



पावती

Original/Duplicate

Monday, November 13, 2017

नोंदणी क्र. :39म

12:23 PM

Regn.:39M

पावती क्र.: 14851 दिनांक: 13/11/2017

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-१ -12839-2017

दस्तऐवजाचा प्रकार : 36-अ-लिहू अँड लायसन्सेस

सादर करणाऱ्याचे नाव: जसपाल सिंह भोई तर्फे मुख्तियार बलवीर कौर भोई

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण:

रु. 1360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
12:29 PM ह्या वेळेस मिळेल.

*[Signature]*  
दु.निबंधक बोरीवली 1

बाजार मूल्य: रु.150000/-

मोबदला रु.45000/-

भरलेले मुद्रांक शुल्क : रु. 1300/-

सह दुय्यम निबंधक, बोरीवली क्र.-१,  
मुंबई उपनगर जिल्हा.

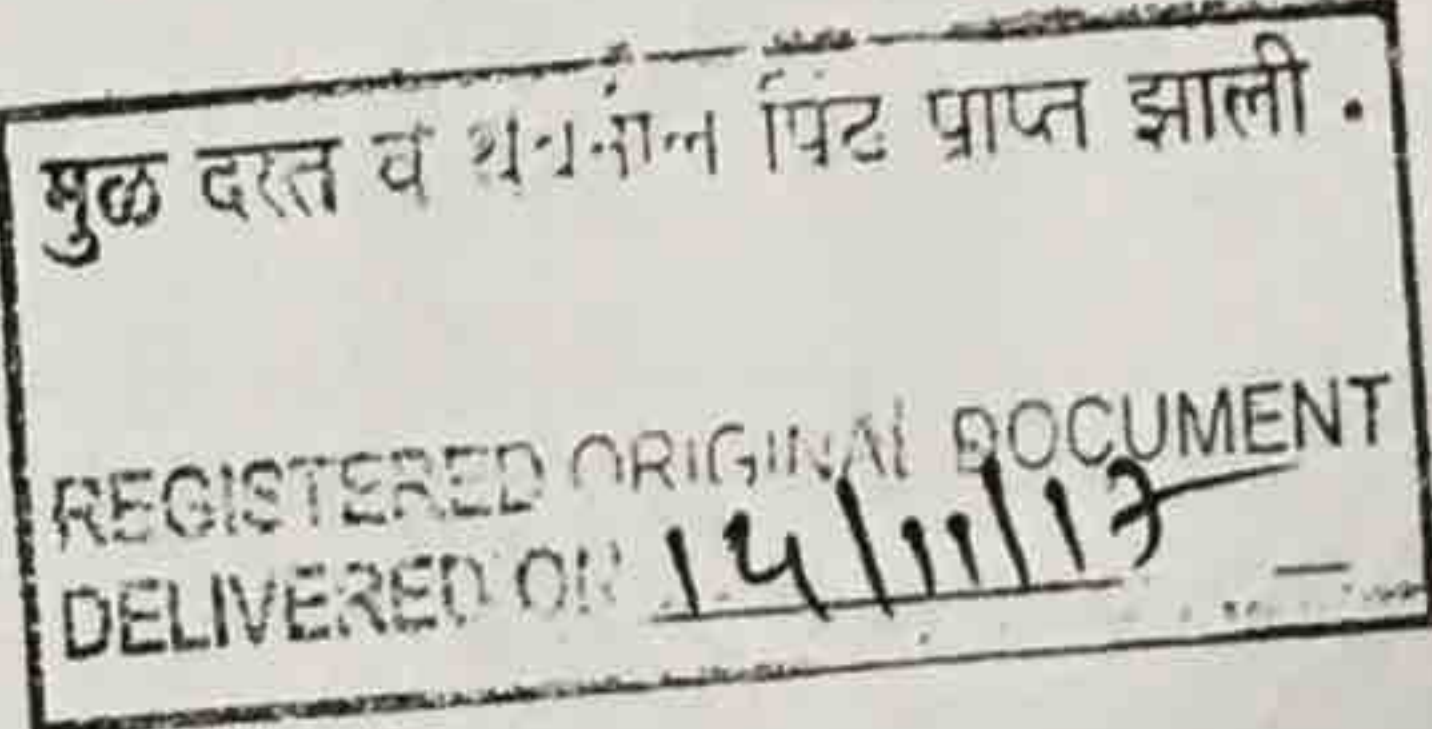
1) देयकाचा प्रकार: eChallan रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007147633201718E दिनांक: 13/11/2017

बँकेचे नाव व पत्ता:


2) देयकाचा प्रकार: By Cash रकम: रु 360/-

Balvir Kaur Bhoee





CHALLAN  
MTR Form Number-6

SRN	MH007147111201718E	BARCODE			Date	13/11/2017-10:55:15	Form ID	36A				
Department Inspector General Of Registration				Payer Details								
Stamp Duty				TAX ID (If Any)								
Type of Payment Registration Fee				PAN No.(If Applicable)								
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1				Full Name		MANJIT SINGH CHANDHOK						
Location MUMBAI												
Year 2017-2018 One Time				Flat/Block No.		Office No 810 8th Floor Palm Spring						
Account Head Details			Amount In Rs.	Premises/Building								
0030045501 Stamp Duty			8400.00	Road/Street		Link Road, Malad (West),						
0030063301 Registration Fee			1000.00	Area/Locality		Mumbai						
				Town/City/District								
				PIN			4	0	0	0	6	4
				Remarks (If Any)								
				SecondPartyName=RAJIV SUBRAMANIAM								
Total			9,400.00	Amount In		Nine Thousand Four Hundred Rupees Only						
				Words								
Payment Details VIJAYA BANK				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	03907642017111300027		17655797				
Cheque/DD No.				Bank Date	RBI Date	13/11/2017-10:11:47		Not Verified with RBI				
Name of Bank				Bank-Branch		VIJAYA BANK						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Mobile No. : Not Available

