

For Information Only

Dispatin Writer

Shiwara Police Station, Mumbai

7/7/15 ओशिवरा पोलीस ठाणे, मुंबई.

विषय :- घर भाड्याने देताना पोलीस ठाणेस कळविण्याची माहिती.

महोदय,

उपरोक्त विषयान्वये आम्ही खाली सही करणार घर मालक व भाडेकरू, घर भाड्याने दिले बाबत खालील प्रमाणे माहिती सादर करित आहोत.



(POA)



LICENSOR



LICENSEE

०१	घर मालकाचे पुर्ण नाव व सध्याचा पत्ता, मोबाईल नंबर. Full Name of the licensor with address & mobile no. (Mob:- 9967444787) - POA.	PRAGNA KSHIR (Urm POA PARESH VAYEDA) VISHWASHANTI, 30 E, AZAD ROAD, Juhu Kolwada, Juhu. Mob:- 91 - 400 049.
०२	भाड्याने दिलेल्या रूमचा पुर्ण पत्ता Address of the premises to be given on leave & license / P.G.basis.	Everest Embassy B/1202, Veradesai Road , Andheri (W) - M-53
०३	भाडोत्रीचे / पेईंग गेस्टचे पुर्ण नाव व पुर्वीचा पत्ता, मोबाईल नंबर. Name of the licensee with address & mobile no (Mob:- 09920021181)	BLESSON F-SNCOB / Pinky BIGHARI PUNJIYABEDY Pulivur Po, Chengannur, Kerala.
०४	एजंटचे पुर्ण नांव, पत्ता, मोबाईल नंबर. Name of the Estate Agent with address & mobile no	Sainath estate - Shop No.2, Everline Embassy, Veera Desai Road, Andheri (W), Mum-53. VINOD MANNARANI - 98200 26799
०५	रूमभाडे कराराचा कालावधी Period off leave & license / P.G.	24 months 1 st JULY 2015 to 30 th June 2017
०६	भाडोत्रीची माहिती Information of licensee १) ओळखपत्र / I.D. (M.D.L/AUD/Voter I.D./pass port) २) भाडेकरू नोकरी करित असलेल्या ठिकाणाचे नांव व पत्ता व दुरध्वनी क्र. ३) संस्थेमध्ये कार्यरत असल्याबाबतचे संस्थेचे	Driving License. ① Citibank, 09 th Flr, 4 th , 4 BLOCK, BANDRA-KURLA COMPLEX, BANDRA(E), Mum-400 Tel:- 022 - 40015223 09920021181 -> BLESSON

उपरोक्त माहिती आम्ही सत्य दिलेली आहे. सदर माहिती चुकीची आढळून आल्यास आम्हाला कायदेशीर जबाबदारी पत्र आढेल.

This particulars above information are true to my knowledge and record. We are aware that false hood of any of this details shall entail criminal action against me as per law.

[Signature]

[Signature]

[Signature]

Book 4000

3

FORM 6

[See rule 16 (1)]

Driving Licence



Name to be written across the
photograph

(Part of the seal and signature of the
Licensing Authority to be on the photograph
and part on the driving licence)

Name of the Licence Holder.....

Blessom k Jacob

Son/wife/daughter of.....

Jacob Lourullo

Specimen signature/Thumb impression
of the holder of the licence

Signature and designation of the
Licensing Authority

38/553/2003/DTP

6/5/05

4 *Pe 8/11/2004*

Driving licence number.....

Date of issue *12/5/2004*

Name *Plessam K Jacob*

Son/wife/daughter of *Jacob Kuruvilla*

Temporary address/Official address (if any).....

Pudhivaaludi

Permanent address.....

Pudhivaaludi

Date of birth *10/15/79*

Educational qualifications.....

Blood group.....

with RH factor.....

5

The holder of this licence is licensed to drive throughout India vehicles of the following description:-

Motor cycle without gear

Motor cycle with gear

Invalid carriage

☒ Light motor vehicle

☒ Medium goods vehicle

☒ Medium passenger motor vehicle

☒ Heavy goods vehicle

☒ Heavy passenger motor vehicle

A motor vehicle of the following description: *Any*

सोमवार, 06 जुलै 2015 9:39 म.पू.

दस्त गोश्वारा भाग-1

बदर 16

दस्त क्रमांक: 7439/2015

दस्त क्रमांक: बदर 16 / 7439/2015

बाजार मूल्य: रु. 2,00,000/- मोबदला: रु. 49,000/-

भरलेले मुद्रांक शुल्क: रु. 3,200/-

दु. नि. सह. दु. नि. बदर 16 यांचे कार्यालयात

अ. क्र. 7439 वर दि. 06-07-2015

रोजी 9:37 म.पू. वा. हजर केला.

पावती: 7551

पावती दिनांक: 06/07/2015

सादरकरणाचे नाव: प्रगना के केडिया तर्फे मुखत्यार परेश वायेडा

नोंदणी फी

रु. 1000.00

दस्त ह ताळणी फी

रु. 420.00

पृष्ठांची संख्या: 21

दस्त हजर करणाऱ्याची सही:

एकूण: 1420.00

सह. दु. नि. का अंधेरी 5
सह. दु. नि. का अंधेरी 5मुंबई उपनगर जिल्हा
दस्तावेज प्रकार: 36-अ-लिहू अँड लायसन्सेस

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिक्षा क्र. 1 06 / 07 / 2015 09 : 30 : 01 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 06 / 07 / 2015 09 : 31 : 02 AM ची वेळ: (फी)

सह. दु. नि. का अंधेरी 5
सह. दु. नि. का अंधेरी 5
मुंबई उपनगर जिल्हाप्रमाणित करण्यात येते की, या
दस्तावेज एकूण 1420.00 पाने आहेतसह. दु. नि. का अंधेरी 5
सह. दु. नि. का अंधेरी 5
मुंबई उपनगर जिल्हा

