



LEAVE & LICENSE

BETWEEN

Mrs. PRAGNA KIRTI KEDIA

AND

Mr. NAVAL D. RATHOD

Flat No. B-705, 7th Floor,
Harmony Co – Operative Housing Society Ltd.,
Cross Road No. 3, Lokhandwala Complex, Andheri (W),
Mumbai - 400 053.

TOTAL SOLUTION

Shop No. 69, Kamdhenu Shopping Center,
Lokhandwala Complex, Andheri (W). Mumbai – 400 053.
Call: 6694 6964

Friday, April 01, 2016
1:24 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 3905 दिनांक: 01/04/2016

गावाचे नाव: ओशिवरा

दस्तावेजाचा अनुक्रमांक: वदर16-3833-2016

दस्तावेजाचा प्रकार: 36-अ-लिक्व् अँड लायसन्सेस

मादर करणाऱ्याचे नाव: प्रजा कीर्ती केडिया तर्फे मुखत्यार ललित बिली

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

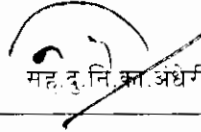
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पृष्ठांची संख्या: 28

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रु. 1560.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
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सह. दु. नि. का. अधी 5

बाजार मूल्य: रु. 100000/-

मोबदला: रु. 28500/-

भरलेले मुद्रांक शुल्क: रु. 900/-

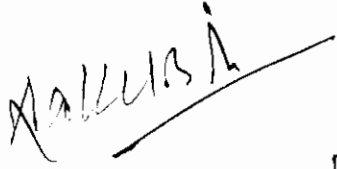
सह. दु. नि. का. अधी 5,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008676494201516R दिनांक: 01/04/2016

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रकम: रु. 560/-



registered original document
Delivery on 01/04/16



e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name	: OSHIWARA(6628)	GRAS GRN	: MHD046714940010104
Challan Number	: MBST31031650024	Bank Txn ID	: 31.03.2016 191
PaymentDate	: 31/03/2016 10:23:00 AM	Office Name	: 10R053-B.P16_00100-REGISTRAR ANDHRA
District	: 7101-MUMBAI		
Stamp Duty	: 0030045501-75		
Amount	: 900.00		
Registration Fees	: 0030063301-70		
Amount	: 1000.00		
Total Amount : 1900.00			
Duty Payer Name	: PRAGNA KIRTI KEDIA	Duty Payer ID	: 00000000
Duty Payer Mob No	: +91-9833652195		
Article Code	: 36A-leave and Licence Agreement		
Movability	: Immovable	Consideration Amount	: 1000
Prop Descr	: FLAT NO.8-705,7TH FLOOR,PARKWAY APARTMENTS,ANDHRA,CHENNAI		
Property Area	: 3.30 sq.feet		
Other Party Name	: NAVAL D KATHON	Other Party ID	: 00000000

Print Reciept



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Data of Bank Receipt for GRN MH008676494201516R
Bank - PUNJAB NATIONAL BANK

Bank/Branch	:		Simple Receipt	:	
Pmt Txn id	:	310316M45195	Print DtTime	:	
Pmt DtTime	:	31/03/2016 10:23:00	GRAS GRN	:	MH008676494201516R
ChallanIdNo	:	03006172016033150024	Office Name	:	IGR553 / BDR16__JT SUB REG STRAR ANDHERI 5
District	:	7101 / MUMBAI			

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 900.00/- (Rs Nine Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 1,000.00/- (Rs One Thousand Rupees Only)

Article : 36A
Prop Mvblty : Immovable
Prop Descr : FLAT NO.B-705,7TH FLOOR,HARMONY CHSL,CROSS ROAD NO.3 , LOKHANDWALA
COMPLEX,ANDHERI W MUMBAI,Maharashtra
400053

Duty Payer : DLN--- PRAGNA KIRTI KEDIA
Other Party : DLN--- NAVAL D RATHOD

Bank Scroll No : --
Bank Scroll Date : --
RBI Credit Date : --
Mobile Number : 9833652195

Only for verification-not to be printed and used



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LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENSE made and entered into at Mumbai this 31st day of MARCH '2016.

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BETWEEN

Mrs. PRAGNA KIRTI KEDIA an adult, Indian inhabitant, (Through her Constituted Attorney **Mr. LALLIT BIRLA**) having address at and Owner of Flat No. B-705, 7th Floor, Harmony Co – Operative Housing Society Ltd., situated at Cross Road No. 3, Lokhandwala Complex, Andheri (W), Mumbai - 400 053., the party of the First Part, hereinafter referred to as '**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.

A N D

Mr. NAVAL D. RATHOD an adult, Indian inhabitant, having address at B-103, Harmony CHS Ltd., 3rd Cross Lane, Lokhandwala Complex, Andheri (W), Mumbai - 400 053., hereinafter referred to as '**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.

