

BIO-DA

(For Personal/Police)

Particular of the

Paying Guest-U/s 144 of Cr.P.C. 1973

1.	Name and address of the Premises' Owner/ Licensor and Telephone Number 9967474787	SHRADPHA K-KEDIA (THRU POA PARESH VAYEDA) VISHWASANTI, 30-E, AZAD ROAD, Juhu Koliwada, Mumbai - 419
2.	Name and present address of the Licensee and telephone number.	MR. IMRAN VEHVARIA (PAN: AATPV6817B) MOB: 9833581654/9820111719
3.	Address of the premises Given on Leave & License	B/1101, EVERSHINE EMBASSY CHSL, VEERA DESAI ROAD, ANDHERI (W), MUMBAI-53
4.	Native Place address of the Licensee OR Permanent Address	AMNA BUILDING, KHOJA GATE OPP KHOJA MASJID, GUJRAT, JAMNAGAR.
5.	Previous address of the Licensee.	B/1503, OBEROI SPRINGS CHSL, OFF NEW LINK ROAD, ANDHERI (W), MUM-53
6.	Place of work and nature of work/Tel. No. of Licensee	D/701, REMI BIZ COURT, OFF VEERA DESAI ROAD, ANDHERI (W), MUMBAI-53
7.	Name and address of the no. of two people known to the Licensee in the city	SATJID PANIWALA / ALI BHAI SHAIRH 9892532331 / 9987559089
8.	Family members' names and addresses, relation and details of vehicles	1. IMRAN VEHVARIA - SELF 2. AISHA VEHVARIA - WIFE 3. HAMPAN VEHVARIA - SON
9.	Leave & License/Agreement Period	24 MONTHS
10.	Details of Estate Agent of Licensee/Phone/Seal	1) Sainath Estate Shop # 2, Evershine Embassy, Opp. Country Club, Veera Desai Road., Andheri West, Mumbai 400 053. PAN CARD / AADHARCARD COPY

This Particular furnished by me/us above are true to my/our knowledge and record

I/We are aware that falsehood of any of above details shall entitle criminal prosecution against me/us per law.

Thanking You,

Your faithfully

ACKNOWLEDGEMENT FORM POLICE STATION

(Sing. Licensor)

(Signature of Licensee)

Agent

For, Information Only

Diary Writer

Oshiwara Police Station, Mumbai

Date 6/6/2016

Index -2

SroName : Joint S.R. Andheri 3

Doc No. : 5493/2016

Regn:63m

Village Name : Oshivara


(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.150000/-
(3) Licence Fee	a) Rs. 51000/- per month for the first <u>12</u> months, b) <u>Rs. 55000/-</u> per month for the next <u>12</u> months.
(4) Property Description	Corporation: Mumbai, Other details: Apartment/Flat No:B/1101, Floor No:11, Building Name:Evershine embassy c.h.s.l, Block Sector:Mumbai 400053, Road:Veera desai road, andheri west, City:Oshivara, District:Mumbai sub-urban district, Survey Number : 47 and 48, C.T.S. Number : 720/1 to 31 and 737 (part), Leave and License Months:24
(5) Area	1270 Sq. Ft.
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Kedia Shraddha K Age: 28 Address: Flat No:30-E, Building Name:Vishwashanti, Block Sector:Juhu koliwada, Road:Azad road, City:Juhu, District:Mumbai, State:Maharashtra, Pin:400049 PAN: ATBPK0251B through his/her P.O.A Vayeda Paresb Age: 38; Address: Flat No:B/59, Building Name:Shram safaiya c.h.s.l, Block Sector:Next to bank of baroda, Road:Shimpoli road, City:Borivali west, District:Mumbai, State:Maharashtra, Pin:400092 PAN: ACSPV2071J
(8) Licensee Name and Address	Name: Vehvaria Imran Dawood Age: 39 Address: Flat No:1A/1903, Building Name:Samartha aangan, Block Sector:Oshivara, Road:Off K.Lwalawalkar marg, City:Andheri west, District:Mumbai, State:Maharashtra, Pin:400053 PAN: AATPV6817B
(9) Date of Execution	20/06/2016
(10) Date of Registration	21/06/2016
(11) Registration Number/Year	5493/2016
(12) Stamp Duty	Rs.3300/-
(13) Registration Fee	Rs. 1000/-
(14) Remark	-



Thumb Impression of Joint S.R. Andheri 3 :



Joint S.R. Andheri 3

378/5493/2016	Registration No. :39M	7:37 AM
Receipt		
Village Name: Oshivara	Receipt No.:6149	Date: 21/06/2016
Document No.: BDR9/5493/2016		
Document Type :Leave and Licenses(36 A)		
Presenter Name: Kedia Shraddha K through his P.O.A Vayedda Paresh		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presenter and Vehvaria Imran Dawood is received for registration.		
Joint S.R. Andheri 3		
Stamp duty of Rs.3300/- is paid by GRN MH001584187201617E on 06/06/2016		
Registration fee of Rs.1000/- is paid by GRN MH001584187201617E on 06/06/2016		
		
<p>Thumb Impression of Joint S.R. Andheri 3 :</p> <p>For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registration 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.</p>		





