



Greater Mumbai Police

Tenant Information / भाडेकरूची माहिती:

Register Id.:125532/2023

Police Station / पोलीस ठाणे: Powai

Date:26/05/2023 11:24:04

Owner Details / जागा मालकाचे तपशील:-

Owner Name / पूर्ण नाव	Mrs. Mulla Asma POA. Mrs. Mulla Sofia Tabassum
Owner Mobile / धर्माधिकारी क्रमांक	9909426622
Owner Email / ई-मेल आयडी	OXOTELSERVICES@GMAIL.COM
Owner Address / पत्ता	11 Goswami Niwas Near Powai Hospital Powai IT Mumbai 400076
Owner City/District / शहर/जिल्हा	MUMBAI
Owner State / राज्य	Maharashtra

Rented Property Details / भाड्याने दिलेल्या जागेचा तपशील:-

Address of Rented Property / भाड्याने दिलेल्या मालमतेचा पत्ता	Excel 1101 Hare Krishna Rd Gokhale Nagar POWAI Mumbai 400076
Rented Property Pin code / पिनकोड	400076
Rented Property Agreement Start Date / करार प्रारंभ तारीख	29/05/2023
Agreement End Date / करार संपूर्ण तारीख	28/04/2024

Tenant Details / भाडेकरूचा तपशील:-

Tenant's Name / पूर्ण नाव	Nishanth Kumar
Tenant Permanent Address / कायमचा पत्ता	marappa colony bockapaina mangalore kodiyaibail kannada karnataka 575003
Tenant City/District / शहर/जिल्हा	kannada
Tenant State / राज्य	Karnataka
Pin code / पिनकोड	575003
Identity Proof of Tenant / भाडेकरू ओळख पुरावा	Aadhar Card
Tenant's Identity Proof no / भाडेकरूचे ओळखपत्र क्रमांक	305227325404
No of Male / पुरुष संख्या	1
No of Female / स्त्री संख्या	1
No of Child / तहान मुले संख्या	1

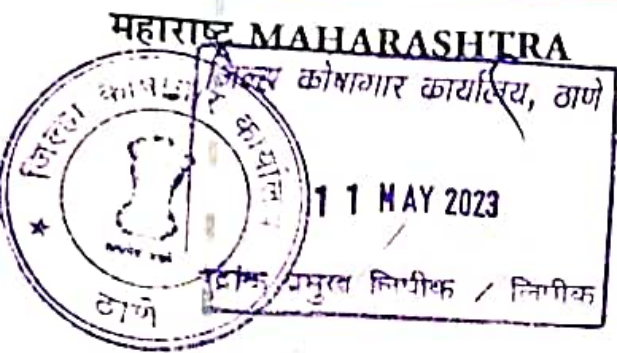
Tenants Work Place Details / भाडेकरूचा कामाचे ठिकाण:-

Tenants Occupation / भाडेकरूचा व्यवसाय	SERVICE
Tenants Mobile Number / भाडेकरूचा मोबाईल क्रमांक	9902637227
Tenants email id / भाडेकरूची ई-मेल आयडी	nishanthk.35@gmail.com
Address of Tenant Place Of Work / भाडेकरूची कामाचे ठिकाण	POWAI

Persons Knowing Tenant / भाडेकरूला ओळखणारे लोक:-

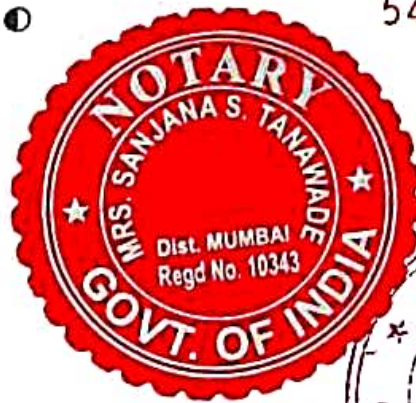
Person 1 Name / प्रथम व्यक्तीचे नाव	Asha
Contact number1 / संपर्क क्रमांक 1	9481140997
Person 2 Name / दुस-या व्यक्तीचे नाव	
Contact number2 / संपर्क क्रमांक 2	
Agent Name / एजंटचे नाव	
Agent Details / एजंटची माहिती	

Note / टीप:



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54AA 396201



Leave and License Agreement

This agreement is made and entered into at Mumbai on this 29th day of MAY 2023, between **MRS.MULLA SOFIA TABASSUM** Indian Inhabitant, at 6 GOWAMI NIWAS, NEAR POWAI HOSPITAL, POWAI IIT, MUMBAI-400076 hereinafter called and referred to as the OWNER (which expression shall mean and include his heirs, executors, Administrators and assigns) of the First Part and

2.

