

(P.O.) 9891162707  
B.T.O.T

Picular of the Licensee/Tenant/P

Name, Address and cont. no. of the Licensee/Owner <b>VAI - (Mobile 9967474787)</b>	PRAGNA K. KEDIA (TARIK POA PARESH VAYEDA) VISHWASNATH, 30-E, AZAD ROAD, JALHU KOLWADA, MUMBAI - 400 049
Address of the Rented Place/ Licensee/Tenant/Paying Add.	B1502, PRAMUKH HEIGHTS CHS LTD, VEERA DESAI ROAD, ANDHERI (W), MUMBAI - 43.
Name, Address and cont. no. of the Licensee/Tenant/Paying	1) SUKIRAN SINGH - 9004861058 2) SURVEEN KAUR - 9619132835 3) MANMEET SINGH - 9725174741
Native place of the Tenant/Paying	1) E-254, RANJEEV AVENUE, AMRITSAR - 143001. (2) A-33/4, DLF COLONY, SIRHIND ROAD, PATIALA - 147004.
Previous Address of the Licensee/ Tenant/Paying	A/603, PRAMUKH HEIGHTS CHS LTD, VEERA DESAI ROAD, ANDHERI (W), MUMBAI - 400 053.
Tenant place of work add. & Tel no. or Detail of business	1) MOD ART INTERNATIONAL, VILE PARLE (E), MUM - 400 037. 2) WORKING AS A.D. IN PRODUCTION HOUSE, OPP. OSHWAKART POLICE STATION. 3) PETAL MASCRAFT, TAT, DOMESTIC INT'L AIRPORT, MUM - 400 099
Full Name & add. with tel. no. Two Refrence person (Tenant R. E.)	1) RANVEER DUA - 9930104515 2) SIMARJOT WADHWA - 9892731221
Total Family member with full name & age	1) SUKIRAN SINGH - 31 YEARS 2) SURVEEN KAUR - 27 YEARS 3) MANMEET SINGH - 28 YEARS
Leave & License Agreement Period	12 MONTHS (13/12/2016 TO 12/12/2017)
Details of the Estate Agent Add, con. No. & Stamp	M. A. —
Attached the Licensee ID. proof (Copy of Passport, Aadhar Card, Voter I. D., Driving Licence, Pan card, Bank passbook, etc & Agreement copy)	DRIVING LICENCE & PASSPORT COPY

Thus particular of the Tenant/ Licensee/ paying guest furnished above are true to my knowledge & record. I am aware that false of any of these details shall entail criminal action against me as per law. ( Above incomplete detail will be not accepted )

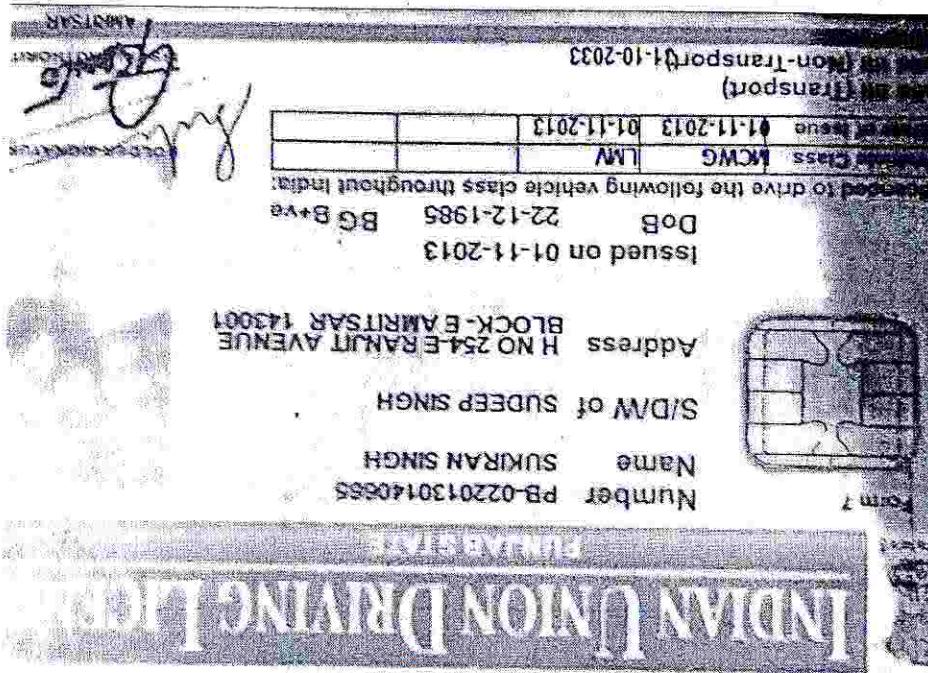
( Signature ) ( Signature ) ( Signature/thumb )