बदर - १६/		
७४३९	९९	२९
२०१५		



06/07/2015 9 41:50 AM

दस्त गोपवारा भाग-2

बदर16

दस्त क्रमांक:7439/2015

दस्त क्रमांक :बदर16/7439/2015

दस्ताचा प्रकार :-36-अ-लिहू अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रगना के केडिया तर्फे मुखत्यार परेश वायेडा पत्ता:30-ई, -, विश्वशांती, जुहू कोळीवाडा जुहू मुंबई, आझाद रोड, जू:ऊ, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ADWPK9701F	लायसेन्सदार वय :37 स्वाधारी:-		
2	नाव:ब्लेसन जकाँव पत्ता:प्लॉट नं: 1303, माळा नं: 13 वा मजला, इमारतीचे नाव: बी विंग एव्हरशार्डन एम्बेसी को ऑप हौ सो लि, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: वीरा देसाई रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AFOPJ4897D	लायसेन्सी वय :35 स्वाधारी:-		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिहू अँड लायसन्सेस चा दस्त ऐवज करून नित्यसंचे कबुल करताना.
शिक्का क्र.3 ची वेळ:06 / 07 / 2015 09 : 32 : 10 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नरेंद्र - आयदासानी वय:51 पत्ता:शॉप नं.02 एव्हरशार्डन एम्बेसी को ऑप हौ सो लि वीरा देसाई रोड अंधेरी पश्चिम मुंबई पिन कोड:400053		
2	नाव:अमोल मारुती खांबे वय:27 पत्ता:वरीलप्रमाणे पिन कोड:400053		

शिक्का क्र.4 ची वेळ:06 / 07 / 2015 09 : 33 : 01 AM

शिक्का क्र.5 ची वेळ:06 / 07 / 2015 09 : 33 : 18 AM नोंदणी पुस्तक 1 मध्ये

बंदी द. नि. का अंधेरी 5
सह. दु.यम निबंधक अंधेरी 5
मुंबई उपनगर जिल्हा
Epayment Details.



sr. Epayment Number

Defacement Number

iSarita v1.5.0

Summary-2(दस्त गोषवारा भाग - २)

1 MH002085633201516E

0001315869201516

7439 /2015

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

बदर-१६/ ७४३९ /२०१५
पुस्तक क्र.मांक १, क्रमांक ७४३९..वर
नोडल.
दिनांक : ६/७/२०१५.

जिल्हा न्यायमंत्रालय, अंधेरी क्र. ५,
मुंबई उपनगर जिल्हा



बदर - १६/		
७४३९	२१	२१
२०१५		

10.15

Monday, July 06 , 2015
9:39 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7551 दिनांक: 06/07/2015

गावाचे नाव: ओशिवरा

दस्तावेजाचा अनुक्रमांक: ब.दर.16-7439-2015

दस्तावेजाचा प्रकार : 36-अ-लिंव्हू अँड लायसन्सेस

गादर करणाऱ्याचे नाव: प्रगना के केडिया तर्फे मुखत्यार परेश वायेडा

नोंदणी फी

₹. 1000.00

दस्त हाताळणी पी

रु. 420.00

पृष्ठांची संख्या: 21

एकूपाः

₹. 1420.00

આપણાસ મૂળ દંસ્ત, ધંબનેલ પ્રિંટ, સૂચી-૨ વ સીડી અંદાજે

9:51 AM ह्या वेळेस मिळेल.

सह. दु. नि. प्र. अधेरी 5

बाजार मूल्य: रु.200000 /-

मोबदला: रु.49000/-

भरलेले मुद्रांक शुल्क : रु. 3200/-

राह. दुय्यम निबन्धक अंधेरी ५,

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002085633201516E दिनांक: 05/07/2015

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 420/-

registered original document
Delivery on 06/07/2015

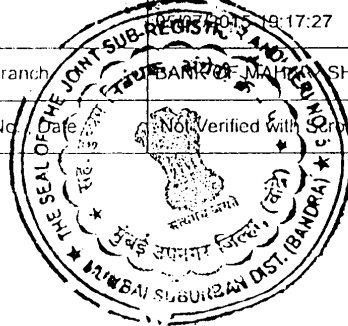


CHALLAN
MTR Form Number-6

GRN	MH002085633201516E	BARCODE			Date	05/07/2015-19:16:04		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	BDR16__JT SUB REGISTRAR ANDHERI 5				Full Name		PRAGNA K KEDIA			
Location	MUMBAI				Flat/Block No.		FLAT NO 1202 B WING EVERSHINE EMBA			
Year	2015-2016 One Time				Premises/Building		SSY CHS LTD			
Account Head Details		Amount In Rs.		Road/Street		VEERA DESAI ROAD				
0030045501	Stamp Duty	3200.00		Area/Locality		ANDHERI WEST MUMBAI				
0030063301	Registration Fee	1000.00		Town/City/District						
				PIN		4 0 0 0 5 3				
				Remarks (If Any)						
				SecondPartyName=BLESSON JACOB-CA=24						
				-Marketval=49000 बदर - १६/						
				Amount In Four Thousand Two Hundred Rupees Only						
				Words २०१५						
Total			4200.00							
Payment Details				BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		REF No.		02300042015070516744 257064121		
Cheque/DD No				Date		05/07/2015 19:17:27				
Name of Bank				Bank-Branch		STATE BANK OF MAHARASHTRA				
Name of Branch				Scroll No		Not Verified with Scroll				

Mobile No. : Not Available

Blumy



LEAVE & LICENSE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENSE made and entered into at Mumbai, on this 5th day of July, 2015

BETWEEN

MRS. PRAGNA K. KEDIA, an adult, Indian Citizen, having address at Vishwashanti, 30-E, Azad Road, Juhu Koliwada, Juhu, Mumbai - 400 019, hereinafter called the "**LICENSOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the **One Part**

AND

MR. BLESSON JACOB, an adult, Indian Citizen, presently residing (As **LICENSEE**) at Flat No. 1303, B Wing, Evershine Embassy C.H.S. Ltd., Veera Desai Road, Andheri (W), Mumbai - 400 053, hereinafter called the "**LICENSEE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **Other Part**.