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

बाल - २		
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Refused

Rajiv Singh





CHALLAN  
MTR Form Number-6

GRN MH007147111201718E		BARCODE		Date 13/11/2017-10:55:15		Form ID 36A	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)			
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1				Full Name		MANJIT SINGH CHANDHOK	
Location MUMBAI				Flat/Block No.		Office No 810 8th Floor Palm Spring	
Year 2017-2018 One Time				Premises/Building		Link Road, Malad (West),	
Account Head Details		Amount In Rs.		Road/Street		Area/Locality	
0030045501 Stamp Duty		8400.00		Town/City/District		Mumbai	
0030063301 Registration Fee		1000.00		PIN		4 0 0 0 6 4	
Remarks (If Any)				SecondPartyName=RAJIV SUBRAMANIAN			
9400.00		Amount In		Words		Nine Thousand Four Hundred Rupees Only	
9,400.00		Amount In		Words		Nine Thousand Four Hundred Rupees Only	
Payment Details VIJAYA BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				Bank Date		RBI Date	
Name of Bank				Bank-Branch		VIJAYA BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	
TE:- This challan is valid for document to be registered in Sub Registrar office only. Not to be used for other purposes.							

TE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available

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### allan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
	(iS)-324-12843	0003974196201718	13/11/2017-12:48:07	IGR190	1000.00
	(iS)-324-12843	0003974196201718	13/11/2017-12:48:07	IGR190	8400.00
Total Defacement Amount					9,400.00





### LEAVE AND LICENCE AGREEMENT

THIS LEAVE AND LICENCE AGREEMENT is made and entered into at MUMBAI on this 13<sup>th</sup> day of November 2017: BETWEEN :**MR. MANJIT SINGH CHANDHOK**, aged 75 years, (PAN NO. AADPC0531D), adult Indian Inhabitant, having address at 201, Prakash Tower, Plot No. 66, Swastik Society, N. S. Road No. 5, JVPD Scheme, Vile Parle (West), Mumbai - 400 056, hereinafter called "**THE LICENSOR**" (which expression shall unless it be repugnant to the context or the meaning thereof, shall mean and include her heirs, executors, administrators and assigns) of the **ONE PART**;

AND

**MR. RAJIV SUBRAMANIAN**, aged 44 years, (PAN NO. AGLPS9534N), adult Indian Inhabitant, having address at A-203, Nestle Apartment, Opp. E-Gym, Lokhandwala, Andheri (West), Mumbai - 400 053, hereinafter called "**THE LICENSEE**" (which expression shall unless it be repugnant to the context and meaning there of be deemed to mean and include the Office bearers and their successors in office) of the **OTHER PART**.

WHEREAS "THE LICENSOR" is the sole and absolute owner, fully seized and possessed and well sufficiently entitled to Office premises bearing **Office No. 810**, on 8<sup>th</sup> Floor, in the Building known as "**Palm Spring**" situated at **Link Road, Malad (West)**, Mumbai - 400 064, alongwith furniture, fixtures & fittings listed at Annexure A hereto and **Basement Car Parking No. 810**, hereinafter called "THE SAID OFFICE", AND WHEREAS THE LICENSEE is in need of a Office for their Office/Commercial purpose only, they approached THE LICENSOR with a request to permit and allow them to use and occupy the said Office as a mere License for a temporary fixed period of 36 (Thirty Six) months only and on certain terms and conditions which the parties have agreed to reduce into writing as under:-

*Manjit Singh Chandhok*

*Rajiv Subramanian*

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**NOW THIS INDENTURE WITNESSETH AS UNDER :-**

1). On the request of "THE LICENSEE", "THE LICENSOR" hereby permits and allows "THE LICENSEE" to use and occupy the said Office No. 810, on 8<sup>th</sup> Floor, in the Building known as "Palm Spring" situated at Link Road, Malad (West), Mumbai - 400 064, i.e. the said Office as a mere License for the limited fixed period of 36 (Thirty Six) months only commencing from 15<sup>th</sup> day of November 2017 to 14<sup>th</sup> day of November 2020 (PERIOD OF AGREEMENT), the Lock-in-period of 12 months, That it is agreed by and between the parties that this Agreement has the lock in period of twelve (12) months and during the course of this Agreement, the Licensee is not entitled to terminate this Agreement before the completion of the period of twelve (12) months of this Agreement and in case the Licensee vacate the premises before the completion of the period of twelve (12) months the compensation for the unutilized period of twelve (12) months will be deducted from the Security Deposit. Subject to performance and compliance by THE LICENSEE of all the terms and conditions made hereunder and have further represented that :



the use and occupation of the said premises by the Licensee to be made as herein will not tantamount to a tenancy and will not create any tenancy or other similar rights.

(b) At no point of time will the Licensee intend that this Agreement or the occupation of the said premises gives any title or other similar rights to the Licensee in respect of the said premises or any part thereof.

(c). The Licensee are permitted to occupy the said premises for **thirty six (36) months** only i.e. from **15.11.2017 to 14.11.2020** (both days inclusive).

(d) The possession of the said premises will be handed over by the Licensor to the Licensee on 15.11.2017 only after registration of the Leave and Licence Agreement and subject to clearing of security deposit cheques and receiving 12 months advance rental cheques.

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2). THE LICENSEE shall use the said Office for commercial/office purpose and will carry out his business under the name of the company "MR. RAJIV SUBRAMANIAN".

3). "THE LICENSEE" will pay to "THE LICENSOR" a monthly License Fee equal to sum of i). Rs. 85,000/- (RUPEES EIGHTY FIVE THOUSAND ONLY) per month for the first term of 12 (Twelve) months, ii). Rs. 90,000/- (RUPEES NINETY THOUSAND SIX HUNDRED ONLY) per month for the second term of 12 (Twelve) months, AND iii). Rs. 95,000/- (Rupees NINETY FIVE THOUSAND ONLY) per month, for the last 12 (Twelve) months, which shall be payable on 5<sup>th</sup> day of every English Calendar month without default. GST as applicable, under the provision of the finance Act, 1994 shall be paid by the Licensee.