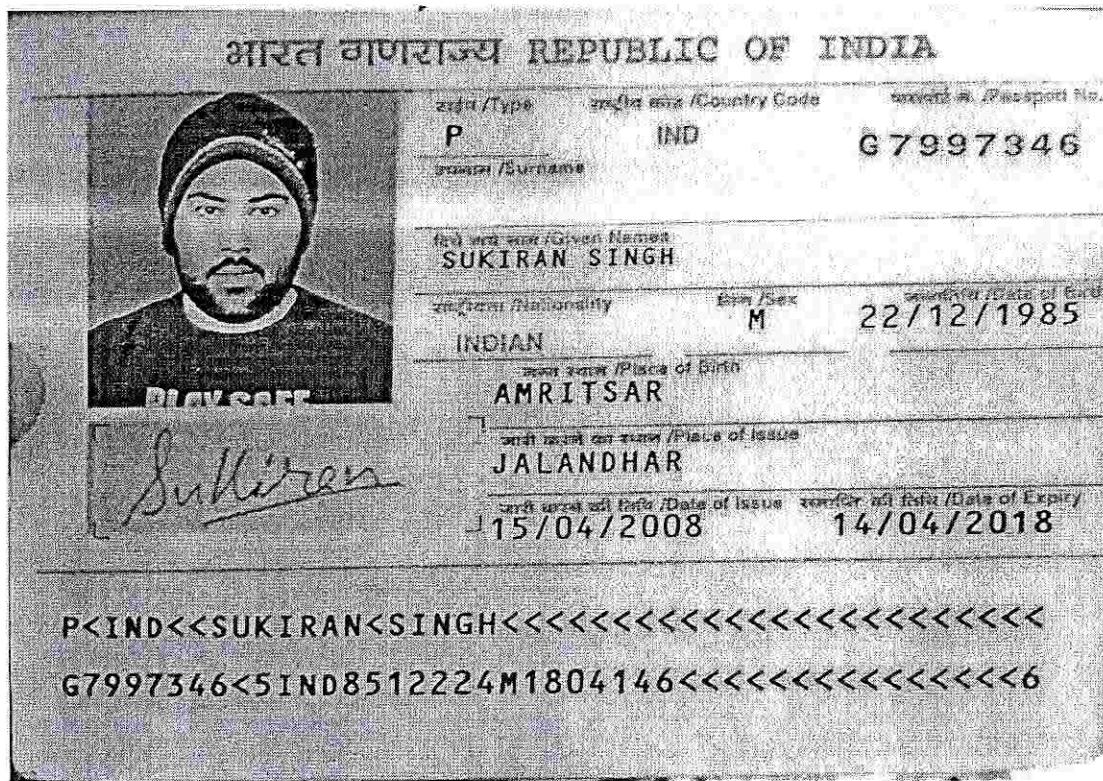
N.A.  
Agent  
Licensee

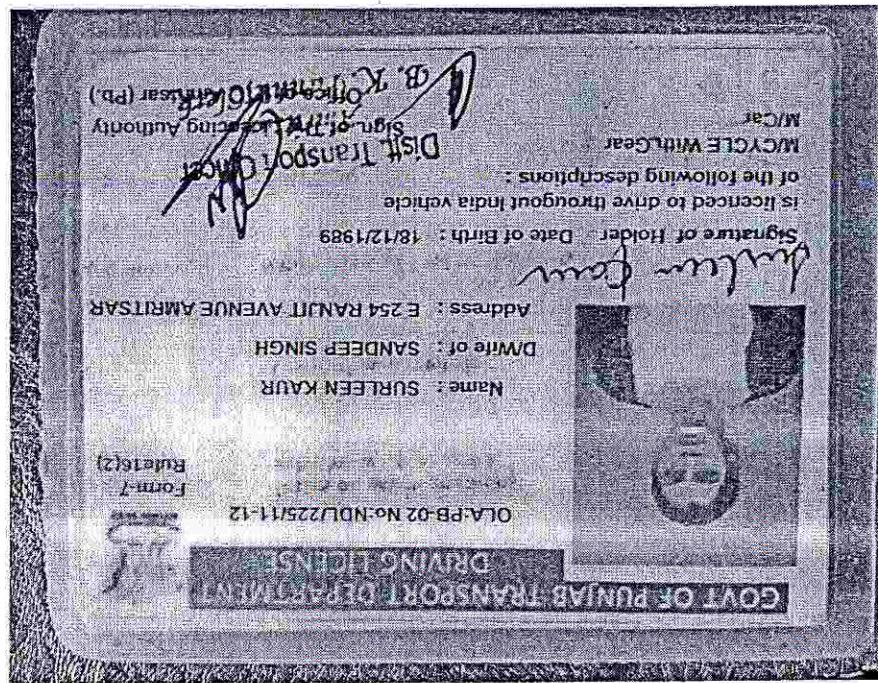
Received  
Duty Writer  
Amboli Police Station  
Mumbai. Date: 27/12/2016

Sectt. J. of Police Station













Georgie/Chandigarh  
Regional Passport Office

1911.20.21.1912.22

THESE ARE THE REASONS AND THE CAUSES WHICH HAVE MADE US STRIKE OUT AGAINST THE SPANISH GOVERNMENT. WE HAVE BEEN FOR A LONG TIME IN A POSITION OF GREAT DANGER, AND IT IS ONLY NATURAL THAT WE SHOULD TAKE THE MEASURES WHICH WE HAVE TAKEN.

10. Mekanika na gumi  
ge bila mala tipe keterlalui yg. Ge punya yg dpt yg pertama yg  
dapat yg. Dapat yg.



THE END OF THE EGYPTIAN EMPIRE

Passport Type	Passport No.	Country Code	Date of Birth
P	G 8676998	IND	17/09/1988
Passport Holder Name		Issue Date / Date of Expiry	
CHAWLA MANNEET SINGH		01/06/2018	
Sex	Passport Holder Sex	Passport Holder Sex	Passport Holder Sex
INDIAN	M	M	M
Place of Birth		Place of Birth	
PATIALA		CHANDIGARH	
			

### ਪੰਜਾਬੀ

ਪਿੰਡ ਦੇ ਲੋਦੀ ਵਾਲੀ ਸਾਹਮਣੇ ਵਿੱਚ ਆਜ਼ਾਦੀ ਦੇ ਜ਼ਰੂਰ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ  
ਪਿੰਡ ਦੇ ਲੋਦੀ ਵਿੱਚ ਆਜ਼ਾਦੀ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ

### ਪੰਜਾਬੀ

ਅਥ ਲੋਦੀ ਵਿੱਚ ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਦੇ ਅੱਗੇ ਤੋਂ ਕਿੰਨੇ  
ਲੋਦੀ ਲੋਦੀ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ

ਅਥ ਲੋਦੀ ਵਿੱਚ ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ  
ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ

ਲੋਦੀ ਵਿੱਚ ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ  
ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ

### REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

### CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATOR RECEIVED BY HOLDER FROM THE PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ	ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ
GURMEET SINGH CHAWLA	ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ
DEVINDER KAUR CHAWLA	ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ
A-33/1, DLF COLONY	ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ
TRIPURI	ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ
PATTALA 147004	ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ
A7658523	ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ
CHDF 00653008	ਪਾਸਪੋਰਟ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ ਦੇ ਨਾਮ ਵਿੱਚ ਪਾਸਪੋਰਟ ਮਾਰਕੋ







**CHALLAN**  
**MTR Form Number-6**

मंदर - १६/	१००
१३४४	१००५

GRN	MH007041962201617E	BARCODE	Date	25/12/2016-22:46:25	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					
Year	2016-2017 One Time	Flat/Block No.	FLAT NO 1502 B WING PRAMUKH HEIGHT			
	Account Head Details	Amount In Rs.	Premises/Building	S CHS LTD		
0030045501	Stamp Duty	1400.00	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=SUKIRAN SINGH ANDO			
			THERS-CA=12~Marketval=45000			
Total		2400.00	Amount In Words	Two Thousand Four Hundred Rupees Only		
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
	Cheque-DD Details	Bank CIN	REF No.	02300042016122574646	415007040	
Cheque/DD No		Date		25/12/2016-22:46:14		
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch		Scroll No. , Date		Not Verified with Scroll		
Mobile No. :	Not Available					