Whereas the **LICENSOR** is the lawful owner of Flat No. 1202, B Wing, Evershine Embassy C.H.S. Ltd., Veera Desai Road, Andheri (West), Mumbai - 400 053 and is holding the same on ownership basis. The flat is consisting of permanent fittings and fixtures. And whereas the **LICENSEE** is in need of a residential accommodation and has requested the **LICENSOR** to allow him and his family to use and occupy the said **Premises** temporarily for Twenty Four (24) months on **Leave & License** and, whereas the **LICENSOR** has considered the request favourably and whereas the parties agree to the following terms and conditions:

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The **LICENSOR** has allowed the **LICENSEE** to use and occupy the said **Premises** alongwith permanent fittings and fixtures, etc. installed/affixed by the **LICENSOR** therein, temporarily and for his own personal residential use for a period of Twenty Four (24) months on **Leave & License** basis, commencing from **01/07/2015** to **30/06/2017** (Both days Inclusive).

2. The **LICENSEE** on or before execution of this Agreement shall deposit with the **LICENSOR**, a sum of **Rs. 2,00,000/- (Rupees Two Lacs Only)** as Guarantee for the due performance and observance of the terms and conditions of this Agreement. This Deposit shall bear No Interest whatsoever. The **LICENSOR** shall be entitled to any claim she may have against the **LICENSEE** under this Agreement. The Deposit or balance thereof shall be returned only at the time of the **LICENSEE** vacating the said premises and on the **LICENSEE** satisfying the **LICENSOR** that all obligations under this License are fulfilled that the bills towards electricity / internet / Mahanagar gas / cable TV charges have been paid or provided for in the event of the termination of this Agreement as stated herein. The **LICENSOR** shall forthwith return the said Deposit of **Rs. 2,00,000/- (Rupees Two Lacs Only)** against the delivery of vacant and peaceful possession of the said flat by the **LICENSEE** to the exclusive possession of the **LICENSOR**. In any case said refundable interest free security deposit shall be duly returned by the **LICENSOR** to the **LICENSEE** only on the

बंदर - १६/	
०१३८	३९
३३३४	

payment of the License fees up to the said date of handing over quiet, vacant and peaceful physical possession of the said Licensed premises along with the furniture, fixture and fittings therein, in the same condition in which they were provided to the **LICENSEE**, except normal wear and tear and the payment of the other charge as may be used by the **LICENSEE** in the said Licensed premises for the better use, benefit and enjoyment of the same,

directly to the concerned authorities and submit the duly paid receipts to the **LICENSOR** and/or any change in law due to the increase in payment of

things, either to the said Society and/or the competent authority and/or

of any third party rights created by the **LICENSEE** in the said

Licensed premises and incase of any default, breach and/or non-compliance

of the aforesaid, the **LICENSOR** shall deduct the amounts as the **LICENSOR**

may deem fit and proper to meet/remedy such breach and default and to

which the **LICENSEE** agrees and accepts the same and undertakes and

assures to abide by the same accordingly.



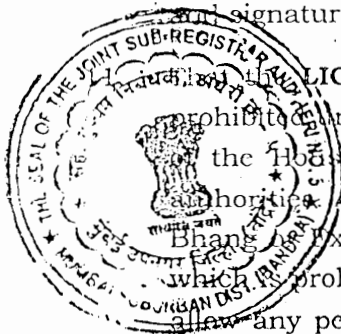
3. The **LICENSEE** shall pay to the **LICENSOR**, a sum of **Rs. 49,000/- (Rupees Forty Nine Thousand Only)** as monthly compensation, for the first term of Twelve (12) months & **Rs. 53,900/- (Rupees Fifty Three Thousand Nine Hundred Only)** for the second term of Twelve (12) months, for the use and occupation of the said Flat and every month the compensation should be paid to the **LICENSOR** on or before 10th of every calendar month. If the said compensation is not paid to the **LICENSOR** from time to time the **LICENSOR** shall give Two (2) months notice to vacate the said Flat, after deducting all dues from the **LICENSEE**.

4. The **LICENSEE** shall use the said **Premises** for **Residential Purpose** only and not for any other purpose whatsoever.
5. It is expressly agreed that the **LICENSOR** shall be deemed to have the ultimately and full control over possession of the said **Premises** and the **LICENSEE** shall not claim any right by way of tenancy, sub-tenancy or any other right in any manner whatsoever in the said **Premises** and the **LICENSEE** shall be considered to be only notionally in possession thereof and the de jure possession/physical control and possession of the said Licensed premises shall always be with/held by the **LICENSOR** exclusively, solely and absolutely along with one set of the keys thereto.
6. It is agreed by and between the parties that the **LICENSEE** shall have no right of tenancy, sub-tenancy and / or any right, ~~title and interest in the said Premises~~ or shall not sublet, re-let or underlet, ~~create any third party rights therein~~ and/or assign and transfer the benefits of this Agreement and/or hold out/present the said **Premises** or any portion thereof for procuring any approvals, permissions, sanctions, license, proof of occupation, residence, etc.
7. In addition to the **License** fee mentioned above the **LICENSEE** shall pay the Electricity Bill / Mahanagar Gas Bill / Internet / Cable Bill for the use in the said flat, as per bills received from the concerned departments. The **LICENSEE** shall ensure that such bills are regularly paid and that same shall not default in respect thereof. All bill copies will be handed over to the **LICENSOR** after paying them regularly. The **LICENSEE** shall duly pay and discharge the said charges as per their usage and in the manner ~~as per the~~ **LICENSOR**.
8. The **LICENSOR** shall pay the municipal and other taxes and maintenance charges in respect of the said flat to the said society. Provided that in case of any change in Law due which the charge and amounts including non-occupancy and/or M.C.G.M. taxes for the same increases, then the parties hereto hereby agree and undertake to bear and pay such increase in surcharge, in equal proportion.
9. The **LICENSEE** shall use the said **premises** and shall see that the same is used in neat, full and reasonable manner and shall make good to the **LICENSOR** of all such damages or loss as the **LICENSOR** may sustain whether the same be caused by the **LICENSEE** or **LICENSEE's** visitors in the said flat. The said flat would be handed over to the **LICENSOR** exactly in the same state as it was taken at the time of possession.