*[Signature]* *[Signature]*

The Licensee shall deduct TDS and deposit the same to Income Tax account of Licensor PAN : AADPC0531D and issue to the Licensor, a quarterly TDS Certificate in respect of tax Deduction at source within 30 days from the end of every quarter.

4). In the event the License Fee is not paid by 10<sup>th</sup> day of every English calendar month, the Licensee shall pay a penalty of Rs. 1,000/- (Rupees One Thousand only) per day, in addition to the unpaid License Fee due to the insufficient funds. In case of License Fee and penalty for the respective month is not paid by the LICENSEE for two consecutive month, this will be deemed as default and will result in **automatic early termination** of this Leave and License Agreement. Following this early termination, Section (34) will be applicable from the 5<sup>th</sup> calendar day of the following month.

5). The LICENSEE has agreed to pay to the "THE LICENSOR" the sum of **Rs. 4,00,000/- (RUPEES FOUR LAKHS ONLY)**, (as per the details mentioned in the receipt hereafter written) before execution of this Agreement. The amount of **Rs. 4,00,000/-** would the **interest free Security deposit**. The **interest free Security Deposit** will be held by the LICENSOR for due observance and performance of the terms and conditions contained in the Agreement by the LICENSEE. The interest free Security Deposit which shall be refunded by THE LICENSOR without any interest to THE LICENSEE but after deduction of any outstanding license fees or monthly compensation or any penalties (as applicable) or for damages to the said Office and furnishing (normal wear and tear excluded) if any due and payable to THE LICENSOR on expiry of this Agreement and after confirmation that the monthly TDS deducted by the Licensee has been credited to the Income Tax account of Licensor PAN : AADPC0531D and after receiving all TDS certificates. This shall be paid to THE LICENSEE after he has removed himself, his employees and his articles and belongings from the said Office and handed over the peaceful and vacant possession of the said Office back to the LICENSOR.



If cheques paid towards the Security Deposit is not realized, it will lead to automatic early termination of this Leave and License Agreement. Following this early termination, Section (34) will be applicable from the 5<sup>th</sup> calendar day of the following month.

6). Upon "THE LICENSEE" performing and observing ALL the terms conditions and stipulations herein contained to be observed and performed by "THE LICENSEE", THE LICENSEE shall during the period of this Agreement use and occupy the said Office.

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7). "THE LICENSEE" shall pay the electricity bills, internet, telephone bills, gas pipe charges, parking charges (One Car Parking charges free of cost if additional require will be charge as per society) and cable charges (or any other utility), (if any), in respect of the said Office during the period of this Agreement.

*[Signature]* *[Signature]*



8). "THE LICENSOR" shall be responsible for paying municipal taxes and maintenance charges (or any other society charges) of the said Office.

The Licensors shall be entitled to sell, transfer, mortgage or otherwise dispose off the said Licensed Premises to any person, firm, company during the continuance of this Agreement subject to the rights of the Licensee to use and occupy the said Licensed Premises, as per the Agreement and that such new purchaser shall adhere to and comply with the Licensor's obligation herein contained.

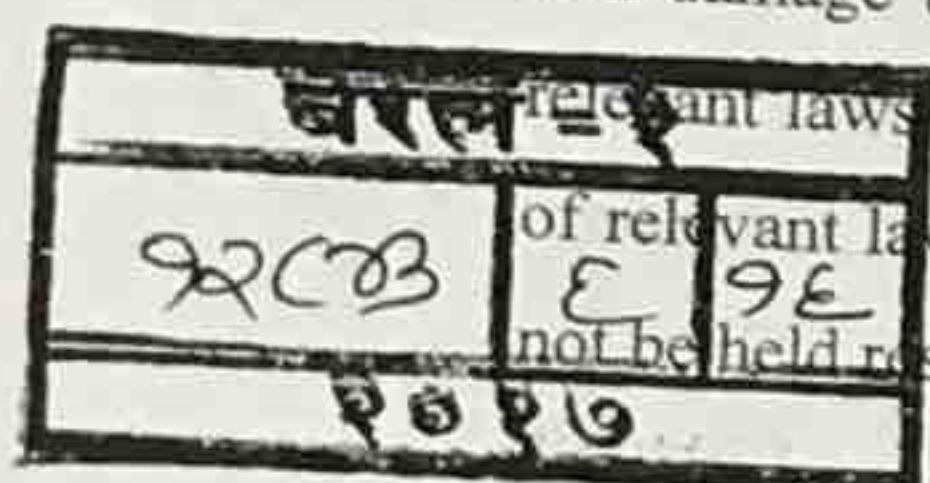
The Licensor with 24 hrs. prior notice, shall be entitled at all reasonable time to inspect the said premises or to verify whether the Licensee is abiding by the terms of this Agreement. The Licensee shall permit the Licensor or his agents, to enter into the said premises for such inspection.

9). That it is agreed by and between the parties that this Agreement has the lock in period of twelve (12) months, after lock-in period both the parties are entitled to cancel/terminate this Agreement by giving **2 (TWO) month's notice in writing** in advance to either side about their intention in respect of the said Office.



"THE LICENSEE" shall not claim or put forth any right, title or interest save and as mere License and that too for the fixed limited period of **36 (Thirty Six)** months which can be terminated by "THE LICENSOR" as per terms contained above. "THE LICENSEE" commits breach or breaches of any of the terms and conditions contained in this Agreement.

"THE LICENSEE" shall use and occupy the said Office for Office/Commercial purpose only and shall not carry out any illegal or immoral business and shall not waste and damage to the said Office. THE LICENSEE shall strictly adhere to and abide to relevant laws of the land. Any liability and/or any penalty arising from non-compliance of relevant laws shall be suffered by THE LICENSEE only and THE LICENSOR shall not be held responsible or liable in any manner whatsoever.