पावती

Monday, December 26, 2016  
10:04 AM

Original/Duplicate  
नोंदवणी क्र०.: 39म  
Regn.:39M

पावती क्र०.: 13948 दिनांक: 26/12/2016

गावाचे नाव: औशिवरा  
दस्तऐवजाचा अनुक्रमांक: बदर16-13655-2016  
दस्तऐवजाचा प्रकार : 36-अ-लिन्ह अँड लायसन्सेमा  
सादर करणाऱ्याचे नाव: प्रगा के कोडिया तरफ मुख्यार परेश वायेडा  
नोंदवणी की  
दस्त हाताळणी की  
पुढांची संख्या: 17

पावती क्र०.: 13948 दिनांक: 26/12/2016

आपणास मूळ दस्त थंबेनेल पिंट, सूची-२ अंदाजे  
10:21 AM द्या वेळेम मिळेल.  
बाजार मुळ्य: रु. 100000/-  
मोबदला रु.45000/-  
भरलेले मुद्रांक शुल्क : रु. 1400/-

- 1) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-  
डीडी/इनादेश/प्र ऑफिर क्रमांक: MH007041962201617E दिनांक: 26/12/2016  
बँकेचे नाव व पता:  
2) देयकाचा प्रकार: By Cash रक्कम: रु. 340/-

सह. उद्यम निःशक्त अंडेरी  
मुंबई उपनगर जिल्हा

सह. उद्यम निःशक्त अंडेरी  
महाराष्ट्र निकायांकी 5

registered original document  
Delivery on 26/12/2016



## CHALLAN

MTR Form Number-6

**RS:2400.00**

<b>GRN</b>	MH0070416516816 B <b>DEFACED QR code</b>		
<b>Department</b>	Inspector General of Registration		
<b>SI No.</b>	1000.00	<b>AMOUNT</b>	1000.00
<b>Type of Payment</b>	1400.00	<b>TAX ID (If Any)</b>	1400.00
2. <b>Registration Fee</b> (Amt. in words) <b>Two Thousand Four Hundred Rupees Only</b>			

Office Name BDR16\_JT SUB REGISTRAR ANDHERI 5

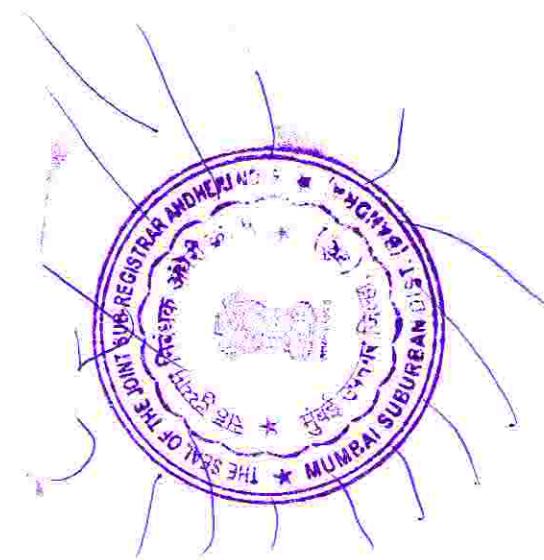
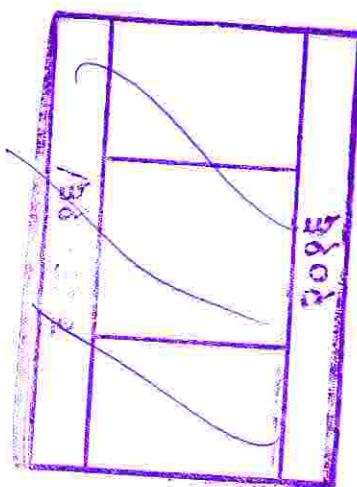
Location MUMBAI

Year 2016-2017 One Time

Account Head Details	Amount In Rs.	Full Name	PAN No. (If Applicable)
		PRAGNA K KEDIA	
Year	2016-2017 One Time	Flat/Block No.	FLAT NO 15002 B WING PRAMUKH HEIGHT
Location	MUMBAI	Premises/Building	S CHS LTD
Year	2016-2017 One Time	Road/Street	VEERA DESAI ROAD
Account Head Details	Amount In Rs.	Area/Locality	ANDHERI WEST MUMBAI
		Town/City/District	
		PIN	4 0 0 5 3
		Remarks (If Any)	SecondPartyName=SUKIRAN SINGH AND O THIERS-CA=12~Marketval=45000
Total	2400.00	Amount In Words	Two Thousand Four Hundred Rupees Only
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	REF No.	02300042016122574646 415007040
Cheque/DD No	Date	25/12/2016-22:46:14	
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch	Scroll No., Date	Not Verified with Scroll	

Mobile No.: Not Available





## LEAVE & LICENSE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENSE made and entered into at Mumbai,  
on this 26<sup>th</sup> day of December, 2016

### BETWEEN

**MRS. PRAGNA K. KEDIA**, an adult, Indian Citizen, having address at Vishwashanti, 30-E, Azad Road, Juhu Koliwada, Mumbai - 400 049, 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**

**A N D**

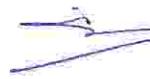
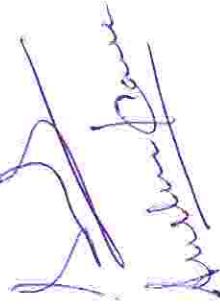
(1) **MR. SUKIRAN SINGH**, an adult, Indian Citizen, having permanent address at E-254, Ranjeet Avenue, Amritsar - 143 001, Punjab (2) **MS. SURLEEN KAUR**, an adult, Indian Citizen, having permanent address at E-254, Ranjeet Avenue, Amritsar - 143 001, Punjab & (3) **MR. MANMEET SINGH**, an adult, Indian Citizen, having permanent address at A-33/1, DLF Colony, Sirhind Road, Patiala - 147 001, Punjab, hereinafter called the "LICENSEES" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **Other Part**.



Whereas the LICENSOR is the lawful owner of **Flat No. 1502, B Wing, Pramila Heights 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 LICENSEES are in need of residential accommodation and have requested the LICENSOR to allow them and their family members, to use and occupy the said **Premises** temporarily for Twelve (12) months on **Leave & License** basis and, whereas the LICENSOR has considered their request favorably 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 LICENSEES to use and occupy the said **Premises** along with permanent fittings and fixtures, etc., installed/affixed therein by the LICENSOR, temporarily and for their own personal residential use for a period of Twelve (12) months on **Leave & License** basis, commencing from **13/12/2016** to **12/12/2017** (both days inclusive).



