwani - Son Brother Lower Panel - 9009830767 Shweta Groval - Sister ②) Andheep West ③ Meema Pandey - Mother Shivaji Nagar Lane, Vakola, Santacruz ④)
७	भाडेकर्स सोबत रहणाऱ्याची नावे ( Family Members Name )	Chaitanya - Uncle Address - Sunrise CHS, #606, SC, Gen AK Vaidya Marg, Goregaon East Contact - 9966401713
८	कागदाप्याचा क्रमावधी ( Agreement Period )	6 months.
९	इस्टेट एजेंटचे नाव व पत्ता, दूरध्वनी क्रमांक ( Estate Agent Name, Address & Tel No. )	Pinky Babna 9833501666
१०	भाडेकर्ल वापरीत असलेल्या वाहनाचा तपशील	

उपरेक्त सादर काण्यात आलेली प्राविती खरी वारात्याचाचा वाती होणी देत आहेत. मद्दा  
माहिती खोटी निष्णन द्याल्यापाच कापडीशिर कापडीपाची आठी पाच राहू.

X

Vijay K. Patel

( Owner Signature )

भाडेकर्सची सही

( Tenant Signature )

Rajesh  
Pinky  
Meema  
Andheep

Rubin

इस्टेट एजेंटची मर्ती

( Agent Signature )

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 248.30/-	MH009457602201920E	15/12/2019
Registration Fee	Rs. 100/-	MH009457602201920E	15/12/2019

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 16/12/2019 at VAKOLA  
Between,

1) Name: Mr.- VIJAY KARSANDAS PATEL, Age : About 73 Years, PAN : ASLPP7331G Residing  
at: Flat No:B/202, Floor No:2, Building Name:SANT SUDAMA CO-OP HOUSING SOCIETY, Block  
Sector:SANTACRUZ EAST , Road:SHIVAJI NAGAR VAKOLA BRIDGE, MUMBAI, MUMBAI  
MAHARASHTRA, 400055

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

AND

1) Name: Miss - VASUNDHARA PANDEY, Age : About 19 Years Residing at: Flat No:139,  
Building Name:SHAKTI NAGAR MARKET CAMPUS, Block Sector:BHOPAL HUZUR,  
Road: SHAKTI NAGAR ROAD, BHOPAL, Bhopal, Madhya pradesh, 462024

2) Name: Ms - Sakshi rupani, Age : About 19 Years Residing at: Flat No:WARD 28, Building  
Name:SAI VILLA, Block Sector:NEAR OLD TANDON DAIRY, Road:BHAWANA NAGAR, RAIPUR,  
Raipur, Chattisgarh, 492004

3) Name: Miss - Rutuja bhagwan vaidya, Age : About 19 Years Residing at: Block Sector:NEAR  
GANDHI PARK PARBHANI, Road:PAWDE GALLI, PARBHANI, Parbhani, Maharashtra, 431401

4) Name: Miss - Niyamatkhana shruthi, Age : About 19 Years Residing at: Flat No:5-2-103,  
Building Name:VANASTALIPURAM MEDICAL HEALTH COLONY, Block  
Sector:VANASTALIPURAM, Road:HAYATHNAGAR K.V, KV RANGAREDDY, K.v.rangareddy,  
Andhra pradesh, 500070

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

WHEREAS the Lessor 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 Lease 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 Lessor with a request to allow the Licensees herein to use and occupy  
the said premises on Leave and License basis for a period of 4 Months commencing from  
10/12/2019 and ending on 09/04/2020, on terms and subject to conditions hereinafter mentioned.

AND WHEREAS the Lessor have agreed to allow the Licensees 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;

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

- 1) **Period:** That the Lessor 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 4 Months commencing from 10/12/2019 and ending on 09/04/2020
- 2) **License Fee & Deposit:** That the Licensees shall pay to the Lessor License fee at the rate of Rs. 24000(Twenty-Four Thousand Only) per month towards the compensation and Rs. 100000(One Lakh Only) interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License.
- 3) **Payment of Deposit:** 1] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 934314369522, dated – 09/12/2019 , drawn on the Licensee's Banking Account with State bank of india Bank, - Branch. Amount Rs.25000/-(Twenty-Five Thousand Only) 2] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 02391050013558, dated – 09/12/2019 , drawn on the Licensee's Banking Account with Idbi Bank, - Branch. Amount Rs.25000/-(Twenty-Five Thousand Only) 3] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 934314245746, dated – 09/12/2019 , drawn on the Licensee's Banking Account with Other than the list Bank, - Branch. Amount Rs.25000/-(Twenty-Five Thousand Only) 4] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 219344156549, dated – 09/12/2019 , drawn on the Licensee's Banking Account with State bank of india Bank, - Branch. Amount Rs.25000/-(Twenty-Five 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 Lessor.
- 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 Lessor 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 Lessor 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 Lessor.