12). "THE LICENSEE" shall not create any nuisance or annoyance or obstruction to the neighbors by any manner.

13). "THE LICENSEE" agrees and undertakes to observe, perform and abide by the bye-laws of the Palm Spring Condominium or the Association in-force from time to time

14). "THE LICENSEE" shall not sell, part with, mortgage, charge, dispose off or to deal with, sub-let or grant Leave and License or to create any right or encumbrances in respect of the said Office or any part thereof with any person or persons in any manner of whatsoever.

*Mr. Rajiv*

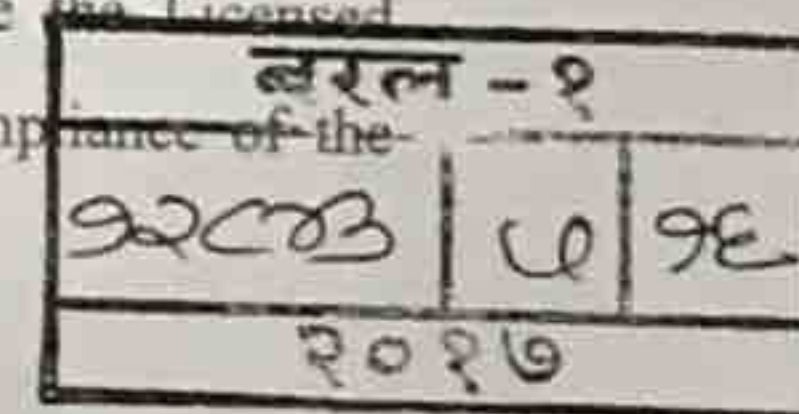
15). "THE LICENSEE" shall at all times hereafter well and sufficiently indemnify and keep indemnified and save harmless THE LICENSOR against all actions, proceedings filed, taken, instituted or made against and all costs, charges and expenses, loss or damages suffered, incurred, paid or sustained by THE LICENSOR due to or by reason of THE LICENSEE making, committing, causing or permitting to be made or committed any default or breach in respect of or non-observance or non-compliance with any of the provisions of this Agreement.

16). "THE LICENSEE" shall not take any Loan from any Financial Institution/s, Government authorities or Private Parties on the said Office (or using the address of the said Office) and hereby indemnify "THE LICENSOR" for the same.

The Licensee shall not obtain any debt against the said premises and will pay all the credits taken during the course of their business from the said premises, before leaving the same. The Licensee shall also inform the Licensor and all the banks, government authorities, municipal authorities, License departments, sales tax, service tax, excise etc. and all their clients and suppliers about their change of address and whereabouts of their new business premises they are shifting to before leaving the Licensed premises.

17). "THE LICENSEE" will be responsible for all his Government liabilities such as Income Tax, Sales Tax, GST, or any other Government liabilities pertaining to his business in respect of the said Office and THE LICENSEE hereby indemnify and keep indemnified "THE LICENSOR" for the same.

18). It is agreed and understood that for all the legal and jurisdictional purposes, possession of the said Office shall be construed with "THE LICENSOR". It is specifically agreed and understood by the Parties hereto that the De Jure possession of the Licensed Premises shall always remain with the Licensors and the Licensee has been granted only temporary Leave and License to use the Licensed Premises for the period herein mentioned, however subject to the compliance of the terms and conditions herein mentioned.



19). "THE LICENSEE" shall not carry out any additions, alterations, repairs etc. in the said Office or any part thereof without the **prior written consent** of "THE LICENSOR" and "THE LICENSEE" shall be liable to make good to the damages caused by him to the said Office at his own costs and expenses.

*Mr. Rajiv*



20). "THE LICENSEE" may in the said Office bring in furniture, fixture, including shelves, wooden panels, water, electric, telephone, sanitary and other installations, appliances, lights, fans and computers, etc. and such other conveniences as it may deem fit provided that THE LICENSEE shall remove the same on expiry or earlier termination of this Agreement for any reason whatsoever. However, THE LICENSEE shall not be entitled to any fitting, fixture or articles removal whereof may in any way damage any part or portion of the said Office and/or any existing fixtures of THE LICENSOR

21). "THE LICENSEE" shall be responsible for carrying out internal repairs in the said Office including upkeep of the electrical, air-conditioners, sanitary and plumbing systems, windows, doors, plasters, tiles and shall keep the said Office in proper condition at its own cost and expenses during the Period of Agreement

22). "THE LICENSEE" shall not change the locks of any door in the Office without prior written approval of the LICENSOR

23). "THE LICENSOR" or his agents or representatives is at liberty to enter into the said Office at all reasonable times for inspecting the condition of the said Office and for all other legitimate purposes without any objection and without any notice to THE LICENSEE

24). THE LICENSOR shall not be liable to THE LICENSEE, its Directors, officers, employees, servants, agents, invitees, visitors, customers or any other person using or at any time being upon the said Office or any personal injury, damage, loss or inconvenience howsoever or whatsoever caused to them or to any goods or chattels

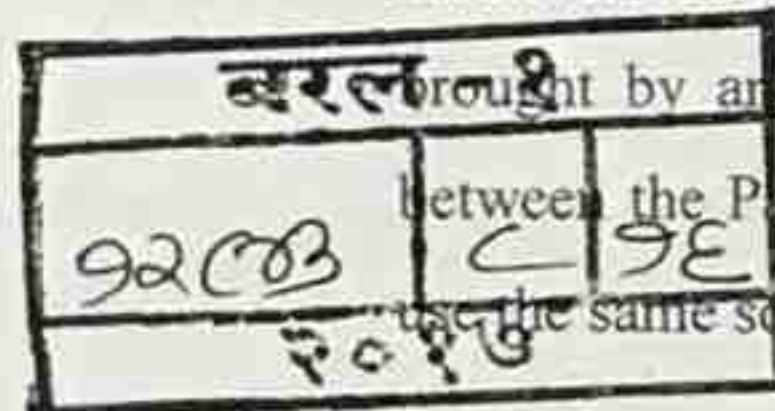
brought by any person upon the said Office it being the intention of and agreed to between the Parties that THE LICENSEE and other persons using the said Office shall use the same solely at the risk of THE LICENSEE.