१३	४४	६	१५
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The **LICENSEES** on execution of this Agreement have deposited 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 **LICENSEES** under this Agreement. The deposit or balance thereof shall be returned only at the time of the **LICENSEES** vacating the said **Premises** and on the **LICENSEES** satisfying the **LICENSOR** that all obligations under this License are fulfilled, that the bills towards electricity/ piped gas/cable TV & internet charges have been paid or provided for, in the event of termination of this Agreement as stated herein. The **LICENSOR** shall 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 **LICENSEES**, 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 **LICENSEES** only on the 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 same condition which were provided to the **LICENSEES**, except normal wear and tear and the payment of the other charges as may be used by the **LICENSEES** in the said Licensed premises for the better use, benefit and enjoyment of the same, directly to the concerned authorities and submit the duty paid receipts to the **LICENSOR** and/or any change in law due to the increase in payment of outgoings, either to the said Society and/or the competent authority and/or increase of any third party rights created by the **LICENSEES** 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 she may deem fit and proper to meet/remedy such breach and default, which the **LICENSEES** agree & accept the same and undertake & assure to abide by the same accordingly.

3. The **LICENSEES** shall pay to the **LICENSOR**, a sum of **Rs. 45,000/- (Rupees Forty Five Thousand Only)** per month, during the period of Twelve (12) months, for the use and occupation of the said Flat. The monthly compensation should be paid to the **LICENSOR** on or before **15<sup>th</sup>** of every English Calendar month. If the said compensation is not paid to the **LICENSOR** from time to time, then the **LICENSOR** shall give One (1) month notice to vacate the said Flat.

SUPERIOR SIGN, (2)	96	3	96/
Hypothetical Supplemental	93	3	93/

4. Although, the LICENSEES being three namely (1) MR. SUKIPAN SINGH, (2) MS. SURLEEN KAUR & (3) MR. MANMEET SINGH as per this Lease & License Agreement, the deposit amount and monthly compensation shall be paid by MR. MANMEET SINGH on behalf of all the LICENSEES.

5. The LICENSEES shall use the said Premises for Residential purpose only and not for any other purpose whatsoever.

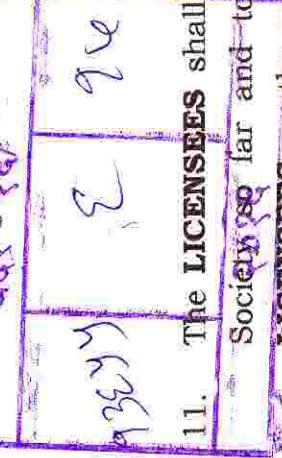
6. It is expressly agreed that the LICENSOR shall be deemed to have ultimate and full control over the possession of said Premises and the LICENSEES shall not claim any right by way of tenancy, sub-tenancy or any other right in any manner whatsoever in the said Premises and, the LICENSEES shall be considered to be only notionally in possession thereof and the de jure possession/physical control of the said Licensed premises shall always be with the LICENSOR exclusively, solely and absolutely alongwith one set of the keys thereto.

7. It is agreed by and between the parties that the LICENSEES shall have no right of tenancy, sub-tenancy and/or any right, title and interest in the said Premises or shall not sub-let, re-let or under-let, 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, occupation, residence, etc.

8. In addition to the License fee mentioned above, the LICENSEES shall pay Electricity Bill/Piped Gas Bill/Cable TV & Internet Charges, for use in this said flat as per bills received from the concerned departments. The LICENSEES 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 LICENSEES shall duly pay and discharge the said charges as per their usage and in the name of the LICENSOR.

9. The LICENSOR shall pay the Municipal and other taxes, maintenance charges in respect of the said flat to the said Society, provided that in case of any change in law due to which the charges 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 increased surcharge, in equal proportion.

10. The LICENSEES 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 all such damages or loss, as the LICENSOR may sustain whether the same be caused by the LICENSEES or LICENSEES family/guests/visitors/servants, in the said flat. The said flat would be handed over to the LICENSOR in the state as it was taken at the time of possession (normal wear and tear excepted).



- 4
11. The **LICENSEES** 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 **LICENSEES**, as the occupant of the said **Premises** or any part thereof. The **LICENSEES** shall not do, omit or suffer to be done anything whereby the **LICENSOR's** right to hold the said flat is prejudiced, avoided, forfeited or extinguished or jeopardized in any manner. It is specifically agreed and understood by and between the parties hereto that the **LICENSEES** 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 their own names and shall always ensure that the same is done by the **LICENSOR** in her name and signature.
12. That the **LICENSEES** 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 **LICENSEES** shall not store any narcotics items such as Bhang or Explosives such as RDX, Crackers or any type of firearms, etc., which is prohibited by laws of the Government and the **LICENSEES** shall not allow any person of immoral reputation or allow any immoral business in the said **Premises**.
13. 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 **LICENSEES** whatsoever. The **LICENSEES** shall be liable and responsible to insure the same despite one set of keys to be held by both the parties hereto and, the right to enter upon and use the premises as **LICENSEES** temporarily granted to them. The **LICENSOR** shall be entitled to inspect the said **Premises** and check the same at any time as she may fit and proper, by giving 1-2 days intimation to the **LICENSEES** before such inspection.
14. 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 **LICENSEES** 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 agent/s shall have the right to enter into the Licensed said flat or any part thereof, at mutually agreed time for the purpose of Inspection.
15. The **LICENSEES** hereby admit and acknowledge that it is the express intention of the parties to this Agreement, that the relationship of "**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 & 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 **LICENSEES** and, the **LICENSEES** hereby agree that under no circumstances they shall claim any right to tenancy, sub-tenancy or any other nature into/upon the said flat.



N. N. Dhanur

V.V.

१३६४  
१०/१५

16. This Agreement shall be within the provisions of Section 24 of the Maharashtra Rent Control Act, 1999 and the **LICENSEES** under take to honour the provisions of Section 24 of The Maharashtra Rent Control Act, 1999, amended from time to time. The **LICENSOR** shall be entitled 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 **LICENSEES** fail or refuse to handover the charge of the said flat, then this Agreement shall be subject to exclusive jurisdiction of Court at Mumbai.