7/2

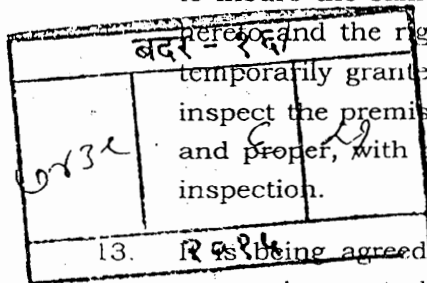
1/2

10. The **LICENSEE** shall observe the rules, regulations and bye-laws of the Society so far and to the extent it is required to be observed by the **LICENSEE** as the occupant of the said **Premises** or any part thereof. The **LICENSEE** shall not do, omit or suffer to be done anything whereby the **LICENSOR** right to hold the said flat is prejudice avoided, forfeited or extinguished or jeopardized in any manner. It is specifically agreed and understood by and between the parties hereto that the **LICENSEE** shall not correspond, address notices and/or writings, etc. to the said Society, M.C.G.M. and /or any other authority or department in his own name and shall always ensure that the same is done by the **LICENSOR** in her name and signature.



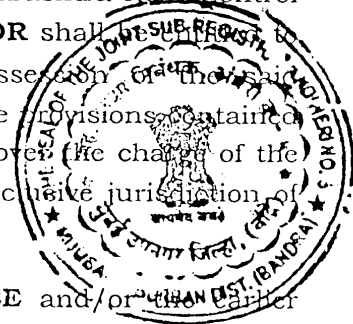
11. The **LICENSEE** shall not do anything which is not permissible or is prohibited under law or is in contravention of bye-law, rules and regulations of the Housing Society Ltd., or any orders of Central / State or Local authorities. Also, the **LICENSEE** shall not store any narcotics items such as Bhang, Explosives such as RDX, Crackers or any type of firearms, etc., which are prohibited by laws of the Government and the **LICENSEE** shall not allow any person of immoral reputation or allow any immoral business in the said **Premises**.

12. The **LICENSOR** shall not in any events be responsible or liable for any loss or damage, theft, destruction and/or injury to any goods or property/person of the **LICENSEE** whatsoever. The **LICENSEE** shall be liable and responsible to insure the same despite one set of keys to be held by both and parties hereto and the right to enter upon and use the premises as a **LICENSEE** temporarily granted to the **LICENSEE**, the **LICENSOR** shall be entitled to inspect the premises and check the same at any time, as she may deem fit and proper, with only telephonic intimation to the **LICENSEE** before such inspection.



13. ~~It is being agreed~~ that the **LICENSOR** shall be at all times in complete possession control and dominion of the said flat and every part thereof and the **LICENSEE** shall not be or claim to be in possession of any kind whatsoever of the said flat or any part thereof. The **LICENSOR** or her duly authorized agents shall have the right to enter into the Licensed said flat or any part thereof at mutually agreed time for the purpose of Inspection.
14. The **LICENSEE** hereby admits and acknowledges that it is the express intention of the parties to this Agreement that the relationship of the "**LANDLORD**" and "**TENANT**" shall not be deemed to be created hereby or otherwise between them under any circumstances whatsoever. This Agreement hereby confirms bare permission of Leave and License and does not create any Lease or sub-Lease or any other right, title and interest into or upon the said flat in favour of the **LICENSEE** and the **LICENSEE** hereby agrees that under no circumstances the **LICENSEE** shall claim any right to tenancy, sub-tenancy or any other nature into / upon the said flat.

15. This Agreement shall be within the provisions of Section 24 of the Maharashtra Rent Control Act, 1999 and the **LICENSEE** undertake to honour the provisions of Section 24 of the said Maharashtra Rent Control Act, 1999, amended from time to time, The **LICENSOR** shall be subject to approach the competent authority for getting possession of the said **premises** after the expiry of this Agreement as per the provisions contained herein. In case the **LICENSEE** fail or refuse to handover the charge of the said flat, then this Agreement shall be subject to exclusive jurisdiction of court at Mumbai.



16. Incase of any default on the part of the **LICENSEE** and/or earlier determination of these presents or on expiry of the tenure of these presents, the **LICENSOR** shall be deemed to be in quiet, vacant and peaceful physical possession of the said Licensed premises and the **LICENSEE** shall be deemed to have vacated and handed over the quiet, vacant and peaceful possession of the said Licensed premises, without any pressure/ force, coercion, fraud, mis-representation and/or compulsion of any nature and the parties shall be doing so, on their own free will and voluntarily.

17. Both the **LICENSOR** and the **LICENSEE** shall have an option to terminate this Agreement by giving **Two (2) months** written notice before due date of expiry of this Agreement, only after completion of **Lock-in period of Six (6) months**.

6/3/20	6/3/20	6/3/20
6/3/20	6/3/20	6/3/20

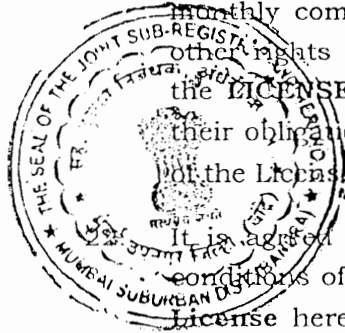
18. On the expiration or earlier determination of this Agreement the **LICENSEE** shall handover vacant and peaceful possession of the said flat to the **LICENSOR**.

19. That the **LICENSEE** is not authorized to make any permanent additions fixtures or alterations in the construction of the said PREMISES whatsoever the case may be.