25). If "THE LICENSEE" does not perform and/or carry out the terms and conditions of this Agreement and/or commit default in payment of the monthly License Fee, "THE LICENSORS" shall be entitled to terminate this Agreement before the expiry of this Leave and License Agreement and "THE LICENSEE" shall not be allowed to use the said Office anymore therefrom.

26). Notwithstanding anything contained above this Leave and License Agreement shall be governed by Section 24 of the Maharashtra Rent Control Act, 1999 and THE LICENSOR shall be entitled to recover possession of the said Office on expiry of the License period as also to recover damages as provided in section 24 of the Maharashtra Rent Control Act, 1999.

*[Signature]*

*[Signature]*



"THE LICENSEE" shall not claim protection of the Maharashtra Control Act, 1999 or any modification or re-enactment thereof or any law giving any protection to a tenant or a licensee from eviction at the expiry of the Period of Agreement and that notwithstanding any change in law the rights and liabilities of the parties set out herein will remain unaffected.

No tenancy, sub-lease or any other protected right whatsoever in respect of the said Office or any part thereof is deemed to have been created or sought to be created by these presents in favor of "THE LICENSEE".

27). That the license hereby granted to the Licensee and the same is not transferable by the Licensee. The Licensee shall not assign or transfer the License granted herein or sub-license or sub-let the use of the said premises or any part thereof to any person or persons on any grounds or under any circumstances whatsoever or run any business centre or keep a conductor during the continuance of this license. In this respect it is hereby expressly agreed that the license for the use of the said premises hereby granted to the Licensee is not transferable but is personal for own office use and the Licensee shall not acquire any interest or right in the said premises save and except as may be created under this Agreement.

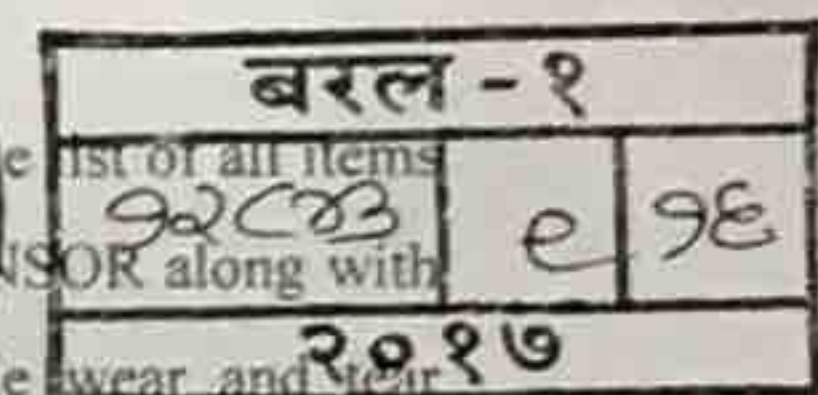
The Licensee shall not assign, mortgage, or charge or otherwise transfer the said premises nor shall sell, sub-let or part with possession of the said premises or any portion thereof and this License shall be a personal one restricted to the use and occupation of the Licensee alone and is neither transferable or intended to be transferable and the said premises shall be used for the personal use of Licensee only. The use and occupation of the said premises by any other person/persons except their legal servants, representatives, executives and without the written consent of the Licensor shall be a breach of this covenant.

28). The said Office has furniture, electronic and other furnishings. The list of all items is included in Annexure 1. All these items are provided by THE LICENSOR along with the said Office as part of the Agreement. Damages (reasonable wear and tear expected) shall be adjusted against the Security Deposit Amount at the expiry or termination of this Agreement.

29). The stamp duty charges, registration charges and any other legal expenses payable on this Agreement will be borne and paid by both the parties in equal proportion.

30). The Agreement will commence only after positive police verification regarding the antecedents of "THE LICENSEE", obtaining the No Objection Certificate (NOC) of the Palm Spring Condominium and the realization of the Security Deposit Amount by THE LICENSOR. If either police verification is not satisfactory and/or NOC is not obtained or the Security Deposit Amount paid is not realized, the Agreement shall be deemed terminated.

*[Signature]* *[Signature]*





31). This Agreement is subject to the exclusive jurisdiction of the Courts at Mumbai only.

### EARLY TERMINATION

32). Early Termination of the Leave and License Agreement shall result from non-payment of License Fee (as described in Section (4) OR Section (5) OR non observance of any of the terms and conditions of the Leave and License Agreement by the LICENSEE

Following the nonpayment of License Fee, the Licensor shall terminate this Leave and License agreement on the 5<sup>th</sup> calendar day of the immediately following month. The LICENSEE shall immediately vacate the said Office and handover peaceful and vacant possession. In addition

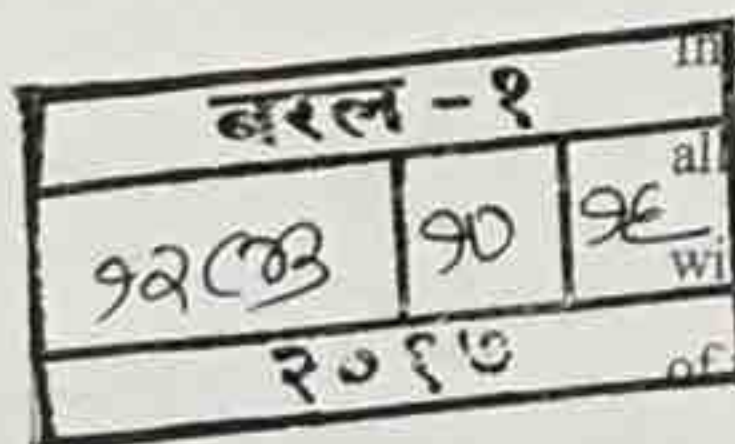
If the nonpayment of License Fee happens for 2 consecutive months, said amount will be recovered from security deposit plus two month notice period amount will be recovered from the same. Any unpaid bills relating to utilities of the said Office shall be recovered from the balance amount. any balance amount after recovering the same will be refunded to the tenant,

If the nonpayment of License Fee, the LICENSOR shall adjust an amount equal to 1 (One) months of License Fee, penalty (as defined in Section 3) and any unpaid bills relating to utilities of the said Office from the Security Deposit Amount. Residual amount after adjustment and after confirmation that the monthly TDS deducted by the Licensee has been credited to the Income Tax account of Licensor PAN : AADPC0531D and after receiving all TDS certificates shall be refunded by the LICENSOR to the LICENSEE within 10 days following handing over of the peaceful and vacant possession of the said Office.