CHALLAN
MTR Form Number-6

GRN	MH0015B4187201617E	BARCODE			Date	06/06/2016-14:15:02	Form ID	36A	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Stamp Duty	TAX ID (If Any)							
	Registration Fee	PAN No. (If Applicable)							
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6	Full Name		SHRADDHA K KEDIA					
Location	MUMBAI								
Year	2016-2017 One Time	Flat/Block No.		FLAT NO 1101 B WING EVERSHINE EMBA					
Account Head Details		Amount In Rs.	Premises/Building						
	0030045501 Stamp Duty	3300.00	Road/Street		VEERA DESAI ROAD				
0030063301 Registration Fee		1000.00	Area/Locality		ANDHERI WEST MUMBAI				
			Town/City/District						
			PIN	4	0	0	0	5	3
			Remarks (If Any)		SecondPartyName=IMRAN VEHVARIA-CA=2 4-Marketval=51000				
			Amount In	Four Thousand Three Hundred Rupees Only					
Total		4300.00	Words						
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	REF No.	02300042016060621987		344304769			
Cheque/DD No		Date		06/06/2016-14:14:05					
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					

Mobile No. : Not Available

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 3300 /-	MH001584187201617E	06/06/2016
Registration Fee	Rs. 1000 /-	MH001584187201617E	06/06/2016

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 20/06/2016 at Mumbai

Between,

1) Name: Kedia Shraddha K, Age : About 28 Years, PAN: ATBPK0251B, Aadhaar: Residing at: Flat No:30-E, Building Name:Vishwashanti, Block Sector:Juhu koliwada, Road:Azad road, Juhu, Mumbai, Maharashtra, 400049
through his P.O.A. Vayedra Paresh, Age : About 38 Years, PAN: ACSPV2071J, Aadhaar: 233398002086 Residing at: Flat No:B/59, Building Name:Shram safalya c.h.s.l, Block Sector:Next to bank of baroda, Road:Shimpoli road, Borivali west, Mumbai, Maharashtra, 400092

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: Vehvaria Imran Dawood, Age : About 39 Years, PAN: AATPV6817B, Aadhaar: 900632768618 Residing at: Flat No:1A/1903, Building Name:Samartha aangan, Block Sector:Oshiwara, Road:Off k.l.walawalkar marg, Andheri west, Mumbai, Maharashtra, 400053

HEREINAFTER called 'the Licensee' (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 his 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 24 Months commencing from 10/06/2016 and ending on 09/06/2018, 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 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 Licensee 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 Licensee for a period of 24 Months commencing from 10/06/2016 and ending on 09/06/2018
- 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.
a) Rs. 51000/- per month for the first 12 months,
b) Rs. 55000/- 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. 150000 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 as mentioned above by Transaction Reference No. UTIBH16154027428, dated 02/06/2016, drawn on the Licensee's Banking Account with Axis bank Ltd Bank, Veera desai, mumbai Branch. Amount Rs.150000/-
- 4) **Maintenance Charges:** That the all outgoing 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 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 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 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 (if any), 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 Licenser 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 Licenser 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 his goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself 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 Licensee and his 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 Licenser equally.

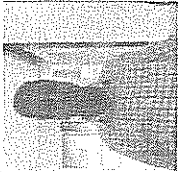

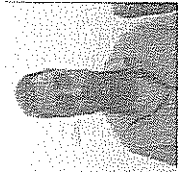



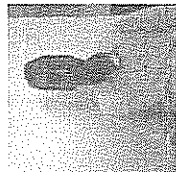

SCHEDULE I

(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. B/1101, Built-up :1270 Sq. Ft., situated on the 11 Floor of a Building known as 'Evershine embassy c.h.s.l' standing on the plot of land bearing Survey Number :47 and 48 & C.T.S. Number :720/1 to 31 and 737 (part), Road: Veera desai road, andheri west, Location: Mumbai 400053, of Village:Oshivara, 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	Biometric Thumb Impression	Digitally signed
<u>Licenser</u> Name: Kedia Shraddha K through her P.O.A Vayeda Paresh Aadhaar:233398002086Address:Flat No:B/59, Building Name:Shram safalya c.h.s.I, Block Sector:Next to bank of baroda, Road:Shimpoli road, Borivali west, Mumbai, Maharashtra, 400092			Not Available
<u>Licensee</u> Name: Vehvaria Imran Dawood Aadhaar:900632768618Address:Flat No:1A/1903, Building Name:Samartha aangan, Block Sector:Oshiwara, Road:Off k.l.walawalkar marg, Andheri west, Mumbai, Maharashtra, 400053			Not Available
<u>Witness of execution -cum- identifier for all executants</u> Name : Aidasani Narendra Aadhaar : 859482883162 Address: Flat No:2, Building Name:Philip cottage, Block Sector:Behind geeta vihar hotel, Road:Kalina kurla road, Santacruz east, Mumbai, Maharashtra, 400029			Not Required
<u>Witness of execution -cum- identifier for all executants</u> Name : Laungani Anand Aadhaar : 529245985131 Address: Flat No:B/20, Building Name:Hari om nagar, Block Sector:Kora kendra, Road:S.v.road, Borivali west, Mumbai, Maharashtra, 400092			Not Required



Thumb Impression of Joint S.R. Andheri 3
Registered as Document No.5493/2016 at the office of Joint S.R. Andheri 3 on 21/06/2016



REPOSSESSION LETTER

From:
MR. IMRAN VEHVARIA
Date:

To:
MS. SHRADDHA K. KEDIA

Dear Madam,

Sub: Handing over the vacant and peaceful possession of Flat No. B/1101, Evershine Embassy C.H.S. Ltd., Veera Desai Road, Andheri (W), Mumbai - 400 053.

Thank you very much for allowing me to use and occupy Flat No. B/1101, Evershine Embassy C.H.S. Ltd., Veera Desai Road, Andheri (W), Mumbai - 400 053, for my residential purpose on Leave & License basis, vide Agreement dated this ____ day of June, 2016.

Now, I have made an alternative arrangement for my residential accommodation and therefore do not require the above said flat. I don't have any right, title and interest in the above said flat and I am giving vacant and peaceful possession of the above said flat.

Yours faithfully,



MR. IMRAN VEHVARIA