17. In case of any default on the part of the **LICENSEES** and/or the earlier termination of *these* presents or on expiry of the tenure of *these* presents, the **LICENSOR** shall deemed to be in quiet, vacant and peaceful possession of the said Licensed premises and the **LICENSEES** 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, misrepresentation and/or compulsion of any nature and the parties shall be doing so on their own free will and voluntarily.

18. Both, the **LICENSOR** and the **LICENSEES** shall have an option to terminate this Agreement by giving One (1) month written notice before due date of expiry of this Agreement.

19. On the expiration or earlier termination of this Agreement, the **LICENSEES** shall handover vacant and peaceful possession of the said **Premises** to the **LICENSOR**.

20. That the **LICENSEES** are not authorized to make any permanent additions, fixtures or alterations in the construction of the said **Premises**, whatsoever may be the case.

21. On the expiration or earlier termination of this Agreement, the **LICENSOR** on receiving back the vacant and peaceful possession of the said **Premises** shall forthwith return to the **LICENSEES** their refundable interest free security deposit, a sum of **Rs. 1,00,000/- (Rupees One Lac Only)** after the clearance of electricity bill/ piped gas bill/ cable TV & internet charges due to the **LICENSOR** under this Agreement remaining unpaid on the date of expiration. The said refundable interest free security deposit shall also be subject to the issues and deductions set out in clause No. 2 hereinabove. In case of non-payment of any outstanding dues by the **LICENSEES** and any bills not been issued by the competent authority, an average of Two (2) months bill shall be deducted from the refundable interest free security deposit.



*[Signature]*

*[Signature]*

१३७५	C	१४
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22. In case, the **LICENSEES** for whatsoever reasons fail to handover the peaceful possession of the said flat beyond the expiration of this Agreement, then for time being the essence the **LICENSEES** hereby unconditionally agree to pay the **LICENSOR**, the Liquidated damage of **Rs. 1,500/- (Rupees One Thousand Five Hundred Only)** per day of delay till such time the vacant possession of the said flat is handed over 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 **LICENSEES**. This payment/penalty does not absolve the **LICENSEES** of their obligation to vacate the said **Premises** promptly on the termination/expiry of the License.
23. It is agreed that if the **LICENSEES** commit the breach of terms and conditions of this Agreement, the **LICENSOR** shall be entitled to revoke the **License** hereby granted after giving the **LICENSEES** One (1) month written notice to remedy the breach complained of. On expiry of said period of One (1) month if default complained of not having been remedied, the **License** hereby granted shall stand revoked.
24. This Agreement is made at Mumbai, the flat is situated at Mumbai and the parties are in Mumbai, hence it is subject to Mumbai's Jurisdiction.
25. Stamp Duty & Registration Fee/Charges will be shared 50:50 by both the parties.
26. Each party shall bear the costs of the broker/s on this Agreement and thereafter on each renewal.



Sub-Registrar  
Andheri No. 5  
Mumbai  
Date: 25/02/2018  
Signature 1  
Signature 2  
Signature 3  
Signature 4

बटर - १६/	१४
१३८४	१४

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

.....*Narender Ahluwalia*.....



*[Signature]*



Signed and Delivered

by the withinnamed LICENSEES

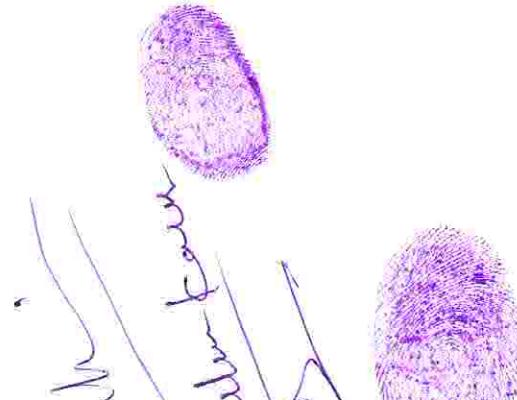
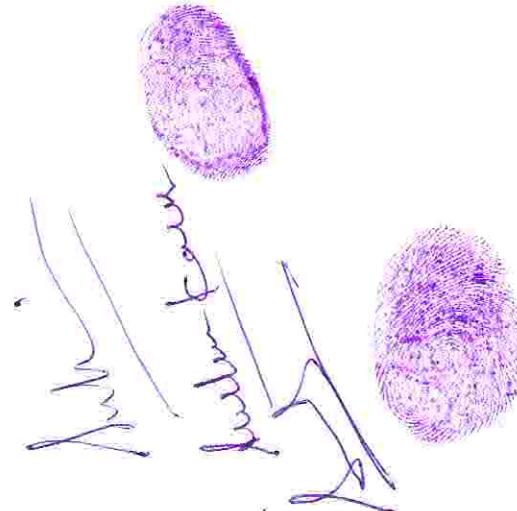
**MR. SUKIRAN SINGH**

**MS. SURLEEN KAUR**

**MR. MANMEET SINGH**

In the presence of.....

.....*Amrit Kaur*.....



### RECEIPT

Received a sum of **Rs. 1,00,000/- (Rupees One Lac Only)** as Security Deposit without Interest from the LICENSEES, vide UTR No. \_\_\_\_\_ dated 13/12/2016, drawn on \_\_\_\_\_, \_\_\_\_\_ Branch and the same will be returned only in term of the obligations, terms and conditions set out hereinabove and not otherwise.