### CONSEQUENCES OF OCCUPANCY FOLLOWING EARLYTERMINATION OR EXPIRY OF THE LEAVE AND LICENSEAGREEMENT

33). In the event of "THE LICENSEE" occupies the said Office, fails or refuses to leave the said Office upon either the expiry of the Period of the Agreement or Early Termination of the Leave and License Agreement as provided herein, "THE LICENSEE" shall be deemed to be rank trespasser in illegal occupation of the said Office ab initio and THE LICENSOR shall be entitled by himself or through servants and agents to physically enter upon the said Office and physically remove or cause to be removed at the risk and cost of THE LICENSEE, all goods, articles, and things, belonging to THE LICENSEE and take exclusive physical occupation of the said Office and occupy the same and evict THE LICENSEE as if THE LICENSEE is a rank trespasser ab initio. THE LICENSEE shall not object to any action being taken by THE

*Rajiv*



LICENSOR as aforesaid if THE LICENSEE fails or neglects to vacate the said Office on the expiry or the earlier termination of the Agreement. The Licensor shall be entitled to retain the security deposit amount and in addition, to the monthly license fee, THE LICENSEE shall pay to the Licensor an amount equal to Rs. 4,000/- (Rupees Four Thousand only) per day as and by way of liquidated damages till THE LICENSEE vacates the said Office.

### PROPERTY SCHEDULE

Office No. 810 on the 8<sup>th</sup> Floor, admeasuring 1130 Sq. fts. Built up area in Building known as "Palm Spring", situated at Link Road, Malad (West), Mumbai - 400 064, situated on C. T. S No. 1406/A/3/4 to 7, Village Malad (South), Taluka Borivali, Mumbai Suburban District.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and the year first hereinabove written.

SIGNED AND DELIVERED by the )  
withinnamed THE LICENSOR )  
MR. MANJIT SINGH CHANDHOK )  
in the presence of *G. Gayakwad* )

*Manjit Singh*



SIGNED AND DELIVERED by the )  
withinnamed THE LICENSEE )  
MR. RAJIV SUBRAMANIAN )  
in the presence of *Rajiv Sub* )

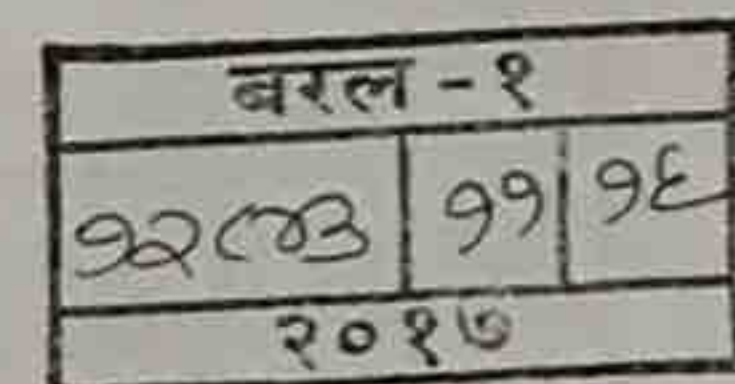
*Rajiv Sub*



### Witnesses:-

1. *Witness 1*

2. *Witness 2*





RECEIPT

ACKNOWLEDGES to have received from MR. RAJIV SUBRAMANIAN, the sum of Rs. 4,00,000/- (RUPEES FOUR LAKHS ONLY) through Cheque / NEFT (details below) being the refundable interest free Security Deposit in respect of the Office Premises No. 810, on 8<sup>th</sup> Floor, in the Building known as "PALM SPRING", situated at Link Road, Malad (West), Mumbai - 400 064.

AMOUNT/Rs.	CHEQUE/NEFT NO.	DATED	Drawn on Bank
1,00,000.	000002	07/11/2017	ICICI
3,00,000	933179	11/11/2017	ICICI

Rs. 4,00,000/-

I SAY RECEIVED,

*Manjit Singh Chandhok*

MR. MANJIT SINGH CHANDHOK.  
(THE LICENSOR).

Witnesses:-

1. *Eykeer b*

2. *Amx*



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92CB	92	9E
२०१७		

ANNEXURE - 1LIST OF FURNITURE AND FIXTURES LYING AND AVAILABLE IN THE SAID PREMISES

- |   |        |
|---|--------|
| 1. Big Cabin Executive table & side table   | 1 nos  |
| 2. Small Cabin Executive table & side table | 1 nos  |
| 3. Cubical table & side table               | 4 nos  |
| 4. Staff work counter of 8'-0" RFT          | 2 nos  |
| 5. Staff work table 4'-2"                   | 1 nos  |
| 6. Staff side table 3'-8"                   | 1 nos  |
| 7. Staff side table 9'-0"                   | 1 nos  |
| 8. Reception table of side tabel            | 1 nos  |
| 9. Conference table                         | 1 nos  |
| 10. Passage end cabinet                     | 1 nos  |
| 11. Exe. Chairs tall                        | 16 nos |
| 12. Visitors Sofa                           | 1 nos  |
| 13. Shutter below kitchen counter           | 1 nos  |
| 14. Split A/c LG with Remotes               | 5 nos  |
| 15. Overhead staff cabinet                  | 1 nos  |
| 16. Meter box cabinet                       | 1 nos  |