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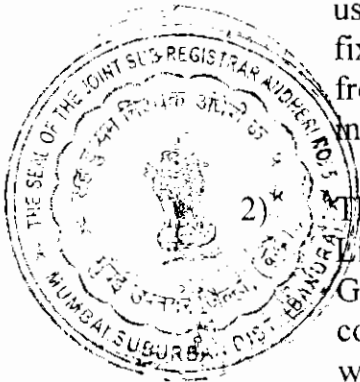
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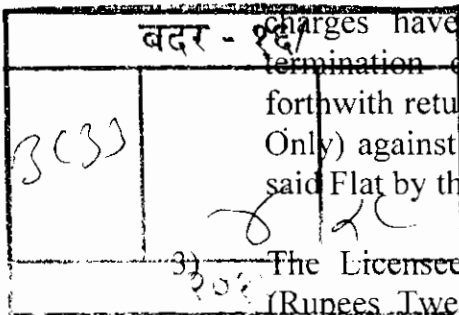
WHEREAS the Licensor is the owner of the Flat No. B-705, 7th Floor, in Harmony Co – Operative Housing Society Ltd., situated at Cross Road No. 3, Lokhandwala Complex, Andheri (W), Mumbai - 400 053, and is holding the same on ownership basis. The Flat is consisting permanent fittings and fixtures. And whereas the Licensee is in need of a residential accommodation and requested the Licensor to allow him and his family members to use and occupy the said Flat, temporarily for 12 months on Leave and License and whereas the Licensor has considered his 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 for his Residence Purpose to use and occupy the said Flat, alongwith permanent fittings and fixtures etc., temporarily for 12 months on Leave and License basis from 1st day of April' 2016 to 31st day of March' 2017 (both days inclusive).



2) The Licensee on execution of this Agreement shall deposit with the Licensor a sum of Rs. 1,00,000/- (Rupees One Lac 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 Flat and on the Licensee satisfying the Licensor that all obligations under this License are fulfilled that the bills towards electricity / telephone / cable T. V. and car / bike parking charges have been paid or provided for in the event of the termination of this Agreement as stated herein, the Licensor forthwith return the said Deposit of Rs. 1,00,000/- (Rupees One Lac Only) against the delivery of vacant and peaceful possession of the said Flat by the Licensee to the exclusive possession of the Licensor.

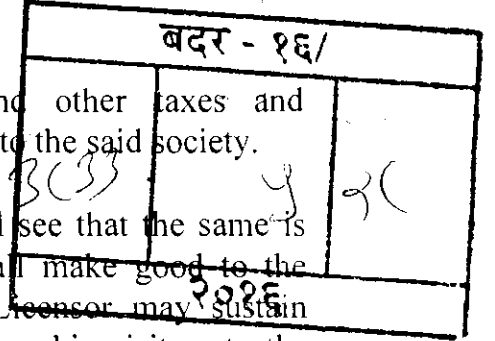
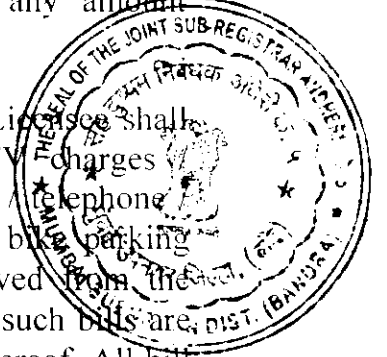


3) The Licensee shall pay to the Licensor a sum of Rs. 28,500/- (Rupees Twenty Eight Thousand Five Hundred Only) by way of monthly compensation for the use and occupation of the said Flat and every month the compensation should be paid to the Licensor on or before ____ day of every calendar month in advance. If the said compensation is not paid to the Licensor from time to time the Licensor shall give one months notice to vacate the said Flat after deducting all dues amount from the Licensee (Subject to clause No. 25).

4) The Licensee shall use the said Flat 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 ultimate and full control over the possession of the said Flat 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 Flat.

- 6) It is agreed by and between the parties the Licensee shall have no right of tenancy, sub – tenancy and / or any right, title and interest in the said Flat or shall not sublet, re-let, or underlet the said Flat or any portion thereof.
- 7) The Licenser shall have first lien on the said deposit of Rs. 1,00,000/- (Rupees One Lac Only) in respect of any amount outstanding and due to him under this Agreement.
- 8) In addition to the License fee mentioned above, the Licensee shall pay the electricity bill / telephone bill / cable TV charges / cooking/mahanagar gas bills for the use of electricity / telephone / cable TV / cooking/mahanagar gas as well as car / bike parking charges in the said flat / society as per bills received from the concerned department. The Licensee shall ensure that such bills are regularly paid and that it shall not default in respect thereof. All bill copies will be handed over to the Licenser after paying it regularly.
- 9) The Licensee shall also reimburse to the Licenser the charges recovered from her by the said society for providing cable / parking facilities to the Licensee.
- 10) The Licenser shall pay the municipal and other taxes and maintenance charges in respect of the said Flat to the said society.
- 11) The Licensee shall use the said Flat and shall see that the same is used in full and responsible manner and shall make good to the Licenser all such damages or loss as the Licenser may sustain whether the same be caused by the Licensee or his visitors to the said Flat. The said Flat would be handed over to the Licenser exactly in the same state as it was taken possession of.
- 12) The Licensee shall observe the rules, regulations and bye – laws of the society so far and to the extent he is required to be observed by the Licensee as the occupant of the said Flat or any part thereof. The Licensee shall not do, omit or suffer to be done anything whereby the Licenser's right to hold the said Flat is prejudiced, avoided, forfeited or extinguished or jeopardized in any manner.
- 13) That the Licensee shall not do anything which is not permissible or is prohibited under law or is in contravention of bye – laws, 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 such as Liquor, Bhang or Explosives such as RDX, Crackers or any type of fire arms, etc., which is 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 Flat.
- 14) The Licenser and the Licensee hereby agree that the original key of the said Flat would be with the Licenser and whereas the duplicated key will be with the Licensee and on no account the Licensee will change the said lock.