20. On the expiration or earlier determination of this Agreement the **LICENSOR** on receiving back the vacant and peaceful possession of the said flat shall forthwith return to the **LICENSEE** his refundable interest free security deposit a sum of **Rs. 2,00,000/- (Rupees Two Lacs Only)** after the clearance of / mahanagar gas bill / telephone bill / cable TV / internet / electricity charges, etc. due to the **LICENSOR** under this Agreement remaining unpaid on the date of the expiration. The said refundable interest free security deposit shall also be subject to the issues and deductions set out in para 2 hereinabove. Incase of non-payment of any outstanding dues by the **LICENSEE** and any bills too not being issued by the competent authority, an average of 2 months bills shall be deducted from the refundable interest free security deposit.

Handwritten signature or mark.

21. In case, if the **LICENSEE** for whatsoever reasons fail to handover the peaceful possession of the said flat beyond the expiration of this Agreement, then for the time being the essence, the **LICENSEE** hereby unconditionally agree to pay the **LICENSOR**, the Liquidated damage of **Rs. 2,000/- (Rupees Two Thousand Only)** per day of delay till such time the vacant possession of the said flat is handed over the to the **LICENSOR**, in addition to the monthly compensation. This Agreement shall be without prejudice to the other rights and remedies and action available to the **LICENSOR**, against the **LICENSEE**. This payment/penalty does not absolve the **LICENSEE** of their obligation to vacate the **Premises** promptly on the termination/expiry of the License.



It is agreed that if the **LICENSEE** commit the breach of the terms and conditions of this Agreement the **LICENSOR** shall be entitled to revoke the License hereby granted after giving the **LICENSEE** Two (2) month written notice to remedy the breach complained of. On expiry of the said period of Two (2) month if default complained of not having been remedied, the License hereby granted shall stand revoked. This clause is NOTWITHSTANDING what is contained contrary hereto in para 17 hereinabove; where in the lock in period is mentioned. Hence, such a notice shall be valid, binding and subsisting even if sent by the **LICENSOR** during the said lock in period incase of any breach or default on the part of the **LICENSEE**.

23. This Agreement is made at Mumbai, the flat is situated at Mumbai and the parties are in Mumbai, hence it is subject to Mumbai Jurisdiction.

24. Stamp Duty & Registration Fees/Charges will be shared 50:50 by both the parties.

29	29
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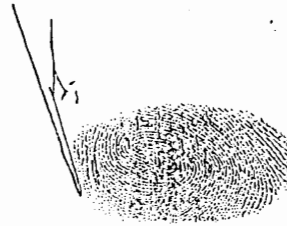
SCHEDULE OF THE PROPERTY MENTIONED ABOVE

Flat No. 1202, B Wing, Evershine Embassy C.H.S. Ltd., Veera Desai Road, Andheri (West), Mumbai - 400 053 alongwith One Car Parking (Space No. _____), bearing Survey Nos. 47 & 48, Hissa No. 4, C.T.S. Nos. 720/1 to 31 & 737 (part) of Village: Oshiwara, Taluka: Andheri. Within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and within the "K" West Ward of M.C.G.M.



IN WITNESS WHEREOF the parties hereto have put their respective hands on the original copy of this Agreement hereof, the day and year hereinabove mentioned.

Signed and Delivered
by the withinnamed **LICENSOR**
MRS. PRAGNA K. KEDIA
(through her Constituted POA holder
MR. PARESH VAYEDA)
In the presence of *N. Aidesani*
Narendra Aidesani



Signed and Delivered
by the withinnamed **LICENSEE**
MR. BLESSON JACOB
In the presence of *Amal Khandekar*
Amal Khandekar

Blesson



RECEIPT

Received a sum of **Rs. 2,00,000/- (Rupees Two Lacs Only)** as Security Deposit without Interest from the **LICENSEE (MR. BLESSON JACOB)**, vide Cheque No. 6738 dated —, drawn on — Branch and the same will be returned only in term of the obligations and terms and conditions set out hereinabove and not otherwise.

रदर - ९६/		
6738	९	२९

I SAY, RECEIVED

[Signature]

MRS. PRAGNA K. KEDIA
(through her Constiuted POA holder
MR. PARESH VAYEDA)

आयकर विभाग
INCOME TAX DEPARTMENT
PARESH VAYEDA
UDAYKUMAR JIVANLAL VAYEDA
12/10/1977
Permanent Account Number
ACSPV2071J
Signature

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
BLESSON JACOB
KURUVILLA JACOB
10/08/1979
Permanent Account Number
AFOPJ4897D
Signature

भारत सरकार
GOVT. OF INDIA

बदर - १६/
७४३९ २०२९
२०४९ भारत सरकार
GOVERNMENT OF INDIA



नरेंद्र रामचंद आयदासानी
Narendra Ramchand
Aidasani
जन्म तारीख/DOB: 16/03/1963
पुरुष / MALE

8594 8288 3162

आधार-सामान्य माणसाचा अधिकार

NARENDRA

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: रामचंद आयदासानी,
2, फिलिप कॉटेज, 1 ला
मजला, कलिना कुर्ला रोड,
गीता विहार होटेल मागे,
मांताक्रुझ ईस्ट, मुंबई, मुंबई,
महाराष्ट्र - 400029

Address:
S/O: Ramchand Aidasani, 2, Philip
Cottage, 1st Floor, Kalina Kurla Road,
Behind: Geeta Vihar Hotel, Santacruz
East, Mumbai - 400029,
Maharashtra - 400029

8594 8288 3162

Aadhaar-Aam Admi ka Adhikar

MAHARASHTRA STATE MOTOR DRIVING LICENCE
Valid Till: 20-11-2027 (NT)
20-11-2010 (TR)

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV: 1001
MCWG: 01-11-2007
LIAV-TR: 01-11-2007

DOB: 08-02-1987 BG

Name: AMOL KHAMBE
S/D/W of: MARUTI KHAMBE
Add: R. NO. 111, 1ST FLR, SHRI SHRADHA BLDG.,
G. D. AMBEKAR ROAD, PAREL, MUMBAI

FIN: 400012
Signature & ID of
Issuing Authority: MH01 200798

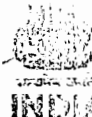
FORM 7
RULE 16 (7)

