

सदर कक्षांकांता अस्तित्वाक उपरोक्त
कक्षांकांता अस्तित्वाक उपरोक्त

ठाणे शहर पोलीस आयुक्तालय

प्रति,
मा. वरिष्ठ पोलीस निरीक्षक सा.
खडकपाडा पोलीस स्टेशन, कल्याण

खडकपाडा पो.स्टे.
नोंदणी क्र. ५८२
दिनांक: १३/०३/२०२१



विषय :- घर भाड्याने देताना पोलीस ठाण्यास काळविण्याची माहिती

महोदय,

उपरोक्त विषय व संदर्भावर आपली खालील सही करणार घर मालक व भाडेकरू घर / गाळा भाड्याने देल्याबत खालीलप्रमाणे माहिती सादर करीत आहेत.

अ.क्र.	पुढे	पोलीस ठाण्यात द्यावयाचा तपशिल
१	घर मालकाचे नाव, पत्ता, व्यवसाय फोन/मोबाईल नंबर, ९३७०१०५२०२	प्रकाश भोजराज मुरुपानी मोहन पॉइंट १५०६, १५ वा मजला वायले नगर, खडकपाडा, कल्याण वेस्ट
२	भाडेकरूचे नाव, वय, पुढील राहण्याचा पत्ता, मोबाईल नंबर व झेल आयडी. ९३२४१०३४९७	सत्यम शिंदे मित्रा पिनाकम अपार्टमेंट हीन हिल A/२०१ २ रा मजला, खडकपाडा, कल्याण वेस्ट
३	घर / गाळा भाड्याने दिलेल्या जागेचा पुर्ण पत्ता	शिवु लिला नोल, वॉ टाउन गोवरेण हिल रोड, खडकपाडा, कल्याण वेस्ट ५२३०१
४	भाडेकरूचा मुळ गावचा पत्ता संपर्क नंबर / मोबाईल नंबर	वरिष्ठपुत्रा वरिष्ठपुत्रा
५	भाडेकरूचे नावेवाईकीचे पुर्ण नावे पत्ते व मोबाईल नंबर	अवधेश मित्रा गगनगिरी ऐब्बु C/३०३, ३ रा मजला खडकपाडा, कल्याण
६	एजटचे नाव, एजटचीचे नाव, पत्ता मोबाईल नंबर	अनाप हाऊसिंग एजन्सी भायल रुकी गोवरेण हिल, खडकपाडा ९३२४०९१९९९
७	भाडेकरू कोटे नेक्ती/काम कातो त्या सल्लेचे पुर्ण नाव पत्ता, फोन नंबर फॅक्स न झेल नंबर	HPmosys Technologies Pvt. Ltd. अनिश्वेय-बिर्लिंग १०५, A wing मंडाजे मॉडिफिके
८	घासत्याचा कालवधी	११ महिने
९	भाडेकरूची माहिती	१) भाडेकरूचा पासपोर्ट साईज फोटो २) भाडेकरूचे ओळखपत्र, झुपडिंग लॉयसर्स/आपकाईड/इलेक्शन कार्ड/पासपोर्ट फोटोस प्रत ३) भाडेकरू कोटे नेक्ती/काम कातो त्या सल्लेचे / कार्यालयाचे कार्यरत असल्याबतचे पत्र व आय कार्ड.

टिप : १) भाडेकरूना नोंदणी (रजिटर) जेव्हा असणे आवश्यक आहे.
२) सदर घर भाडे घडताळणीचा इतर कामासाठी उपयोग ग्रहण नाही.