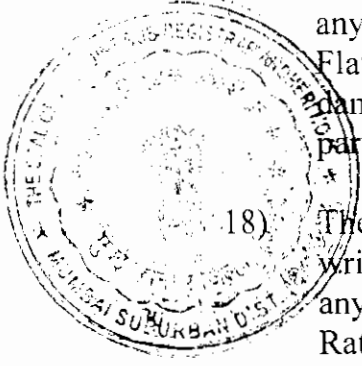
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15) The Licensor shall not in any event be held responsible or liable for any loss or damage to any goods or property of the Licensee whatsoever to be the cause of such loss or damage.

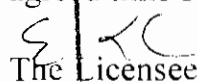
16) The Licensee will not make any structural alterations / repairs / modification in the said Flat without the written consent of the Licensor / Society. However, he is allowed to carry out interior decoration and colour wash in the said Flat as per his choice and cost.

17) That the day – to – day and minor repairs such as fuses, leakages of water taps, maintenance etc., to be done by the Licensee at his own cost. The Licensee further hereby agrees and confirms that in case of any breakage, damage, loss to existing fittings/fixtures in the said Flat, he shall make good these articles and / or repay the cost of the damage incurred to these articles as may be mutually decided by parties hereto.





18) The Licensee hereby undertakes and agrees that without the prior written consent of the Licensor he will not obtain / get transferred any telephone connection at the said Flat and / or will not obtain a Ration Card, Cooking Gas Connection, Passport, Driving License at the address of the above said Flat.

19) It 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 authorised agents shall have the right to enter into or upon the Licensed said Flat or any part thereof at mutually agreed time for the purpose of inspection.

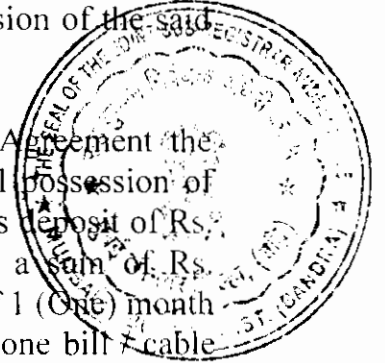
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The Licensee hereby admits and acknowledges that it is the express intention of the parties to this Agreement that the relationship of the "LANDLORD" and "TENANT" shall not be deemed to be created hereby or otherwise between them under any circumstances 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.

21) This Agreement shall be within the provision of Section 24 of the Maharashtra Rent Control Act' 1999 and the Licensee undertakes to honour the provisions of Section 24 of the said Maharashtra Rent Control Act' 1999. The Licensor shall be entitled to approach the competent authority for getting possession of the said Flat, after the expiry of this Agreement as per the provisions contained herein, in case the Licensee failing or refusing to hand over the charge of the said Flat and this Agreement shall be subject to exclusive jurisdiction of court at Mumbai.

- 22) That the Stamp Duty, Registration and all other charges incidental thereto for the said Leave and License Agreement shall be borne and payable by both the parties in equal proportion.
- 23) Both the Licensee as well as the Licensor shall have an option to terminate this Agreement by giving 1 (One) month notice in writing to the other side of their intention to do so.
- 24) On the expiration or earlier determination of this Agreement the Licensee shall hand over vacant and peaceful possession of the said Flat to the Licensor.
- 25) 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 deposit of Rs. 1,00,000/- (Rupees One Lac Only), after retaining a sum of Rs. 10,000/- (Rupees Ten Thousand Only) for a period of 1 (One) month to ensure the clearance of the electricity bill / telephone bill / cable T. V. / Parking charges etc., or an average bill for electricity / telephone whichever is the higher and after deducting the amounts due to the Licensor under this Agreement remaining unpaid on the date of the expiration.
- 26) On the expiration or earlier determination of this Agreement the Licensee shall handover the vacant and peaceful possession of the said Flat to the Licensor.



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In case, if the Licensee for whatsoever reason, fails to hand over the peaceful possession of the said flat on the expiration of this Agreement, then time being the essence, the Licensee hereby unconditionally agrees to pay to the Licensor, the Liquidated damage of Rs. 700/- (Rupees Seven Hundred Only) per day of delay in addition to the monthly compensation payable to the Licensor. 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 his obligation to vacate the Flat promptly on the termination of the License.

- 27) That notwithstanding anything hereinabove contained, if the Licensee fails to make the payment of the monthly compensation in time and / or use the said Flat for his own bonafide purpose and / or commits any breach of the terms and conditions of this Agreement or if there is any complaint from members of the Society or on happening of any illegal activity in the said Flat, then on happening of any such events, the Licensor shall have the right to withdraw, terminate and revoke the License hereby granted, without prejudice to her other rights to take legal action against the Licensee in the matter.
- 28) 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.

SCHEDULE OF THE PROPERTY MENTIONED ABOVE

That Flat No. B-705, 7th Floor, in Harmony Co – Operative Housing Society Ltd., having _____ Sq. Ft. Built up Area situated at Cross Road No. 3, Lokhandwala Complex, Andheri (W), Mumbai - 400 053, and having C. T. S. No. 1(pt.), Village Oshiwara, Taluka Andheri.