Mr. Nishanth Kumar

adult aged

29 Years

Son/Consent of

Asfa

No: 9481140997

, Indian Inhabitant,

having permanent address:

marappa colony, bockapatna, mangalore

kodiyalball, kannada, karnataka- 575003

PAN CARD NO:

EXFPK3839H

MOBILE NO:

9902637227

AADHAR CARD NUMBER:

305227325404

Herein after referred to, The Licensee (Which, Expression shall mean and include their heirs, executors, administrators and assigns) of SECOND PART.

WHEREAS the Licenser is absolutely seized and possessed and is in Exclusive use occupation and possession of a residential flat premises being, Excel 1101, Hare Krishna Rd, Gokhale Nagar, POWAI, Mumbai -400076. with normal fitting and fixtures therein, Herein after referred to as "The SAID FLAT PREMISES" for the sake of brevity and convenience.

AND whereas the second part being in the need of temporary Accommodation, has approached and requested the Owner to grant license And Permission to the Licenser to use and occupy the said Flat Premises as Tenant, for a Period of 11 (Eleven) months only.

AND WHEREAS on the request, representation and assurances and Promises of the Licensee, the Licenser Herein has agreed to grant License And Permission to the above Said Licensee In the said, flat of The premises for a period Of 11 Months Only Which Shall Be Commenced from 29-May-23 to 28-Apr-24, Having no Lock in Period only 1 month notice.

NOW THIS AGREEMENT WINESETH AS UNDER:-

1. The Licensee has deposited a sum of ₹ 28,000 (Rupees TWENTY EIGHT Thousand NIL Hundred Only) with the licenser being the security deposit for the Due observance and performance of terms and conditions of this agreement.
2. The Licensee shall pay a sum of ₹ 14,000 (Rupees FOURTEEN Thousand NIL Hundred Only) being rent / royalty / compensation for use and occupation in the flat every month to the licenser.
3. The Licensee shall also pay the electricity, TV. Cable and Telephone charges, gas charges, cleaning & to the Authorities every month on sharing. Society/maintenance charges etc. Will be paid by the owner.
4. The Licensee shall use and occupy the said flat in well order, Manner, and shall keep the same in good tenable condition.
5. The Licensee shall not carry any illegal or antisocial activities in the said flat or any part thereof. The Licensee shall not part with the possession in the said flat premises and shall not make or Construct any permanent structure in the said

[Signature]

[Signature]



Flats or any part thereof without the permission of the owner.

6. The Licensee shall not give any disturbances to the other Colleagues or neighbouring flats of the building during his occupation period. Any such incidents will lead to immediate notice and vacancy with the deposit being forfeited.

The Licensee shall quit and handover the flat peacefully and vacant the flat on the expiry/ termination of this agreement. Thereafter the security deposit amount will be Refunded without any type of interest on it, after deducting the dues if any.

8. The Licensee shall not claim any right, title, interest or claim in Respect of the said flat or any part thereof and shall not claim any tenancy, sub-tenancy right in the said flat or any part thereof.

9. It is further agreed by and between the parties hereto that in case either of the party intends to revoke/ terminate this agreement before the expiry of time, in that event one month notice in advance is required to serve on the either side.

10. If any damages to the property or any fixtures are caused due to the act of the Licensee or his agents, the same shall be duly assessed and is payable by the Licensee or same shall be deducted from the security deposit.

11. The Licensee should allow the owner and / or their representative to visit the said flat premises for inspection of the situation and Condition of the flat.

12. The owner and licensor shall not be responsible for any theft in the said flat during the subsistence of this agreement and all the care and protection is to be taken by the Licensee to keep their belongings safe as well as the said premises and fitting and fixtures of the owner.