I SAY, RECEIVED



**MRS. PRAGNA K. KEDIA**  
Through her Constituted POA holder

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

SUKHAN SINGH  
SUDEEP SINGH

Permanent Account Number

CEYPS94601

Signature



9644 90 94

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

PARSHVAYEDA

UDAYKUMAR JIVANLAL VAYEDA

Signature

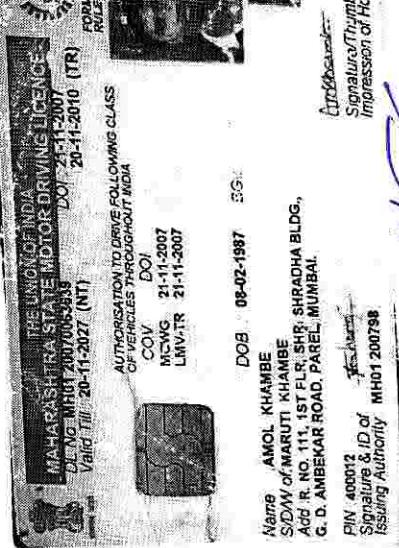
12/10/1977

Permanent Account Number

ACSPV2071J

Signature

10072008



Signature

आयकर विभाग

INCOME TAX DEPARTMENT

SURLEEN KAUR

SUDEEP SINGH

18/12/1989

Permanent Account Number

DBYPK8614Q

Signature



आयकर विभाग

INCOME TAX DEPARTMENT

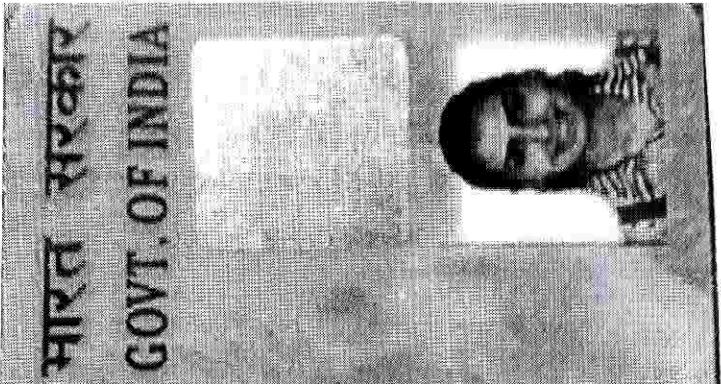
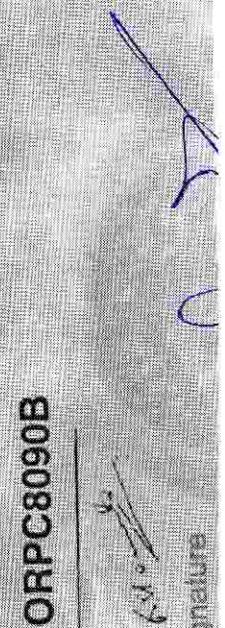
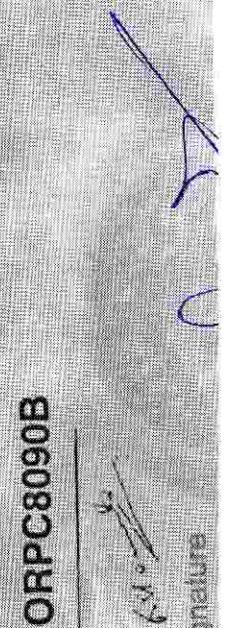
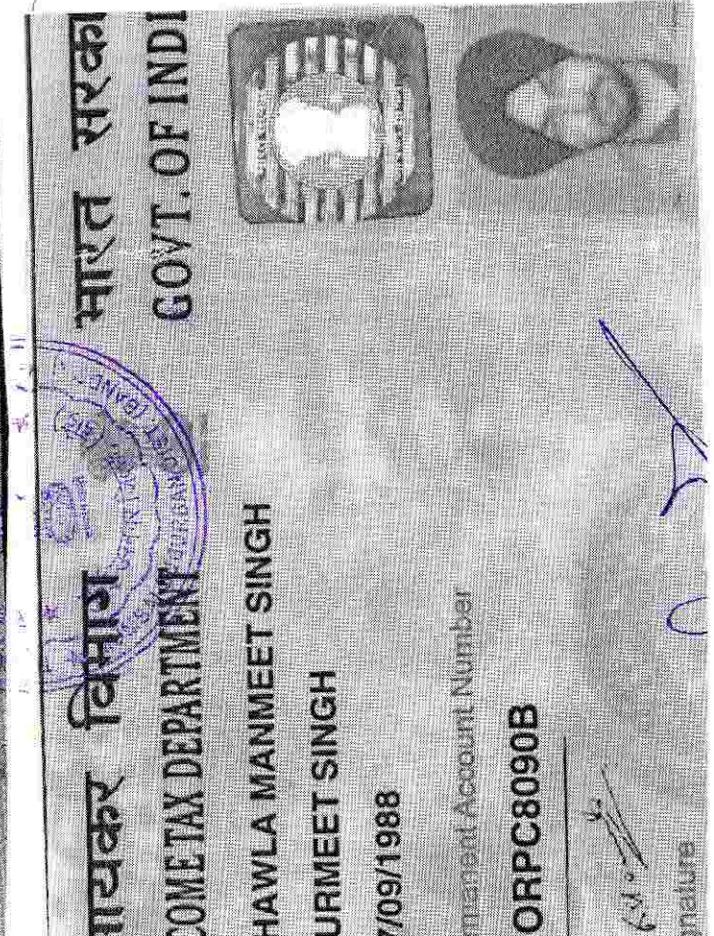
CHAWLA MANMEET SINGH

17/09/1988

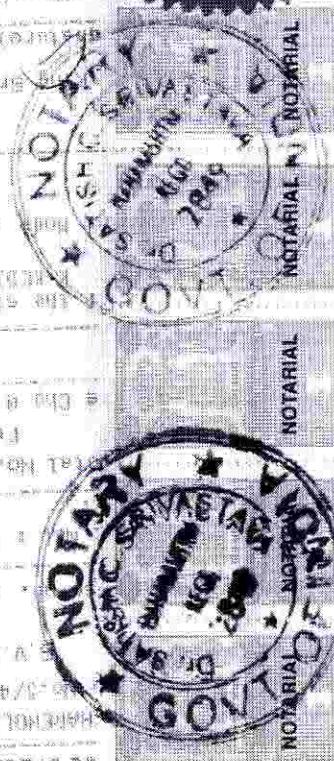
GURMEET SINGH

AORPC8090B

Signature



**TRUE COPY**



Token No:

Document Type: NON REGISTRED

Agreement  
dated 11/02/2012 - PRELIMINARY DRAFT

V. Radhika /& Pramukhikha Desai, Shoptop no. 1006B

Telephone No. 02-225386

Date : 02/02/2012

000.00

0.00

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0.00

**SPECIFIC POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME ACROSS I,  
**PRAGNA K. KEDIA**, adult Indian Citizen, presently residing at 6<sup>th</sup> Floor,  
Vishwashanti 30/E, Azad Road, Juhu Koliwada, Mumbai - 400 049 do hereby  
SEND GREETINGS:

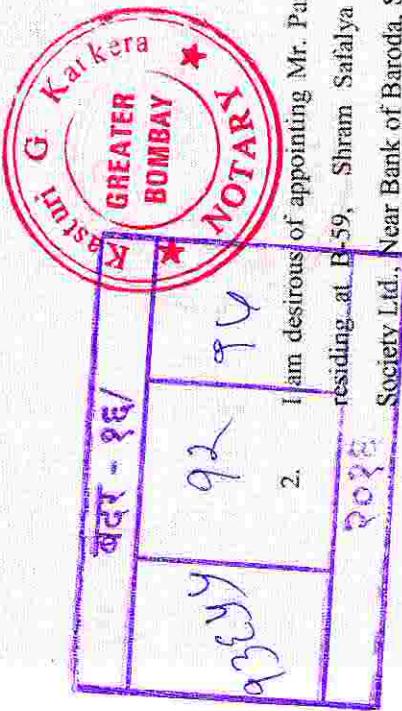
**WHEREAS:**

- I am the owner and seized and possessed of and well and sufficiently entitled to the flat being Flat No. 1502 on the 15<sup>th</sup> Floor in the B wing of the building known as Pramukh Heights situated at Veera Desai Road, Andheri (west) mumbai - 400053 (hereinafter referred to as the "said flat") and one open car parking in the compound of the building known as Pramukh Heights (hereinafter referred to as the "said parking"). Unless otherwise referred to individually, the said flat and said parking are collectively be-



1  
✓

# TRUE COPY



2. I am desirous of appointing Mr. Paresh U. Vayeda, adult, Indian Inhabitant residing at B-59, Shram Satyala LIC Employees Co-operative Housing Society Ltd., Near Bank of Baroda, Shimphli Road, Borivali (West), Mumbai – 400 092 (hereinafter referred to as the "Attorney") to do the act as mentioned herein in respect of the said premises which the Attorney has consented to do.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH That I, PRAGNA K. KEDIA, do hereby nominate, appoint and constitute Shri Paresh U. Vayeda, to be my true and lawful attorney for the purpose expressed that is to say.

1. To sign and execute leave and license in respect to the said premises and to attend the office of the Sub-Registrar of Assurances at Bandra / Fort / Goregaon / Borivali / Mumbai and lodge the same for registration with the Sub-Registrar of Assurances and to admit execution on my behalf and to do all acts and things necessary for effectively registering the said leave and license.
2. To receive the stamped and registered leave and license agreement from the Sub-registrar of Assurance.
3. To attend the local Police Station, Municipal Corporation of Greater Mumbai, society, Developer, Collector of Stamps, Sub-Registrar of Assurances, concerned ward office, etc. and completes the necessary formalities for grant of the said premises on leave and license basis.



To represent me and attend the meetings of the society and correspond with society, Reliance Energy Limited, Deputy Registrar of the Co-operative MTNL, Mahanagar Gas and/or any other concerned authority and/or any other service provider agency in my name in respect of the said premises and to pay and deposit amounts and/or maintenance charges in respect of the said premises.

And I do hereby agree to ratify and confirm all and whatever my said Attorney shall or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have put our hand this day 30 of June, 2012.

*P. K. VAYEDA* 2

# TRUE COPY

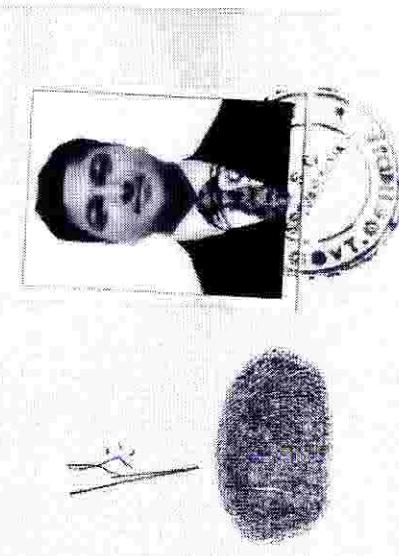
Flat No. 1502 in the B Wing of the building known as Pramukh Heights situated at Veera Desai Road, Andheri (West), Mumbai - 400 053 and one open ~~car~~ parking space in the compound of the Building Pramukh Heights.



SIGNED AND DELIVERED BY THE )  
WITHINNAMED "EXECUTANT" )  
Mrs. PRAGNA K. KEDIA )  
along with photograph )  
in the presence of ..... )

Signature of the abovenamed

POWER OF ATTORNEY HOLDER )  
Shri. PARESH U.VAYEDA )  
along with photograph )  
in the presence of ..... )



BEFORE ME

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



30 JUN 2012



NOTE & REGISTERED  
Sr. No. 1597  
Date 30/06/2012

Mrs. KASTURI G. KARKERA  
Advocate / Notary Public Regd. No. 58  
Shop No. 11, Mona Shopping Centre,  
Near Navrang Cinema, Andheri (W)  
Mumbai - 400 053, Expiry Date 08/06/2017

₹ - ₹/	93	90
₹/pc	93	90

Scn 3  
*26/12/16*

## घोषणापत्र

मी परेश वाहेंडा

यादवारे घोषित करतो की. सह दुस्यम निबंधक

अंदेशी ५ यांचे कार्यालालात लिव्ह अँड लायसेन्स / कृष्णनामा या शिष्याकाचा दस्त नोंदानिसाठी सादर करण्यात आला आहे. श्री परेश वाहेंडा

व. इ. यांनी दि. ३०/०८/२०१२ रोजी मला दिलेल्या कुलमुख्यारपत्राच्या आधारे भी, सदर दस्त नोंदनिस सादर केला आहेनिष्पादित करून कबुलीजबाब दिला आहे सदर कुलमुख्यारपत्र लिहून देणार यांनी कुलमुख्यारपत्र रद्द केलेले नाही किंवा कुलमुख्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मर्यादा झालेले नाही अन्य कोणत्याही कारणांमुळे कुलमुख्यारपत्र रद्दबाबातल ठरलेले नाही. सदरव्ये कुलमुख्यारपत्र पूर्णपणे वेध असून उपरोक्त कृती करण्यास मी पूणात: सक्षम आहे. सदरव्ये कथित युकीचे आटक्ळून आल्यास, अधिनियम, १९०८ चे कलम ८२ अन्वये शिक्षेस मी पाव राहील याची मला जाणीव आहे.

दिनांक २६/११२/२०१६

कुलमुख्यारपत्रधारकाचे नाव व सही

रद्द - १६/	१६	१६
१६/११२/२०१६	१६	१६
	१६	१६
	१६	१६



सोमवार, 26 डिसेंबर 2016 10:04 म.पू.