IN WITNESS WHEREOF the parties hereto have set their respective hands on the original and one more duplicate copy of this Agreement hereof the day and year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED
by the withinnamed **THE LICENSOR**
Mrs. PRAGNA KIRTI KEDIA
(Through her Constituted Attorney
Mr. LALLIT BIRLA)
in the presence of :



SIGNED SEALED AND DELIVERED
by the withinnamed **THE LICENSEE**
Mr. NAVAL D. RATHOD
in the presence of :

Bhaskar J. Shah

RECEIPT

Received a sum of Rs. 1,00,000/- (Rupees One Lac Only) as Interest Free Refundable Security Deposit from the Licensee Mr. NAVAL D. RATHOD by Cash / Cheque No. 243224 Dated 01/04/2016 Drawn on

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I SAY RECEIVED

PRAGNA KIRTI KEDIA
(Through her Constituted Attorney Mr. LALLIT BIRLA)

WITNESSES :

1. Bhaskar J. Shah

2. _____

घोषणापत्र



मी लीला न बिली

याद्वारे घोषित करतो की, दुय्यम निबधक इंदिरा - 5 याचे

कार्यालयात पि. व्ही. अॅन्ड. लाईसेन्स या शिर्षकाचा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. प्रभा मेडिया

व इ. यांनी दि. 23/03/2013 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुण कबुली जबाब

दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मरला/नाही

किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1908 चे कलम 42

अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

कोणीही मरला/नाही		
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दिनांक : 01/04/16

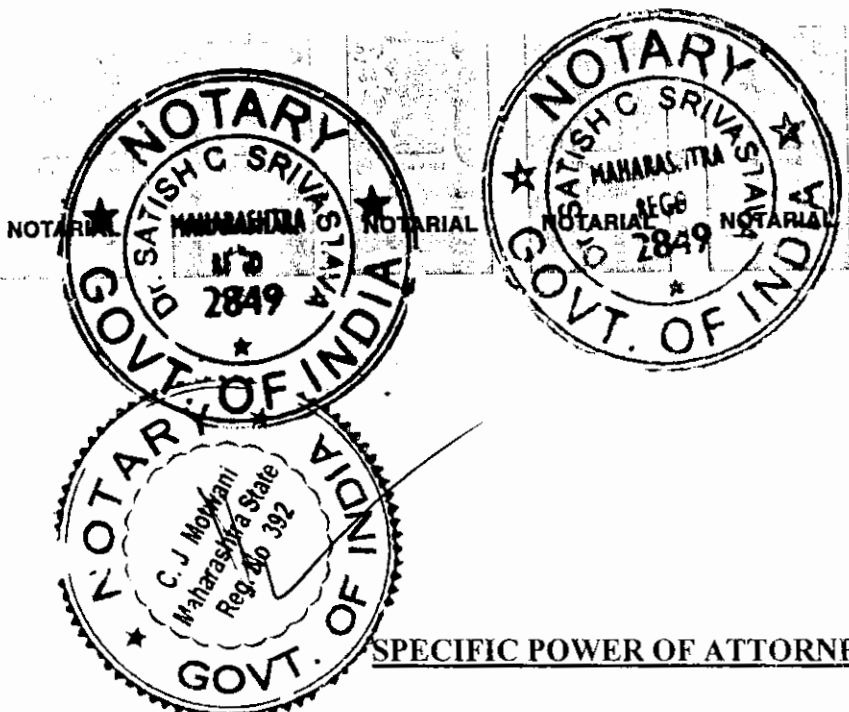
Handwritten signature

कुलमुखत्यारपत्र धारकाचे नांव

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SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, PRAGNA KEDIA, an Authorised Signatory (SANDHEER KEDIA) having my office at C-302, Waterford Building, Juhu Galli, Andheri (W), Mumbai - 400 098, SEND GREETINGS:


- (i) I am the owner and seized and possessed of and well and sufficiently entitled to the following flats:

- (a) Flat No. 705, B-Wing, 7th Floor, in Harmony Co-operative Housing Society Ltd., situated at 3rd Cross Lane, Lokhandwala Complex, Andheri (W), Mumbai - 400 053.
- (b) Flat No. 602, 6th Floor, B-Wing, of the Shree Padmavati Co-Operative Housing Society Ltd., situated at Plot No. 54, Cross Road no. 3, Lokhandwala Complex, Andheri (W), Mumbai - 400 053.
- (c) Flat No. 505, 5th Floor, B-Wing, of the Lennie Co-Operative Housing Society Ltd., situated at Plot No. 90, Lokhandwala Complex, Andheri (W), Mumbai - 400 053.

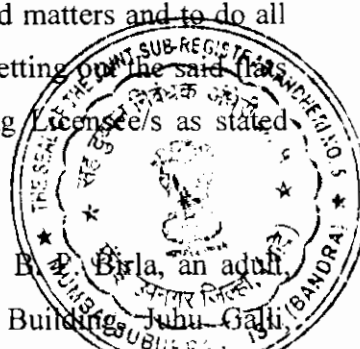
Hereinafter collectively referred to as the 'said flats'



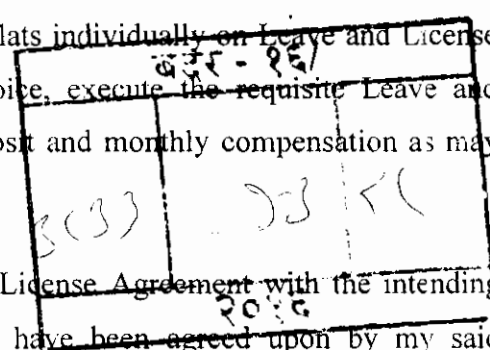
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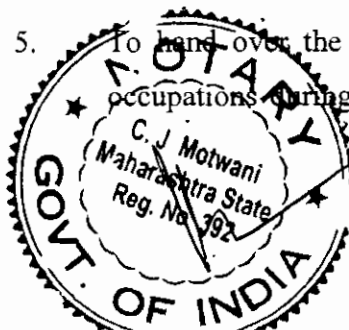


intend to let-out the said flats individually on Leave and License basis to any intending Licensee/s. However on account of pre-occupation, it has not been possible for me to do the same personally and to attend the matters of execution of requisite Leave and License Agreement, to receive the monthly compensation and Security Deposit from the said Licensee/s and to attend to the above said matters and to do all other acts, deeds and things as may be necessary in respect of letting out the said flats or any of them on Leave and License basis to such intending Licensee/s as stated hereinabove.