I say Received

*Rajiv*

MR. RAJIV SUBRAMANIAN



बरल-१		
92CB	93	9E
२०१७		



PERMANENT ACCOUNT NUMBER  
AADPC05312

NAME  
MANJIT SINGH CHANDHOK

FATHER'S NAME  
JAGAT SINGH CHANDHOK

DATE OF BIRTH  
01-12-1941

SIGNATURE

आयकर निदेशक (पट्टा)  
Commissioner of Income-tax (Patna)

PERMANENT ACCOUNT NUMBER  
AGLPS9534N

NAME  
RAJIV SUBRAMANIAN

FATHER'S NAME  
SUBRAMANIAN NAMBATTA

DATE OF BIRTH  
12-10-1973

SIGNATURE

आयकर निदेशक (पट्टा)  
Commissioner of Income-tax (Patna)

THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL NO. MH02 20000004512  
Valid Till: 19-01-2027 (NT)

DOI: 24-01-2000  
14-11-2018 (TR)  
DLR: 29-12-2015

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

CDV: DOI  
3W-TR: 24-01-2000  
LMV-TR: 20-01-2007  
MCWG: 20-01-2007

SADGE: ARW/168182  
DOB: 25-06-1973 BG

Name: GHANSHYAM GAIKWAD  
S/O of LAXMAN GAIKWAD  
Add: JLN-25, PLOT NO. 1  
MALWANI COLONY  
MUMBAI  
PIN: 400085

Signature & ID Issuing Authority

Signature/Thumb Impression of Holder

MAHARASHTRA

राज्य शासन  
Rajya Shasan  
आयकर निदेशक (पट्टा)  
आयकर निदेशक (पट्टा)  
आयकर निदेशक (पट्टा)

NAME

4484 3425 6384

आयकर निदेशक (पट्टा)  
आयकर निदेशक (पट्टा)  
आयकर निदेशक (पट्टा)

4484 3425 6384

आयकर निदेशक (पट्टा)  
आयकर निदेशक (पट्टा)  
आयकर निदेशक (पट्टा)

Summary 1 (GoshwaraBhag-1)

सोमवार, 13 नोव्हेंबर 2017 12:55 म.न.

दस्त गोपवाग भाग-1

बरल-१

दस्त क्रमांक: 12843/2017

दस्त क्रमांक: बरल-१ /12843/2017

बाजार मूल्य: रु. 4,00,000/-

मोबदला: रु. 90,000/-

भरलेले मुद्रांक शुल्क: रु. 8,400/-

दु. नि. सह. दु. नि. बरल-१ यांचे कार्यालय

पावती: 14863

पावती दिनांक: 13/11/2017

अ. क्र.: 12843 वर दि. 13-11-2017

मादकरणाराचे नाव: मनजीत सिंह चंडोक

गेजी 12:40 म.न. वा हुजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 320.00

पुटांची संख्या: 16

एकूण: 1320.00

दस्त हुजर करणाऱ्याची मही:

सह दुय्यम निदेशक, सोरीवली क.-१,  
मुंबई उपनगर जिल्हा.

सह दुय्यम निदेशक, सोरीवली क.-१,  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: 36-अ-लिहू अंड 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.

शिक्का क्र.: 1 13 / 11 / 2017 12 : 40 : 40 PM ची वेळ (मादरीकरण)

शिक्का क्र.: 2 13 / 11 / 2017 12 : 41 : 57 PM ची वेळ (फी)

बरल-१

92003 91 96

२०१७



सह दुय्यम निदेशक, सोरीवली क.-१,  
मुंबई उपनगर जिल्हा.

सह दुय्यम निदेशक, सोरीवली क.-१,  
मुंबई उपनगर जिल्हा.

बरल-१

92003 91 96

२०१७



Summary-2( दस्त गोषवारा भाग - २ )



13/11/2017 12:57:55 PM

दस्त गोषवारा भाग-2

वरल-१

दस्त क्रमांक:12843/2017

दस्त क्रमांक :वरल-१ /12843/2017

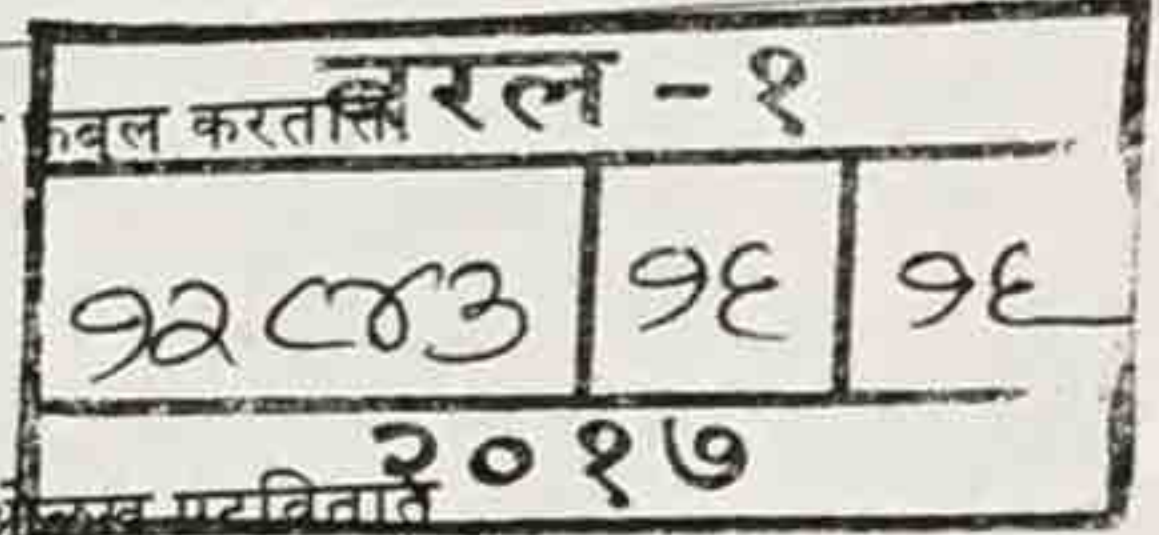
दस्ताचा प्रकार :-36-अ-लिह अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनजीत सिंह चंडोक पत्ता:201, 2, प्रकाश टावर, प्लॉट नं 66, स्वस्तिक सोसायटी, एन. एस. रोड नं 5 वळे पार्ले वॅस्ट, ई.ळा, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AADPC0531D	लायसेन्सार वय :-75 स्वाक्षरी:-		
2	नाव:राजीव - सुब्रह्मण्यम पत्ता:ए-203, 2, नेसल अपार्टमेंट, इ-जिमच्या समोर, लोखंडवाला, आंधेरी वॅस्ट, मुंबई, अन्धेरी, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AGLPS9534N	लायसेन्सी वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिह अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे शिक्का क्र.3 ची वेळ:13 / 11 / 2017 12 : 43 : 08 PM