Signature/Thumb
Impression of Holder

AMOL KHAMBE

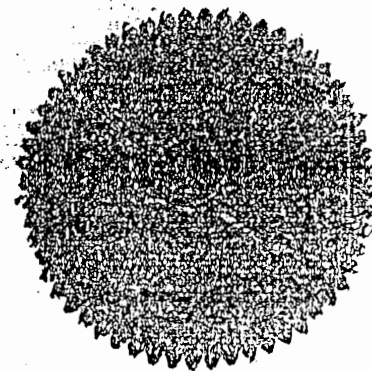
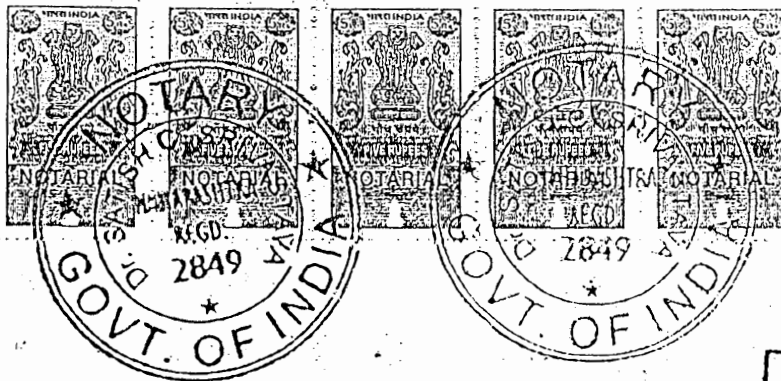
(CHETNA RATHOD)
Authorized Signatory

Number: 490 600
D-ESTP/VJC/R.1002/0205/1554-58



RS.00004001-PB5211

INDIA STAMP DUTY MAHARASHTRA



SPECIFIC POWER OF ATTORNEY

बदर - १६/	
११	१४

TO ALL TO WHOM THESE PRESENTS SHALL COME ACROSS, PRAGNA

K. KEDIA, adult Indian Citizen, presently residing at 6th Floor, Vishwashanti,
30/E, Azad Road, Juhu-Koliwada, MUMBAI - 400 049, hereby SEND

GREETINGS :

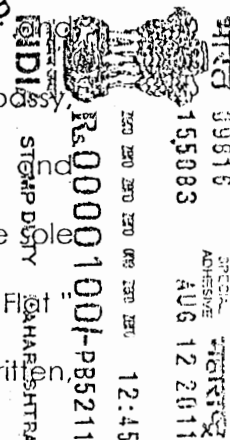
WHEREAS :

1. I am absolutely seized and possessed of or otherwise well and
sufficiently entitled to the Flat No.1202, B Wing, Evershine Embassy,
Veera Desai Road, Andheri (West), Mumbai - 400 053 and
open/stilt/basement/podium car parking space No.S-19, as the sole
and absolute owner thereof, hereinafter referred to as " the said Flat "
and more particularly described in the SCHEDULE hereunder written,

PK

/s/

For BOI SHAREHOLDING LTD.
(CHETNA RATHOD)
Authorized Signatory





GOVT. OF INDIA
MINISTRY OF REVENUE
GOVERNMENT OF INDIA
MINISTRY OF REVENUE

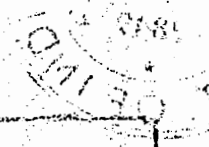


Nature of Document

Registration Details	Registrable/Non Registrable If Registrable Name of S.R.O.
Franking Unique No.	
Property Description in brief	Village.....Tal..... S.R. No./C.T.S. No.....Area.....
Consideration Amount	
Stamp Purchaser's Name	
Name of the other Party	
If through Name & Address	
Stamp Duty Amount	In words.....
Authorised Person's full Signature & Seal	

बदर - १६/		
७७३८	१२	११
Nature of Document		
२७७१		
Registration De: १६		

Registration Details	Registrable/Non Registrable If Registrable Name of S.R.O.
Franking Unique No.	
Property Description in brief	Village.....Tal..... S.R. No.....Area.....
Consideration Amount	
Stamp Purchaser's Name	
Name of the other Party	
If through Name & Address	
Stamp Duty Amount	In words.....
Authorised Person's full Signature & Seal	

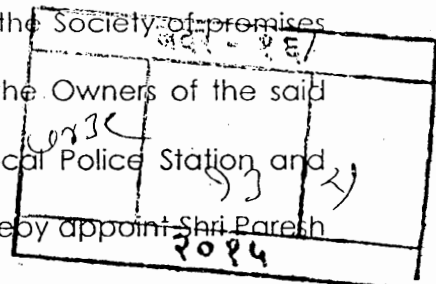
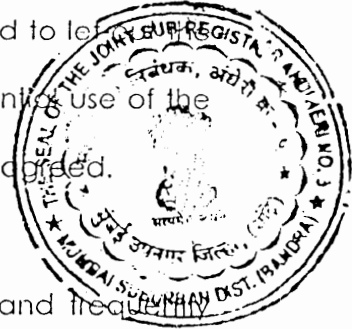


having acquired the same from the Owners/Developers vide Agreement for Sale executed on or about 3rd May, 2011 and duly registered with the Sub-Registrar of Assurances, Bandra, Mumbai under No.BDR-1/05798/2011 on or about 18th May, 2011, on the terms and conditions and for the compensation as set out therein.

2. I do not reside in the said Flat and hence, now intend to let same on leave and license basis, for personal residential use of the acquirer/s for temporary periods, as may be mutually agreed.