- (iii) I am desirous of appointing **Mr. LALLIT BIRLA** S/o. Late B. P. Birla, an adult Indian Inhabitant, having his address at C-302, Waterford Buildings, Juhu-Galli, Andheri (W), Mumbai – 400 058 (hereinafter referred to as the “Attorney”) to do the act as mentioned herein in respect of the said flats which the Attorney has consented to do
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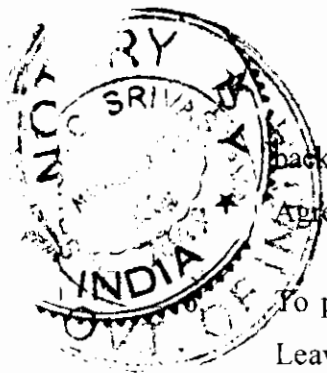
NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT I **PRAGNA KEDIA**, do hereby nominate, constitute and appoint **Mr. LALLIT BIRLA**, as my true and lawful ATTORNEY in my name on my behalf to do, execute and perform all or any of the several acts, deeds, matters and things hereinafter appearing:

1. To pay the maintenance charges, electricity charges and all other dues and outgoings etc., in respect thereof to the concerned authorities / society (where formed) also in my name and on my behalf.
 2. To negotiate with any person/s, company either private or public, either directly or through estate agent, to let out the abovesaid flats individually on Leave and License basis to any intending Licensee/s of his choice, execute the requisite Leave and License Agreement, receive the Security Deposit and monthly compensation as may be fixed by him.
 3. To sign and execute the requisite Leave and License Agreement with the intending Licensee/s on the terms and conditions that have been agreed upon by my said Attorney also in my name and on my behalf.
 4. To receive the amount of Security Deposit and also the monthly compensation from such Licensee/s and to pass on the valid receipts thereof also in my name and on my behalf.
 5. To hand over the said flats individually to such intending Licensee/s for use and occupations during the period of Leave and License Agreement and also to receive
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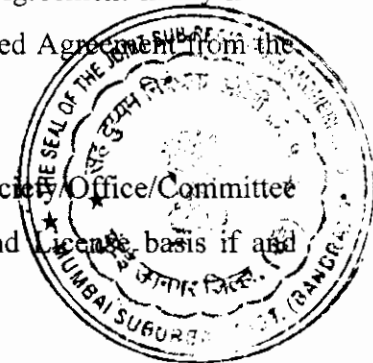


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back the same on termination or completion of the terms of the Leave and License Agreement, also in my name on my behalf.

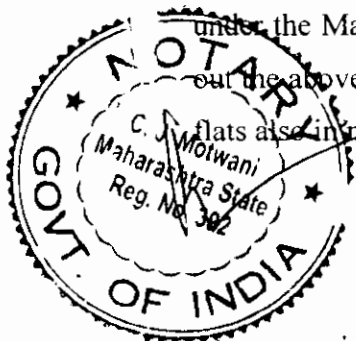
To pay to requisite amount of Stamp Duty, Registration charges and to get the said Leave and License Agreement Registered with the Sub-Registrar of Assurances, as required under the Maharashtra Rent Control Act, 1999 as per applicable jurisdiction and to appear personally before the said authority and to sign, admit execution, lodge, present and execute the said individually Leave and License Agreement in my name and on my behalf as well as to receive back such duly registered Agreement from the said authority.



7. To intimate and obtain the requisite N.O.C. of the from the Society/Office/Committee and Office-bearers, for letting out the said flats on Leave and License basis if and when required in future as per the rules and regulations.
8. To serve notice, sign, submit, affirm, present all such applications, papers and forms etc., as may be required by the abovesaid Society/Office/Committee and Office-bearers for letting out the said flats to such intending Licensee/s also in my name and on my behalf.
9. If the said Attorney may desire to serve Notice for termination of the said Leave and License Agreement as per the terms and conditions of the said Leave and License Agreement, he may do so as may be deemed necessary and to take back the the said flats on the expiry of the terms of the Notice period.
10. To pay all the maintenance charges / taxes / other charges as may be payable to the concerned authorities / society in respect of the said flats individually and also to pay the bills of the Reliance Energy Ltd., / M.T.N.L. Mumbai in respect of the abovesaid flats also in my name and on my behalf.
11. To appoint, constitute on my behalf any advocate, Pleader, Vakil, solicitor as and when required and / or necessary and to sign their Vakalatnamas only for any litigation arising out of letting out the said flats on Leave and License basis to any Licensee/s, or otherwise in respect of the said flats or as the case may be also in my name and on my behalf.

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12. To attend all courts of law in Mumbai, office of the Competent Authority appointed under the Maharashtra Rent Control Act, 1999, for any litigation arising out of letting out the abovesaid flats on Leave and License basis and otherwise in respect of the said flats also in my name and on my behalf.