13. Rent can be increased as per the market rates with one month's advance notice.

14. This agreement is only for office use, it is not for the Licensee personal purpose like making for aadhaar card and pan card, passport etc. It is only for evidence that Licensee is staying in the said flat.

15. All maintenance related expense should be covered by the tenant itself.

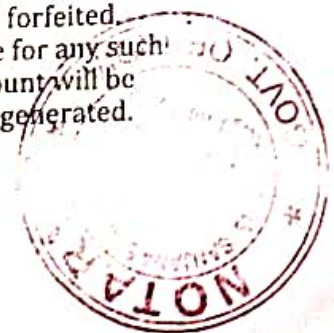
TERMS AND CONDITIONS:-

1. The Licensee must give rent on/ before the due date of every month failing which, Rs. 100 per day extra charges shall be payable and such may be deducted from Deposit without any further notice to the Licensee.

2. All the dues have to be cleared by the Licensee before vacating the flat and the flat, the keys or any other belongings shall be peacefully handed over to the Licensor, failing which, the Security Deposit amount shall stand forfeited. The Licensor may hold the possession of Luggage of the Licensee for any such dues over and above the Security Deposit. Security deposit amount will be refunded within 30 days from the date the settlement report is generated.

[Signature]

[Signature]



4.

3. Girlfriends/ Boyfriends and or friends are strictly not allowed in the flat in any circumstances, and if found in the flat, the contract will be terminated immediately and such tenant will be vacated along with the security deposit being forfeited.
4. The Licensee staying in the flat will pay electricity bills, Gas and other charges along with monthly rent which is mandatory/Compulsory.
5. The Licensee desiring to vacate the flat must give **30 Days prior notice in writing via a message in the assigned WhatsApp group on the rent cycle date**. On failing to do so, Security Deposit will stand forfeited.
6. The Licensee must inform in writing before leaving the city or going on holidays.
7. Safety and Security of mobiles, money wallets/purses, luggage and other belonging are entirely the responsibility of the Licensee.
Tenants are suggested to keep valuables in bank lockers or hometown for safety.
9. The Licensor shall not be liable for delay or failure in the performance of any of the obligations under this contract, if, and to the extent, such delay or failure is due to war, Governmental action or restriction, lockdown, change in law, embargo, fire, national strike, tornado, volcano, hurricane, hostilities, reduced working capacity and/or working restrictions or limitations due to Governmental orders or directions or acts of God (including but not limited to an Epidemic, a Pandemic or any other situational pertaining to any disease), (the "Force Majeure") directly affecting the area, within which the concerned Party is operating or performing its duties/ obligations/ liabilityresponsibility/ undertaking, under and in terms of this Contract, provided that:
 - (a) performance, discharge of obligations, is affected due to such event of Force Majeure for a consecutive period of 14 (fourteen) days; and
 - (b) the affected Party has on best effort basis endeavored to minimize the damages. Provided further, the payment terms shall be excluded from the ambit of this clause and all the rent and utility bills shall be paid up as per the due dates. Provided further, any discount or concession from the Licensor shall be received in writing to the Licensee from the Headoffice.
10. The Licensor claiming any event of Force Majeure ("Affected Party") shall notify the Licensee in writing ("Force Majeure Notice") by the 15th (fifteenth) day of the period in which such performance of duties/ obligations/ responsibility/ undertaking/ liability is affected by the event of Force Majeure, and provide:
 - (a) full particulars of the cause of the event of Force Majeure;
 - (b) the date of first occurrence thereof, along with evidence demonstrating that such event of Force Majeure is continuing without any break, whatsoever, for a period at least ten days;
11. Luggage rent (50% of Actual rent) shall be applicable in case the Licensee, due to any circumstances, has stored their luggage with the Licensor even after vacating the flat.
12. In case of any complaint from flatmate's/ society members about smoking, drinking and other unacceptable activities, the Licensee will have to vacate the flat immediately and the Security Deposit shall be forfeited.



5.