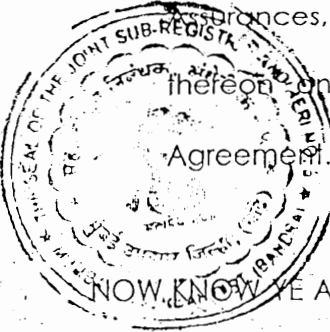
3. As I am busy with my other day to day activities and frequently travelling out of India, it may not be possible for me to attend the office of Sub-Registrar of Assurances for registration of the said leave and license Agreement and payment of appropriate stamp duty thereon and complete the formalities of letting out the said Flat and car parking space on leave and license basis unto the intended Licensee and also correspond and intimate the Society of premises acquirers, if formed and registered and/or the Owners of the said land and Builders/Developers and/or the local Police Station and other concerned authorities. I, therefore, hereby appoint

U. Vayeda, adult Indian inhabitant and presently residing at B-59, Shram Safalya LIC Employees Co-operative Housing Society Ltd., Near Bank of Baroda, Shimpoli Road, Borivali (West), MUMBAI 400 092, as my duly Constituted Attorney with full power to do and execute the following acts, deeds and things which he has agreed to do for effectively executing and registering the said intended Leave and Leave Agreement with respect to the said Flat and car parking space to the intending Licensee and also admit the



P. K. Kulkarni

execution of such Agreement before the Sub-Registrar of Assurances, Mumbai by payment of appropriate stamp duty thereon and to receive back the original Leave and License Agreement.



NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH That I, **PRAGNA K. KEDIA**, hereby nominate, appoint and constitute **Shri Paresh U. Vayeda**, to be my true and lawful attorney and agent with full authority and power to do and carry out all or any of the following acts deeds and things either personally or through any substitute or substitutes to be appointed by him in my name on my behalf and for me.



To sign and execute the intended Leave and License Agreement with respect to the said Flat and car parking space, more particularly described in the SCHEDULE hereunder written, with the intending Licensee/s, as may be decided by me with the intended Licensee on my terms and conditions and the License

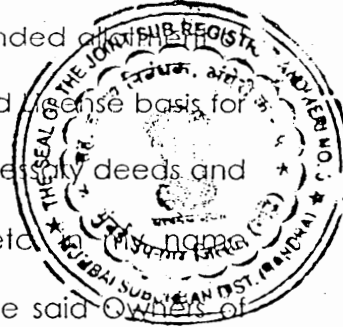
बंदर Fees compensation to be received by me accordingly.		
6/3/2	9 ✓	2/
2.	To attend the office of the Sub-Registrar of Assurances, Bandra/	
	Fort/Goregaon/Borivali, Mumbai and lodge the said Leave and	

License Agreement with respect to the said Flat and Car Parking Space for registration by payment of appropriate stamp duty thereon on my behalf or any other documents for registration, to execute and sign all such deeds and documents, admit execution thereof on my behalf and also do such further acts, deeds, matters and things as may be necessary or required for the said registration of the Leave and License Agreement and to receive the said duly

stamped and registered Leave and License Agreement, for and on my behalf, in my name and at my cost.



To attend to the Owners of the Land/Builders and Developers, Society of premises acquirers as and when to be formed and registered, the local Police Station, M.C.G.M., etc. and complete the necessary formalities with respect to the intended acquisition of the said Flat and car parking space on Leave and License basis for a temporary period and to sign and execute necessary deeds and documents, correspondence, writings, letters, etc. accordingly and to represent me before with the said Owners of



the Land/Builders and Developers, Society of premises acquirers as and when to be formed and registered, the local Police Station, M.C.G.M., Sub-Registrar of Assurances, Collector of Stamps, Reliance Energy Ltd., M.C.G.M., Deputy Registrar of Co-operative Societies, "K" West Ward, Mumbai and/or any other concerned authority as the case may be.

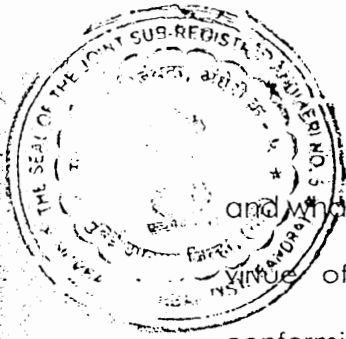
बदर - १६/		
०१३९		११/११
२०१५		

4. To appoint substitute or substitutes with all or any of the powers contained herein with similar power to delegate and to revoke such appointment and re-appointment of any other person, as my said Attorney may deem fit and proper.

5. I do hereby admit the contents hereof and undertake and assure that these presents shall always be valid, binding and subsisting and shall not be cancelled, terminated and/or revoked for any reason whatsoever either by me and/or by my heirs, executors, successors, administrators and/or assigns and I ratify and confirm all

PKK

1/1



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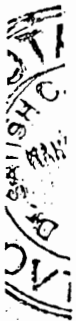


and whatsoever my said attorney shall do or caused to be done by
virtue of these presents, provided the Attorney shall act in
conformity to these presents and the intentions herein and
materialize the same.

बदर - १६/		
०४३८	९६	२१
२०१५		

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREBY SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS HEREUNTO TO THESE PRESENTS IN

MUMBAI ON THIS 12th DAY OF Aug, 2011.



THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

Flat No.1202, B Wing and open/stilt/basement/podium car parking
space No.S-19 in the Building Evershine Embassy at Veera Desai Road,
Andheri (West), Mumbai – 400 053, constructed on land bearing Survey
Nos.47 & 48 Hissa No.4, C.T.S. Nos.720/1 to 31 & 737 (part) of Village
Oshiwara, Taluka Andheri, within the registration district and sub-district of
Mumbai City and Mumbai Suburban and within the "K" West Ward of
M.C.G.M..