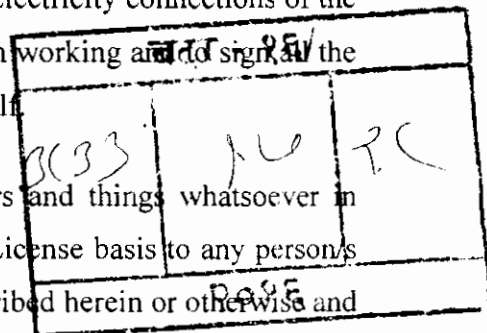
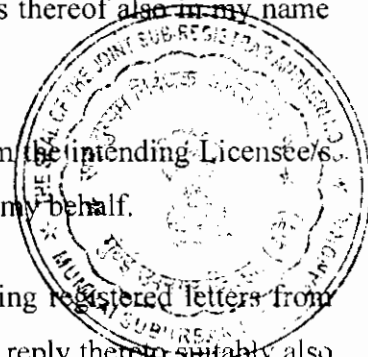


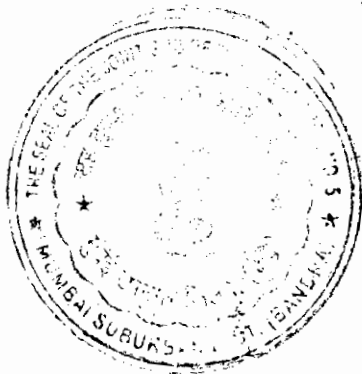
बदर - १६/		
3633	७८२८	
२०१८		



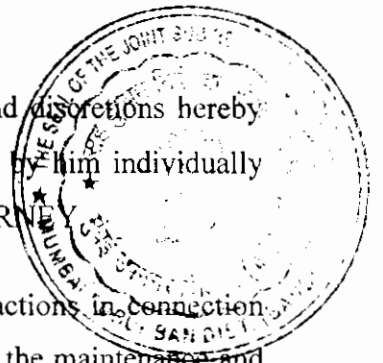
To receive, and to reply thereto, sign, affirm, present, submit any or all applications, letters, papers, statements, notices, complaints, affidavits, written statements as and when required and / or necessary in the matter of letting out the said flats on Leave and License basis also in my name and on my behalf.

14. To appear personally before the Builders / Developers / Society / Office / Committee and Office-bearers, to attend all the matters in connection with the letting out the said flats on Leave and License Basis and to obtain the sanctions thereof also in my name and on my behalf as the case may be.
15. To receive Security Deposit and monthly compensation from the intending Licensee/s. and the same be deposited in the bank in my account and on my behalf.
16. To receive all the letters and other communications including registered letters from postal and / or concerned authorities addressed to me and to reply thereto suitably also in my name and on my behalf in respect of letting out the said flats on Leave and License.
17. To apply and / or get installed the telephone connection/s, Gas connection at the abovesaid flats and to sign such application forms and all other papers, undertakings, permissions etc., that may be required under the prevailing rules and regulations of such concerned authorities.
18. To appear before the authorities of the M.T.N.L./Reliance Energy Ltd./Mahanagar Gas Ltd., Mumbai in connection with the Telephone and Electricity connections of the said flats and to take the appropriate actions for its smooth working and to sign the applications for the same also in my name and on my behalf.
19. AND IN GENERAL to do all other acts, deeds, matters and things whatsoever in connection with the matters of letting out on Leave and License basis to any person/s and or company / institution, which might have been described herein or otherwise and in this connection to do all intents and purposes beneficial for me, as I could do in my own proper persons if these presents had not been made.
20. For all or any of such purposes of and powers, authorities and descriptions concerned by these presents in respect of letting out the said flats on Leave and License basis and to obtain the other benefits as stated hereinabove and to use and sign as my ATTORNEY may deem fit.





बदर - १६/		
७७३	२८	४८
२०१६		



AND I HEREBY declare that all the powers and authorities and discretions hereby conferred upon the ATTORNEY shall be available for exercise by him individually during my absence as also at the time and place alongwith ATTORNEY

AND WHEREAS this Power of Attorney is restricted to transactions in connection with only letting of the said flats to any intending Licensee/s for the maintenance and up-keep of the said flats.

23. AND, I PRAGNA KEDIA, the EXECUTANT, do hereby agree to confirm and ratify all or any acts, deeds, matters and things done by virtue of these presents by Mr. LALLIT BIRLA, the said ATTORNEY. And I declare that all the acts, deeds, matters and things done or performed or executed under these presents shall be binding on me as if the same has been done by me personally.

25/05/2013	
1133	9C KC
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IN WITNESS WHEREOF, I Mrs. PRAGNA KEDIA have hereunto set and subscribed my hand to these presents, at this 23rd day May, 2013

SIGNED, SEALED AND DELIVERED
BY the withinnamed
PRAGNA KEDIA
In the presence of

)
)
)
)

P K Kedia



Left Hand Thumb Impression



Left Hand Thumb Impression

Specimen Signature of the Attorney

MR. LALLIT BIRLA

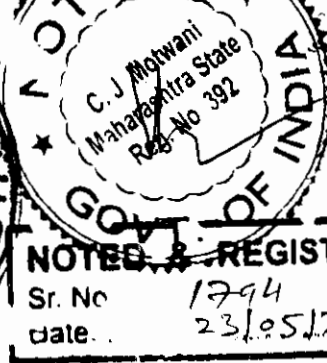


Before Me.