दस्त गोपयारा भाग-1

बद्र 16
दस्त क्रमांक: 13655/2016

दस्त क्रमांक: बद्र 16 / 13655/2016

बाजार मुल्य: रु. 1,00,000/- मोबाइल: रु. 45,000/-

भरलेले मुद्रांक शुल्क: रु.1,400/-

द. नि. सह. दि. नि. बद्र 16 यांची कायालयात

अ. क्र. 13655 वर दि. 26-12-2016

रोजी 10:03 म.पू. चा. हजर केला.

पावती: 13948 पावती दिनांक: 26/12/2016  
 सादरकणाराचे नाव: प्रगा के केडिया तरफे मुख्यार प्रेश  
 वायेडा

नोंदवणी की

दस्त हाताळणी की  
 पुष्टांची संख्या: 17

दस्ताचा प्रकार: 36-अ-लिन्ह अंड लायसन्स

**सह. सुहृदाम. कौ. बंडेश्वर अंधेरी ५,  
 मुंबई उपनगर जिल्हा**

**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.

शिक्का क्र. 1 26 / 12 / 2016 10 : 00 : 44 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 26 / 12 / 2016 10 : 01 : 14 AM ची वेळ: (फी)

प्रयापित करावा नेवे की, आ  
 दस्तावधारे दर्शवा....., पाते असेहा

### प्रतिज्ञापत्र

सदर दस्तावधार मंदण कायदा १९०८ अंतर्गत असलेल्या तरतुदीपुत्रारच नं. १२३४५  
 दाखल केलेला आहे. दस्तावेल मजकूर, निषादक व्यवसी, साईदत, द  
 सोबत जोडलेल्या कागळपत्राची सलता तपासली आहे. दस्ताची सलता  
 कायदेशीर बाबीसाठी दस्त निषादक व कायुलीवारक व संपर्णणे जबाबदार १००%.

लिहान लागर (दिशकासहीत खालील)

लिहान लागर (दिशकासहीत खालील)



बद्र - १६/	१६/	१६/
०३५५	१६/	१६/





दस्त क्रमांक 2

बदर16

26/12/2016 10:08:00 AM

दस्त क्रमांक :बदर16/13655/2016

दस्तावा प्रकार :-36-अ-लिन्ह औं लायसन्सेस

अनु. क्र. पक्षकाराचे नाव व पता

1 नावःप्रशा के केडिया तर्फ मुख्यार परेश वाचेडा  
पता:३०-ई., विश्वांगी, शह कोलीवाडा मुंबई,  
आशाद रोड, झुळ, MAHARASHTRA, MUMBAI,  
Non-Government.  
पैन नंबर:

2 नावःमुकिरण मिह

पता:फ्लॉट नं. ई-२५४, माळा नं. -, इमारतीचे नाव:  
रणजीत अच्छेन्यू, ब्लॉक नं: अभितसर पंजाब आज  
मुंबईत , रोड नं. -, पूण्याब, अमृतसर.  
पैन नंबर:

3 नावःमनमीत मिंह

पता:फ्लॉट नं. ए-३३/१ , माळा नं. -, इमारतीचे नाव: ई व्ह-२८  
एल एफ कॉलनी, ब्लॉक नं: पाटियाला पंजाब आज  
मुंबईत , रोड नं: सिरहिंद रोड , पूण्याब, फाटे:शारः  
साहिब.  
पैन नंबर:

4 नावःमनमीत मिंह

पता:फ्लॉट नं. ए-३३/१ , माळा नं. -, इमारतीचे नाव: ई व्ह-२८  
एल एफ कॉलनी, ब्लॉक नं: पाटियाला पंजाब आज  
मुंबईत , रोड नं: सिरहिंद रोड , पूण्याब, फाटे:शारः  
साहिब.  
पैन नंबर:

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिन्ह औं लायसन्सेस चा दस्त ऐवज शिक्का क्र.३ ची व्ह-२६/१२/२०१६ १० : ०३ : ५९ AM

ओळखा:-

वालील इसम असे निवेदित करतात की ते दस्तऐवज करून देण-यानां व्यक्तिशः ओळखाता, व त्याची ओळख पटवितात  
अनु. पक्षकाराचे नाव व पता

1 नाव:नेरु - आयदासानी

व्ह-५१

पता:शांप नं.००२ एच्हरशाईन एम्बेसी को औंप हौ सो लि वीरा  
देसाई रोड अंधेरी पश्चिम मुंबई  
पिन कोड:400053

2 नावःअमोल मारुती खावे

व्ह-२९

पता:शैंप नं.५८ तळ मजला सिटी मॉल न्हु लिंक रोड अंधेरी  
मुंबई  
पिन कोड:400053

अनु. क्र. पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा



शिक्का क्र.४ ची व्ह-२६ / १२ / २०१६ १० : ०४ : २५ AM

शिक्का क्र.५ ची व्ह-२६ / १२ / २०१६ १० : ०४ : ४४ AM नोंदणी पुस्तक १ मध्ये

साहू, हुलिजा विमेशी कु अंधेरी ५,

मंबई उपनगर Registration Details



## Know Your Rights as Registrants

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बद्र - १६/	१०८
१०९	१०७
१०४	२०१६

बद्र-१६/१०३४४/१३०९५  
पुस्तक क्रमांक १, ब्रह्माकुंडला.  
नोंदला.  
मिनांक: १६/१९२/२०१६  
मान्द रुच्यम निवेशक, अंधेरी क्र. ५,  
मुंबई उपनगर क्षित्ता.

Surf  
16.20  
26 Aug 2016





**REPOSSESSION LETTER**

From:  
**MR. SUKIRAN SINGH,  
MS. SURLEEN KAUR &  
MR. MANMEET SINGH**  
Date:

To:  
**MRS. PRAGNA K. KEDIA**

Dear Madam,

**Sub: Handing over the vacant and peaceful possession of Flat No.  
B/1502, Pramukh Heights C.H.S. Ltd., Veera Desai Road, Andheri (W),  
Mumbai - 400 053.**

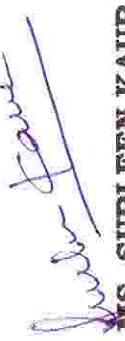
Thank you very much for allowing us to use and occupy Flat No. B/1502, Pramukh Heights C.H.S. Ltd., Veera Desai Road, Andheri (W), Mumbai - 400 053, for our residential purpose on Leave & License basis, vide Agreement dated — day of December, 2016.

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

Yours faithfully,



**MR. SUKIRAN SINGH**



**MS. SURLEEN KAUR**



**MR. MANMEET SINGH**