ओळख:-

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



अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:घनश्याम - गायकवाड वय:36 पत्ता:25, एन. सी. सी. गायकवाड नागर, मालाड वॅस्ट पिन कोड:400095		
2	नाव:रोहित - सावंत वय:26 पत्ता:इंदिरा नागर, ऑफ लिंक रोड, गोरेगाव वॅस्ट पिन कोड:400104		

प्रमाणित करण्यात येते, की या दस्तामध्ये एकूण २ पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र.-५  
मुंबई उपनगर जिल्हा.

शिक्का क्र.4 ची वेळ:13 / 11 / 2017 12 : 43 : 48 PM

शिक्का क्र.5 ची वेळ:13 / 11 / 2017 12 : 44 : 38 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक, बोरीवली क्र.-१,  
मुंबई उपनगर जिल्हा.

Epayment Details.

वरल १/१२८४३/२०१७  
पुस्तक क्रमांक-१, क्रमांक.....वर  
नोंदला. १३१९९१५५  
दिनांक :

सह. दुय्यम निबंधक, बोरीवली क्र.-१,  
मुंबई उपनगर जिल्हा

Sr. 1  
Epayment Number  
MH0071471112017

Defacement Number  
0003974196201718

12843 /2017

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2. Get print immediately after registration.

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संदर्भ विशेष पोलीस परिपत्रक परिच्छेद क्र. ३०/२०१४, दिनांक १०/०२/२०१४

प्रति,

वरिष्ठ पोलीस निरीक्षक,  
बांगुरनगर/मालाड पोलीस ठाणे,  
मालाड (प), मुंबई

14/11/2017

स्विकारले

फैवत मंडीकरिता  
मदततिस, पो. नि. (जनसंपर्क)  
बांगुरनगर पोलीस ठाणे, मुंबई



विषय :- घर भाड्याने देताना पोलीस ठाण्यास कळविण्याची माहिती

०१.	घरमालकाचे नांव व पत्ता फोन नं./मोबाईल नं./व्यवसाय Name & Address of the Premises Owners/Licensors & Telephone No.	MR. MANJIT SINGH CHANDIO ADD - 201, PRAKASH TOWER, PLOT NO. 16, SUNSHINE SOCIETY, MIDLAND WEST JRD SCHEME, VILE PARLE (W) MUM - 400 056 CONTACT - 9322 715820
०२.	भाड्याने दिलेल्या जागेचा पत्ता Address of the Premises to be given on Leave & Licence basis	OFFICE NO - 510, 2nd FLOOR, JALAN SPRING, LINK ROAD MIDLAND WEST MUMBAI - 400 054.
०३.	भाडेकरुचे नांव, वय, पुर्वीचा राहण्याचा पत्ता व मुळ गावचा पत्ता, संपर्क क्रमांक, ई-मेल आय.डी. Name & Address of the tenant/ Licensee, Native Place & Mobile No.	MR. RAJIV SUBRAMANIAN ADD - 11 203, NESTLE APARTMENT OPP - E-GYM, CHANDANWADA ROAD WEST MUMBAI - 400 053 CONTACT - 9833964921
०४.	भाडेकरु ज्या ठिकाणी नोकरी करतो, त्या संस्थेचे पूर्ण नांव व पत्ता Office Address of the tenant/ Licensee	Same as Column No 2
०५.	एजंटचे नांव, पत्ता, मुळ गावचा पत्ता, संपर्क क्रमांक, ई-मेल ( लागू असेल तेथे ) Name & Address of the Agent, Native Place, Contact No.	KINUS REAL ESTATE, BIRENDR SINGH ADD - 56/D, KANDHE WO SHOPPING CENTRE, LAKHMANDI-MH COMPLEX, ANDHER (E.) CONTACT - 9324115151 / 022 - 40124014
०६.	वास्तव्याचा कालावधी ( Agreement Period )	15/11/2017 TO 16/11/2020
०७.	भाडेकरुची माहिती ( Particulars of Tenant/Licencee )	
(१)	भाडेकरुचा पासपोर्ट साईझ फोटो Passport Size Photo of Tenant	
(२)	भाडेकरुचे ओळखपत्र ( आधार कार्ड/ड्रायव्हिंग लायसन्स/निवडणुक ओळखपत्र/पारपत्र ) ID Proof of Tenant ( Aadhar Card/Driving Licence/	
(३)	भाडेकरु ज्या ठिकाणी नोकरी करतो, त्या संस्थेमध्ये काम करत असल्याबाबत संस्थेचे पत्र	

उपरोक्त माहिती आम्ही सत्य दिली आहे, सदरची माहिती चुकीची आढळून आल्यास आम्ही कायदेशीर कारवाईस पात्र आहोत.

दिनांक  
( Date )

( घरमालकाची स्वाक्षरी )  
( Signature of Owner/Licensors )

( भाडेकरुची स्वाक्षरी )  
( Signature of Tenant/Licencee )