PKK

PS

SIGNED AND DELIVERED BY THE]

WITHIN NAMED "EXECUTANT"]

MRS. PRAGNA K. KEDIA]

along with photograph]

in the presence of]

P K Keel



Signature of the abovenamed]

POWER OF ATTORNEY HOLDER]

Shri PARESH U. VAYEDA]

along with photograph]

in the presence of]

Handwritten signature of Shri P. U. Vayeda



1) MR. LALLIT BIRLA

2) MR. RAJESH HODGE

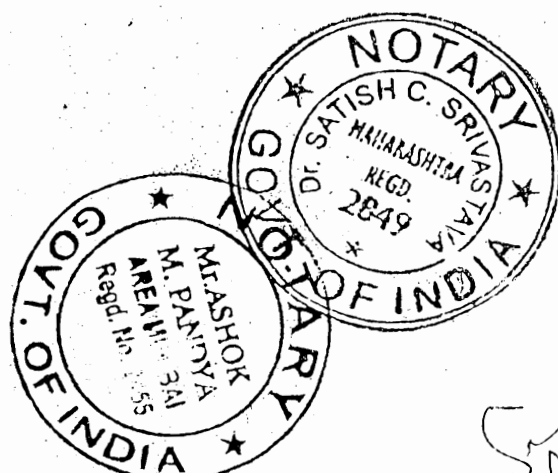
Handwritten notes: *Call me* and *Lawyer*

बदर - १६/		
०४३८	३०	२१
२०१५		

BEFORE ME

Dr. S. C. SRIVASTAVA
NOTARY MAHARASHTRA
(Govt. Of India)

11 2 AUG 2019



CERTIFIED TRUE COPY

ASHOK M. PANDYA
ADVOCATE & NOTARY (GOVT. OF INDIA)
G-6, Diamond Apt., Behind Diamond,
Keshavnagar, B. T. Road, Borivali (E)
NEW DELHI-600 897

Handwritten initials: SA

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1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364
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॥ श्रीगणेशाय नमः ॥

שם תאריך מספר מספר מספר

ਜਗਤੀ 'ਤੇ ਪ੍ਰਾਚ ਪ੍ਰਸੂਤ ਪ੍ਰਭ



Էռլոնկլե

सोमवार, 06 जुलै 2015 9:39 म.पू.

दस्त गोश्वारा भाग-1

बदर16

दस्त क्रमांक: 7439/2015

दस्त क्रमांक: बदर16 /7439/2015

बाजार मुल्य: रु. 2,00,000/-

मोबदला: रु. 49,000/-

भरलेले मुद्रांक शुल्क: रु.3,200/-

दु. नि. सह. दु. नि. बदर16 यांचे कार्यालयात

अ. क्र. 7439 वर दि.06-07-2015

रोजी 9:37 म.पू. वा. हजर केला.

पावती:7551

पावती दिनांक: 06/07/2015

सादरकरणाचा नाव: प्रगना के केडिया तर्फे मुखत्यार परेश बायेडा

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 420.00

पृष्ठांची संख्या: 21

दस्त हजर करणाऱ्याची सही:

एकुण: 1420.00

सह. दु. नि. का. अंधेरी 5
सह. दु. नि. का. निबंधक अंधेरी ५,

मुंबई उपनगर जिल्हा

दस्ताची प्रकार: 36-अ-लिहू अंड लायसन्सेस

सह. दु. नि. का. अंधेरी 5
सह. दु. नि. का. निबंधक अंधेरी ५,

मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिक्षा क्र. 1 06 / 07 / 2015 09 : 30 : 01 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 06 / 07 / 2015 09 : 31 : 02 AM ची वेळ: (फी)

प्रमाणित करणेचे येते की, या

दस्तामध्ये एल्युण...?9.....पाने आहेत

सह. दु. नि. का. निबंधक, अंधेरी क्र. ५,
मुंबई उपनगर जिल्हा

बदर - १६/		
७४३९	९९	२९
२०१५		



06/07/2015 9 41:50 AM

दस्त गोषवारा भाग-2

बदर16

दस्त क्रमांक:7439/2015

दस्त क्रमांक :बदर16/7439/2015

दस्ताचा प्रकार :-36-अ-लिह्व अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रगना के केडिया तर्फे मुखत्यार परेश वायेडा पत्ता:30-ई, -, विश्वशांती, जुहू कोळीवाडा जुहू मुंबई, आझाद रोड, जू:ऊ, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ADWPK9701F	लायसन्सार वय :-37 स्वाक्षरी:-		
2	नाव:ब्लेसन जर्कोव पत्ता:प्लॉट नं: 1303, माळा नं: 13 वा मजला, इमारतीचे नाव: बी विंग एव्हरशार्इन ऐम्बेसी को ऑप हौ सो लि, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: वीरा देसाई रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AFOPJ4897D	लायसन्सी वय :-35 स्वाक्षरी:- <i>Bhuvan</i>		

बरील दस्तऐवज करुन देणार तथाकथीत 36-अ-लिह्व अँड लायसन्सेस चा दस्त ऐवज करुन नित्यसचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:06 / 07 / 2015 09 : 32 : 10 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नरेंद्र - आयदासानी वय:51 पत्ता:शॉप नं.02 एव्हरशार्इन ऐम्बेसी को ऑप हौ सो लि वीरा देसाई रोड अंधेरी पश्चिम मुंबई पिन कोड:400053	<i>Narinder</i>		
2	नाव:अमोल मारुती खांबे वय:27 पत्ता:बरीलप्रमाणे पिन कोड:400053	<i>Amol</i>		

शिक्षा क्र.4 ची वेळ:06 / 07 / 2015 09 : 33 : 01 AM

शिक्षा क्र.5 ची वेळ:06 / 07 / 2015 09 : 33 : 18 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक अंधेरी 5
मुंबई उपनगर जिल्हा
EPayment Details.



sr. Epayment Number

Defacement Number

iSarita v1.5.0

Summary-2(दस्त गोषवारा भाग - २)

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7439 /2015

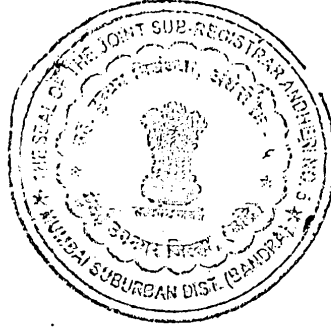
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बदर-१६/ ७४३९ /२०१५
पुस्तक क्र.बांक १, क्रमांक. ७४३९..बदर
नौदला.
दिनांक : ६/७/२०१५.

सह दुय्यम सचिवक, अंधेरा क्र. ५,
मुंबई उपनगर जिल्हा



बदर - १६/		
७४३९	२९	२९
२०१५		

10.15