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

Pankaj

स्वादी घरमालक

Satyam

स्वादी भाडेकरू

LEAVE AND LICENSE AGREEMENT

Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)
Licensor			
<u>Prakash Bhojraj</u> <u>Murpani</u>	03/03/2021 11:00:49 AM	03/03/2021 11:01:06 AM	Prakash Bhojraj Murpani, Male, XXXX XXXX 5666
Licensee			
<u>Satyam Rajesh</u> <u>Mishra</u>	03/03/2021 10:59:31 AM	03/03/2021 11:00:37 AM	Satyam Rajesh Mishra, Male, XXXX XXXX 5054
Identifier for all executants			
<u>Umesh Pawar</u>	04/03/2021 08:51:41 AM	04/03/2021 08:51:57 AM	Umesh Sanjay Pawar, Male, XXXX XXXX 8610
Identifier for all executants			
<u>Deepak</u> <u>Peswani</u>	03/03/2021 11:54:36 AM	03/03/2021 11:55:19 AM	Deepak Ramchand Peswani, Male, XXXX XXXX 4854

LEAVE AND LICENSE AGREEMENT

10) Lock in period: Both the parties have agreed to set a lock-in period of 6 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

11) Cancellation: That, Subject to the condition of lock in period (if any), if the Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of one month to the Licensor as mentioned earlier.

12) Possession: That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his articles from the said premises on expiry or sooner determination of this Agreement, the Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor shall be entitled to remove the Licensee and his belongings from the Licensed premises, without recourse to the Court of Law.

13) Registration: This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the Licensee and Licensor equally .

SCHEDULE I

(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)

All that constructed portion being Residential unit bearing Apartment/Flat No. 701/ B Type, Built-up :640 Square Meter, situated on the 7th Floor Floor of a Building known as 'Shiv Leela' standing on the plot of land bearing Survey Number :-, Road: Godrej Hill Road, Khadakpada, Village Barave, Location: Kalyan West 421301, of Village: Barave, situated within the revenue limits of Tehsil Kalyan and Dist Thane and situated within the limits of Kalyan-Dombivli Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.



LEAVE AND LICENSE AGREEMENT

- 2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 8800(Eight Thousand Eight Hundred Only) per month towards the compensation and Rs. 40000(Forty Thousand Only) interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License.
- 3) Payment of Deposit:** 1] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 350932, dated – 09/03/2021, drawn on the Licensee's Banking Account with Idbi Bank, Navi Mumbai Branch. Amount Rs.30000/-(Thirty Thousand Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 350928, dated – 07/04/2021, drawn on the Licensee's Banking Account with Idbi Bank, Navi Mumbai Branch. Amount Rs.10000/-(Ten Thousand Only)
- 4) Maintenance Charges:** That the all outgoings including all rates, taxes, levies, assessment, maintenance charges, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.
- 5) Electricity Charges:** The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.
- 6) Use:** That the Licensed premises shall only be used by the Licensee for Residential purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government .
- 7) Alteration:** That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensor.
- 8) No Tenancy:** That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.
- 9) Inspection:** That, the Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself / herself / themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.



LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 251.20/-	MH012608239202021E	03/03/2021
Registration Fee	Rs. 1000/-	MH012608239202021E	03/03/2021

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 03/03/2021 at Kalyan
Between,

1) **Name:** Mr. Prakash Bhoiraj Murpani, Age : About 54 Years, PAN : ABZPM6975G Residing at:
Flat No:1506/Daisy, Floor No:15th Floor, Building Name:Mohan Pride, Block Sector:Wayle Nagar,
Road:Near Poddar School, Kalyan West, Thane, Maharashtra, 421301

HEREINAFTER called 'the Licensor (which expression shall mean and include the Licensor above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** Mr. Satyam Rajesh Mishra, Age : About 23 Years Residing at: Flat No:A/201, Floor No:2nd Floor, Building Name:Pinnacle Apartment Green Hills CHS, Block Sector:Khadakpada, Road:Godrej Hill Road, Kalyan West, Thane, Maharashtra, 421301

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licensor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that constructed portion being unit described in Schedule I hereunder written and are hereafter for the sake of brevity called or referred to as Licensed Premises and is/are desirous of giving the said premises on Leave and License basis under Section 24 of the Maharashtra Rent Control Act, 1999.

AND WHEREAS the Licensee herein is in need of temporary premises for Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 11 Months commencing from 07/03/2021 and ending on 06/02/2022, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for his aforesaid Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1) **Period:** That the Licensor hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 11 Months commencing from 07/03/2021 and ending on 06/02/2022