BEFORE ME

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

TRUE COPY
NOTARY (Govt. of India)
30/03



NOTED & REGISTERED	
Sr. No	1794
Date	23/05/2013

91/798



बंदर - १६/		
300	20	71
2005		


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LALLIT BIRLA
BADRI PRASAD BIRLA

15/08/1960
Permanent Account Number
AIIPB4976C

Signature



M. L. Birla


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAGNA KEDIA
ARVINDBHAI MINAWALA

26/10/1962
Permanent Account Number
ADWPK9701F

Signature



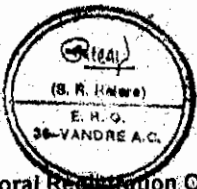
26/08/2005



ब. र. - १६/		
3(3)	29	41
२०१६		

Address Myu. Gh. No. 36, 19th Road, Khar(W)
Bombay

म्यु. घ. नं. 36, 19वा रोड, खार(प)




Electoral Registration Officer
मतदार नोंदणी अधिकारी
For 36-Bandra Assembly Constituency
36-वांद्रे विधानसभा मतदारसंघा करिता
Place / स्थळ : Bandra / वांद्रे
Date / दिनांक : 10.11.1995

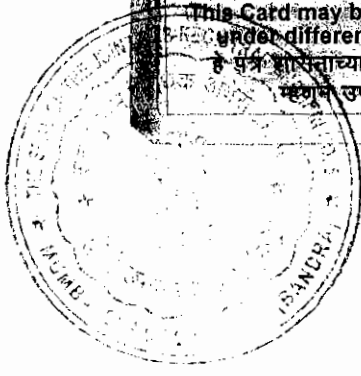
This Card may be used as an identity card
under different Government schemes.
हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र
स्वरूपेने उपयोगात आणता येईल

ELECTION COMMISSION OF INDIA
भारत निर्वाचन आयोग
IDENTITY CARD
ओळखपत्र

MT/08/036/442687



Elector's Name: Rathod Naval
मतदाराचे नाव: राठोड नवल
Father's/Mother's/Husband's Name: Manji
वडील/आई/पतीचे नाव: मंजी
Sex: M लिंग: पुरुष
Age as on 1.1.95: 30
1.1.95 रोजी वय

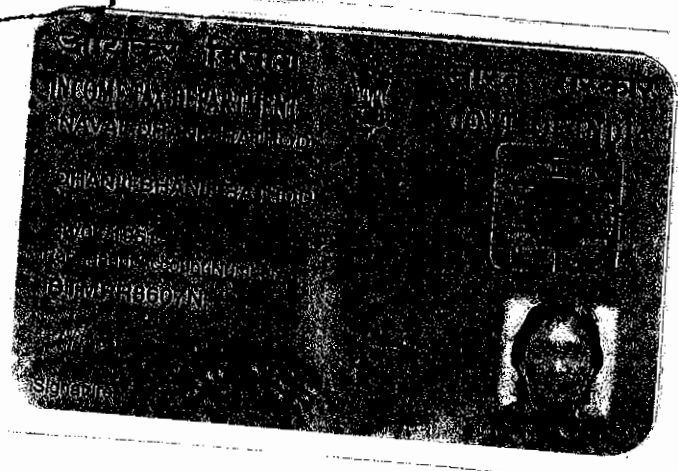


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दर - १६

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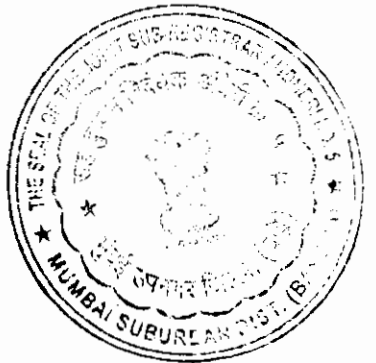
Handwritten signature

भारत निवडणूक आयोग
ओळखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
XWC2209336



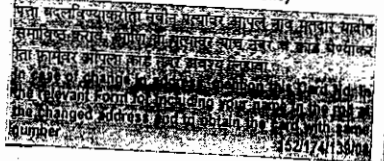
मतदाराचे नांव : भरतकुमार जमनादास शाह
Elector's Name : Bharatkumar Jamnadas Shah
वडिलांचे नांव : जमनादास शाह
Father's Name : Jamnadas Shah
लिंग : Sex : पुरुष / MALE
जन्म तारीख / Date of Birth : XX/XX/1953

3/2/10



XWC2209336
पत्ता : सी 24, शिवसुखी प्लॉट नं. 519, सेक्टर नं. 5
डॉ. आंबेडकर मार्ग चारकोप कांदिवली (प) म
मुंबई
तालुका, बोरीवली
जिल्हा, मुंबई उपनगर (महाराष्ट्र) - 400067
Address: C. 24, Shivasrushthi Plot No. 519, Sector N. 5 Dr.
Ambedkar Marg Charakop Kandivali
Mumbai
TEHSIL, Borivali
DISTT. Mumbai Suburban Dist. (M.H.) - 400067

Date 14/01/2010
152-बोरीवली विधानसभा मतदारसंघा कारता
मतदार नोंदणी अधिकारी
यांच्या सहीसाठी शिक्का
Facsimile Signature of the
Electoral Registration Officer
for 152-Borivali Constituency



ब.र. - १६/		
3033	2)	11
२०१६		



सकल - १६/		
१६३७	१४	२८
२०१३		

महाराष्ट्र शासन -नोदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन - 2016

1. दस्ताचा प्रकार:- लिव्ह अँड लायसन्स अनुच्छेद क्रमांक:-36-A

2. सादरकर्त्याचे नाव:- प्रभा मिर्ते केडीया

3. तालुका:- मुंबई / अंधेरी / बोरीवली / कुर्ली

4. गावाचे नाव:- ओशिवरा

5. लिव्ह अँड लायसन्सचा दस्त:- 1. कालावधी 12 महिने



:- 1.प्रतिमाह भाडे रक्कम 28,500 X 12 :- 342,000

:- 2.प्रतिमाह भाडे रक्कम :-

:- 3.प्रतिमाह भाडे रक्कम :-

:- 4.प्रतिमाह भाडे रक्कम :-

:- 5.प्रतिमाह भाडे रक्कम :-

:- 6. अनामत रक्कम 100,000 X 10% :- 10,000

एकूण रक्कम :- 352,000 X 0.25 %

6.देय मुद्रांक शुल्क:- 900/- भरलेले मुद्रांक शुल्क:- 900/-

7.देय नोदणी फी :-रु. 1000/-

लिपिक

सह दुय्यम निबंधक अंधेरी - 5



वै. १६/		
३(३)	१६	१८
१०६		

SHRUTI

शुक्रवार, 01 एप्रिल 2016 1:24 म.नं.