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 Lessor shall on reasonable notice given by the Lessor 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) **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 Lessor 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 Lessor as mentioned earlier.

11) **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 her goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves and / or her articles from the said premises on expiry or sooner determination of this Agreement ,the Lessor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Lessor shall be entitled to remove the Licensees and her belongings from the Licensed premises, without recourse to the Court of Law.

12) **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.

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 Lessor equally.

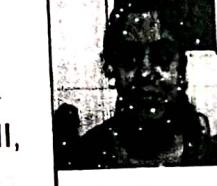
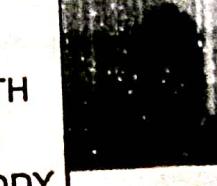


SCHEDULE I

(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. A WING 706, Built-up :300 Square Meter, situated on the 7 Floor of a Building known as 'SAMBHAV APARTMENT' standing on the plot of land bearing C.T.S. Number :-, Road: SHIVAJI NAGAR VAKOLA, Location: SANTACRUZ EAST MUMBAI 400055, 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 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
<b>Licensor</b> <u>Mr.- VIJAY KARSANDAS PATEL</u> Address:Flat No:B/202, Floor No:2, Building Name:SANT SUDAMA CO-OP HOUSING SOCIETY, Block Sector:SANTACRUZ EAST , Road:SHIVAJI NAGAR VAKOLA BRIDGE, MUMBAI, MUMBAI, MAHARASHTRA, 400055				Not Available
<b>Licensees</b> <u>Miss - VASUNDHARA PANDEY</u> Address:Flat No:139, Building Name:SHAKTI NAGAR MARKET CAMPUS, Block Sector:BHOPAL HUZUR, Road:SHAKTI NAGAR ROAD, BHOPAL, Bhopal, Madhya pradesh, 462024				Not Available
<b>Licensees</b> <u>Miss - Sakshi rupani</u> Address:Flat No:WARD 28, Building Name:SAI VILLA, Block Sector:NEAR OLD TANDON DAIRY, Road:BHAWANA NAGAR, RAIPUR, Raipur, Chattisgarh, 492004				Not Available
<b>Licensees</b> <u>Miss - Rutuja bhagwan vaidya</u> Address: Block Sector:NEAR GANDHI PARK PARBHANI, Road:PAWDE GALLI, PARBHANI, Parbhani, Maharashtra, 431401				Not Available
<b>Licensees</b> <u>Miss - Nirymathkhana shruthi</u> Address:Flat No:5-2-103, Building Name:VANASTALIPURAM MEDICAL HEALTH COLONY, Block Sector:VANASTALIPURAM, Road:HAYATHNAGAR K.V, K.V RANGAREDDY, K.v.rangareddy, Andhra pradesh, 500070				Not Available
<b>Witness of execution of all executants</b> <u>- Alok singh</u> Address: Block Sector:SANTACRUZ EAST, Road:DM ROAD, MUMBAI, Mumbai, Maharashtra, 400055				Not Required



**Witness of execution of all executants**

- Shubham singh

Address: Block Sector:SANTACRUZ EAST,  
Road:DM ROAD, MUMBAI, Mumbai,  
Maharashtra, 400055