13. Deposited money will not be adjusted in Rent, Utility charges, Maintenance, and any other Licensee dues, settlements or charges under any circumstance.
14. The company hold rights to provide alternative accomodations to the tenants on immediate basis under unforsesee circumstances.
15. Property's management strongly advise the TENANT to take medical or health insurance for health and medical urgencies. Management shall not be liable for external situation and mishappening like suicides.
16. The Licensee shall submit Two photo copy each of identity Card; passport and company identity from which will be required for police verification.

In Witness Whereof the Parties Hereto Have Here in to Set and Subscribed Their Respective Hands and Signatures on the Day, Month and the Year Herein Above Written

Signed, Executed and Delivered
By the Within Named
Mrs. Mulla Asma POA. Mrs. Mulla Sofia Tabassum,
In The Presence Of.....

)
)
.....owner)



~~Signed, Executed and Delivered
By the Within Named
Oxotei Pintechn Solutions Pvt Ltd
In The Presence Of.....~~

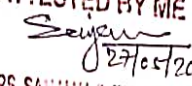
~~.....caretaker)~~

Signed, Executed and Delivered
Mr. Nishanth Kumar
By The Within named SECOND PART
In The Presence Of.....

)
.....tenant)



ATTESTED BY ME


MRS. SANYAMA S. TANAWADE
D ALLB
Advocate & Notary
Regd No. 10343
8, Pande Nivas,
Tulset Path, Lake Road,
Bhandup (W), Mumbai - 400 078.



ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India
Government of India

ನೋಂದಾವಣೆ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No : 1118/52077/03812

To

ನಿಶಾಂತ್ ಕುಮಾರ್

Nishanth Kumar

S/O Praveen Kumar

Ashu Garden Marappa Colony

Behind Govt College Bockapetna

Mangalore

Kndiyalbell

Mangalore Dakshina Kannada

Karnataka 575003

9481140997

05/12/2013

89818973

MN898189733FT



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

3052 2732 5404

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



ಭಾರತ ಸರ್ಕಾರ

Government of India



ನಿಶಾಂತ್ ಕುಮಾರ್

Nishanth Kumar

ಜನ್ಮ ದಿನಾಂಕ / DOB : 31/03/1994

ಪುರುಷ / Male



3052 2732 5404

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EXFPK3839H

नाम/ Name
NISHANTH KUMAR

पिता का नाम/ Father's Name
PRAVEEN KUMAR

जन्म की तारीख/ Date of Birth
31/03/1994

हस्ताक्षर/ Signature



02/22/17



Letter Reference: 17109793
02-May-2023

Nishanth Kumar
Blue Ridge, Tower 8, Room No: 2001,
Hinjewadi Phase 1,
Pune-411057,
Maharashtra,
India

Dear Nishanth,

Employment Contract

We are pleased to issue this letter setting out the terms and conditions of your employment with us.

The following 2 annexure form part of this letter:

- Annexure I: Particulars of your Remuneration at the start of your employment; and
- Annexure II: The terms and conditions of your employment with the Company (T&C).

Please go through these and return a copy of this letter duly signed by you (together with the T&C) as a token of your acceptance, within 5 days of issuance of this letter.

We welcome you to the CRISIL family and wish you a long and fulfilling career with us.

Yours faithfully,
For CRISIL Limited

Anupam Kaura
President - Human Resources

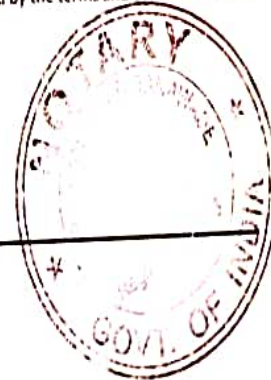
Encl.: Annexure I and II.

By signing below, I acknowledge and confirm that: (a) I have received this letter along with its annexure; (b) I have read the T&C fully. I understand that my employment with you will be governed by the terms and conditions of the Agreement, which I accept and agree to be bound by.

Signature: _____

Name: Nishanth Kumar

Date: _____



CRISIL Limited

Corporate Identity Number: L67120MH1987PLC042363

Registered Office: CRISIL House, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400 076 Phone: +91 22 3342 3000 | Fax: +91 22 3342 3001
www.crisil.com