दस्त गोषवारा भाग-1

बदर 16

दस्त क्रमांक: 3833/2016

दस्त क्रमांक: बदर 16 /3833/2016

वाजार मूल्य: रु. 1,00,000/-

मोबदला: रु. 28,500/-

भरलेले मुद्रांक शुल्क: रु. 900/-

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

अ. क्र. 3833 वर दि. 01-04-2016

गेजी 1:22 म.नं. वा. हजर केला.

पावनी: 3905

पावनी दिनांक: 01/04/2016

मादरकरणाचा नाव: प्रजा कीर्ती केडिया तर्फे मुखत्यार ललित बिरा

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

दस्त हजर करणाऱ्याची मही:

एकुण: 1560 00

सह. वृत्त निबंधक अंधेरी ५,
मुंबई उपनगर जिल्हा

दस्ताचा 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.

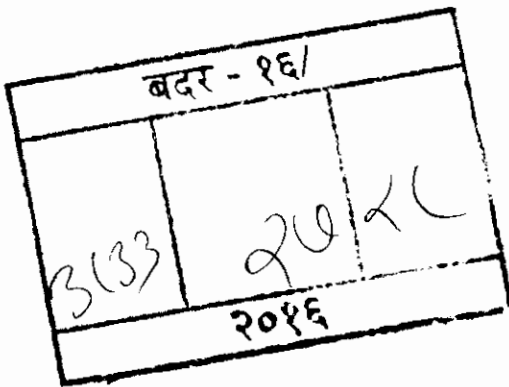
शिक्षा क्र. 1 01 / 04 / 2016 01 : 22 : 04 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 01 / 04 / 2016 01 : 22 : 45 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की या

दस्तामध्ये एकुण.....पाने आहेत

सह. वृत्त निबंधक, अंधेरी क्र. ५,
मुंबई उपनगर जिल्हा





01/04/2016 1 26:37 PM

दस्त गोपवारा भाग-2

बदर 16

दस्त क्रमांक:3833/2016

दस्त क्रमांक: बदर 16/3833/2016

दस्ताचा प्रकार :-36-अ-लिहू अँड लायमन्सेम

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रजा कीर्ती केडिया तर्फे, मुखत्यार ललित बिली पत्ता:सदनिका नं वी-705, 7 वा मजला, हार्मोनी को- ऑप हौ सो लि, अंधेरी पश्चिम मुंबई, क्रॉस रोड नं 3, लोखंडवाला कॉम्प्लेक्स, अंधेरी, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ADWPK9701F	लायमन्सेम वय :-55 स्वाक्षरी:-		
2	नाव:नवल डी राठोड पत्ता:प्लॉट नं: बी-103, माळा नं: -, इमारतीचे नाव: हार्मोनी को-ऑप हौ सो लि, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: क्रॉस रोड नं 3, लोखंडवाला कॉम्प्लेक्स, महाराष्ट्र, मुम्बई. पॅन नंबर:BTMPR8607N	लायमन्सी वय :-54 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथीत 36-अ-लिहू अँड लायमन्सेम चा दस्त पंज करून दिल्याचे दिव्य करणार.
शिका क्र.3 ची वेळ:01 / 04 / 2016 01 : 24 : 24 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश - भोसले वय:32 पत्ता:शॉप नं 17, बी विंग, सागर टॉवर, जोगेश्वरी पश्चिम मुंबई पिन कोड:400102	स्वाक्षरी		
2	नाव:भग्नकुमार जमनादास शाह वय:62 पत्ता:सी-24, शिवसृष्टी, प्लॉट नं 519, सेक्टर नं 5, चारकोप, कांदिवली पश्चिम मुंबई पिन कोड:400067	स्वाक्षरी		

शिका क्र.4 ची वेळ:01 / 04 / 2016 01 : 25 : 12 PM

शिका क्र.5 ची वेळ:01 / 04 / 2016 01 : 25 : 25 PM नोंदणी पुस्तक 1 मध्ये

सह दस्ता निबंधक अंधेरी ५,

मुंबई उपनगर जिल्हा EPayment Details.

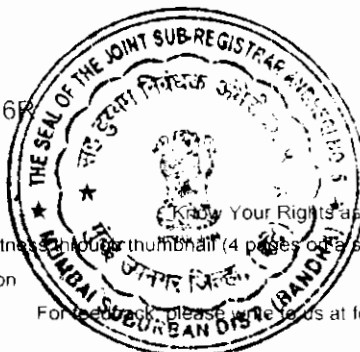
बदर-१६/ 3833 / 2016
पुस्तक क्रमांक १, क्रमांक ३३...वर
नोंदला.

दिनांक: 9/8/16

सह दस्ता निबंधक, अंधेरी क्र. ५,
मुंबई उपनगर जिल्हा.

sr. Epayment Number
1 MH008676494201516P

Defacement Number
0000006888201617



1. Verify Scanned Document for correctness through thumbnail (4 pages on 1 side) printout after scanning.
2. Get print immediately after registration

For feedback, please send e-mails at feedback.isarita@gmail.com

3833 /2016