Not Required

**Admission Of Execution / Identification**

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

## EFT AND LICENSE AGREEMENT

Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)
Licensor VIJAY KARSANDAS PATEL	16/12/2019 11:48:36 AM	16/12/2019 11:50:41 AM	Vijay Karsandas Patel, Male, XXXX XXXX 4903
Licensees Miss - Niyamathkhana shruthi	15/12/2019 09:05:13 PM	15/12/2019 09:05:43 PM	Niyamathkhana Shruthi, Female, XXXX XXXX 8157
Licensees Miss - Rutuja Bhagwan vaidya	15/12/2019 09:03:31 PM	15/12/2019 09:03:55 PM	Rutuja Bhagwan Vaidya, Female, XXXX XXXX 5342
Licensees Miss - Sakshi Rupani	15/12/2019 09:02:01 PM	15/12/2019 09:02:29 PM	Sakshi Rupani, Female, XXXX XXXX 5921
Licensees Miss - WASUNDHARA PANDEY	15/12/2019 09:00:26 PM	15/12/2019 09:00:48 PM	Vasundhara Pandey, Female, XXXX XXXX 1236
Identifier for all Executants Shubham Singh	29/12/2019 05:35:15 PM	29/12/2019 05:35:31 PM	Shubham Singh, Male, XXXX XXXX 6924
Identifier for all Executants Alok Subhash Singh	29/12/2019 05:34:41 PM	29/12/2019 05:35:03 PM	Alok Subhash Singh, Male, XXXX XXXX 4480

378/58/2020	Registration No.: 39M	10:41 AM
<b>Receipt</b>		
Village Name: Kolekalyan	Receipt No.: 15876	Date: 01/01/2020
Document No.: BDR9/58/2020		
Document Type : Leave and Licenses(36 A)		
Presentor Name: - VIJAY KARSANDAS PATEL		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presentor and - Miss VASUNDHARA PANDEY - Miss Sakshi rupani - Miss Rutuja bhagwan vaidya I - Miss Niryamathkhana shruthi is received for registration.		
<b>Joint S.R. Andheri 3</b>		
Stamp duty of Rs.248.30/- is paid by GRN MH009457602201920E on 15/12/2019 Registration fee of Rs.1000/- is paid by GRN MH009457602201920E on 15/12/2019		

Thumb Impression of Joint S.R. Andheri 3 :

**For Information:-** The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registartion and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.

01/01/2020

## Index -2

SroName : Joint S.R. Andheri 3

Doc No. : 58/2020

Regn:63m

- (1) Article
- (2) Deposit
- (3) Licence Fee
- (4) Property Description

Village Name : Kolekalyan

Leave and Licenses(36 A)

Rs.100000/-

Rs.24000/-

Corporation: Mumbai, Other details: Apartment/Flat No: A WING 706, Floor No:7, Building Name: 'SAMBHAV APARTMENT', Block Sector:SANTACRUZ EAST MUMBAI 400055, Road: SHIVAJI NAGAR VAKOLA, City:Kolekalyan, District:Mumbai Sub-urban District, C.T.S. Number : -, Leave and License Months:4

- (5) Area
- (6) Assessment or Judi
- (7) Licensor Name and Address
- (8) Licensee Name and Address

Name: - VIJAY KARSANDAS PATEL Age: 73 Address: Flat No: B/202, Floor No:2, Building Name: SANT SUDAMA CO-OP HOUSING SOCIETY, Block Sector:SANTACRUZ EAST, Road: SHIVAJI NAGAR VAKOLA BRIDGE, City:MUMBAI, District:Mumbai, State:Maharashtra, Pin:400055 PAN: ASLPP7331G

- 1) Name: Miss - VASUNDHARA PANDEY Age: 19 Address: Flat No:139 Building Name: SHAKTI NAGAR MARKET CAMPUS, Block Sector: BHOPAL HUZUR, Road: SHAKTI NAGAR ROAD, City: BHOPAL, District: Bhopal, State: Madhya pradesh, Pin: 462024PAN;
- 2) Name: Miss - Sakshi rupani Age: 19 Address: Flat No: WARD 28, Building Name: SAI VILLA, Block Sector: NEAR OLD TANDON DAIRY, Road: BHAWANA NAGAR, City: RAIPUR, District: RAIPUR, State: Chattisgarh, Pin: 492004PAN;
- 3) Name: Miss - Rutuja bhagwan vaidya Age: 19 Address:Block Sector: NEAR GANDHI PARK PARBHANI, Road: PAWDE GALLI, City: PARBHANI, District: Parbhani, State: Maharashtra, Pin: 431401PAN:
- 4) Name: Miss - Niryamathkhana shruthi Age: 19 Address: Flat No: 5-2-103, Building Name: VANASTALIPURAM MEDICAL HEALTH COLONY, Block Sector: VANASTALIPURAM, Road: HAYATHNAGAR K.V, K.V RANGAREDDY, City:Surat, District: K.v.rangareddy, State: Andhra pradesh, Pin: 500070 PAN:

- (9) Date of Execution
- (10) Date of Registration
- (11) Registration Number/Year

16/12/2019

01/01/2020

58/2020

Rs.248.30/-

Rs.1000/-