

323/10802/2022

Registration No. :39M

7:19 PM

Receipt

Village Name: **Kondivita**

Receipt No.:11984

Date: 18/10/2022

Document No.: **BDR4/10802/2022**Document Type :**Leave and Licenses(36 A)**Presentor Name: **Deokar Vipul Bhawan through her P.O.A Mrs Deokar Kamal Bhagwan**Registration Fee: **1000.00**Total: **1000.00**

Leave and Licenses Agreement executed by presentor and - Sandeep singh r is received for registration.

Joint S.R. Andheri 2

Stamp duty of Rs.1916.70/- is paid by GRN **MH009335236202223U** on **15/10/2022**Stamp duty of Rs.20/- is paid by GRN **MH009372820202223U** on **15/10/2022**Registration fee of Rs.1000/- is paid by GRN **MH009335236202223U** on **15/10/2022**

Thumb Impression of Joint S.R. Andheri 2 :



For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registration and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.



1c.

Office in-charge,
MDC Police Station

Subject: Intimation to the local Police Station about renting house.

Sir,

With reference to the above noted subject, we, the undersigned house owner and tenant are submitting details about renting the house, as follows.

Deekar V. Bhawan & Deekar Land	
1. Name of the House owner and address, Landline/Cell Number, Occupation.	(i) 9892968930 (ii) (iii) bjdshar@hotmail.com (iv) 801, Rghul Apartment Andheri East
2. Address of house, given on rent.	801, Rghul Apartment, Khandgauri, Marol Hape li, Andheri East, 400059
3. Name of the tenant, age, previous and native place address, Contact Number, Mobile Number, E-mail.	(i) Sandeep Singh (ii) (iii) (iv) SANDEEPEC035@GMAIL.COM (v) 7406050506 / 7975062764 (vi)
4. Name of the agent, address, Native place address, Contact Number, Mobile Number, E-mail, (wherever applicable)	(i) Shailish Kumar Ryou (ii) (iii) (iv) (v) (vi)
5. Period of stay.	20/10/2022 to 19/08/2024
6. Information about tenant.	1) Passport size photo of tenant (One) 2) Identity of Tenant (Copy of Driving Licence or Aadhar card or Election Card or Passport) 3) Name, address, contact number, fax number, E-mail of the organization of the service/job of tenant. 4) Letter Issued by the organization regarding present employment of the tenant where the tenant works.

The abovesaid information is true, if found false, we are liable for legal action as per law.

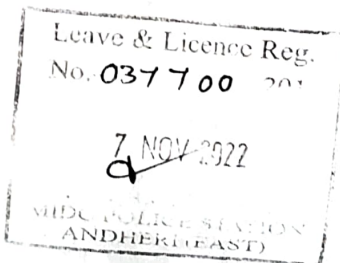
K. Deekar
Signature of house owner

13/10/2022

Signature of Tenant

Sandeep Singh

You can download this form from "mumbai police.maharashtra.gov.in" website, under the address "Intimation Police Station about rental house"



LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 20/-	MH009372820202223U	16/10/2022
Stamp Duty	Rs. 1916.70/-	MH009335236202223U	15/10/2022
Registration Fee	Rs. 1000/-	MH009335236202223U	15/10/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 16/10/2022 at MUMBAI

Between,

1) **Name:** Mr.Deokar Vipul Bhawan, Age : About 48 Years, Occupation : Service, PAN : DTTPS5477Q Residing at: Flat No:801, Building Name:rahul apartment, Block Sector:marol pipe line, Road:kadamwadi road, Andheri East, Mumbai, Maharashtra, 400059 through her P.O.A. Mrs Deokar Kamal Bhagwan, Age : About 77 Years, Occupation : Housewife, PAN: AOYPD3083E Residing at: Flat No:801, Building Name:rahul apartment , Block Sector:marol pipe line, Road:kadamwadi, Andheri East, Mumbai, Maharashtra, 400059

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.- Sandeep singh r , Age : About 36 Years, Occupation : Service Residing at: Building Name:C 10 11, Block Sector:NEAR WATER TANK, Road:1ST CROSS KEB ROAD, BANK COLONY, Bangalore, Karnataka, 560062

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 22 Months commencing from 20/10/2022 and ending on 19/08/2024, 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 22 Months commencing from 20/10/2022 and ending on 19/08/2024

2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor the following amount per month towards the compensation for the use of the said Licensed premises.

a) Rs. 32000/- (Thirty-Two Thousand Only) per month for the first 11 months,

b) Rs. 35200/- (Thirty-Five Thousand Two Hundred Only) per month for the next 11 months.

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License. Licensees shall also pay to the Licensor Rs. 150000 interest free refundable deposit, for the use of the said Licensed premises.

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. 000003, dated – 20/10/2022, drawn on the Licensee's Banking Account with Kotak mahindra bank Ltd Bank, centre point andheri Branch. Amount Rs. 100000/- (One Lakh Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 000002, dated – 12/10/2022, drawn on the Licensee's Banking Account with Kotak mahindra bank Ltd Bank, centre point andheri Branch. Amount Rs. 50000/- (Fifty Thousand Only)

4) **Maintenance Charges:** That the all outgoing 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.

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) Miscellaneous: The licensee herein shall pay the gas bills directly for gas consumed on the licensed premises and should submit original receipts to Licensor indicating that the gas bills are paid.

14) 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. 801, Built-up :960 Square Feet, situated on the Floor of a Building known as 'RAHUL APARTMENT' standing on the plot of land bearing C.T.S. Number :15 167 176, Road: KADAMWADI ROAD, , Location: MAROL PIPE LINE, ANDHERI EAST, MUMBAI - 400059, of Village: Kondivita, situated within the revenue limits of Tehsil Andheri and Dist Mumbai Sub-urban District and situated within the limits of Mumbai 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.





Name & Address	Photo	Thumb Image	Digitally signed
Licensor Mr. <u>Deokar Vipul Bhawan</u> through her P.O.A <u>Mrs Deokar Kamal Bhagwan</u> Address: Flat No:801, Building Name:rahul apartment , Block Sector:marol pipe line, Road:kadamwadi, Andheri East, Mumbai, Maharashtra, 400059			Not Available
Licensee Mr.- <u>Sandeep singh r</u> Address: Building Name:C 10 11, Block Sector:NEAR WATER TANK, Road:1ST CROSS KEB ROAD, BANK COLONY, Bangalore, Karnataka, 560062			Not Available
Witness of execution of all executants <u>Kanojia Chandrashekhar Radheshyam</u> Address: Building Name:R S KANOJIA ANDASSOCAITE, Block Sector:ANDHERI EAST, Road:MAROL PIPE LINE, MUMBAI, Mumbai, Maharashtra, 400059			Not Required
Witness of execution of all executants <u>Kanojia Vikas</u> Address: Building Name:mukhtar ishak chawl, Block Sector:MAROL PIPE LINE, Road:technical area, ANDHERI EAST, Mumbai, Maharashtra, 400059			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiress have stated that they are well acquainting to the said parties.They have given their consent to, Department of Stamp and Registration,Maharashtra State to obtain their Aadhaar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.



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)	
Licensee Sandeep singh	13/10/2022 07:21:43 PM	13/10/2022 07:25:09 PM	Sandeep Singh R, Male, XXXX XXXX 5630	
licensor Deokar Vipul Bhawan through his P.O.A. Mrs Deokar Kamal Bhagwan	15/10/2022 12:45:29 PM	15/10/2022 12:47:48 PM	Kamal Bhagwan Deokar, Female, XXXX XXXX 7316	
Identifier for all executants Kanojia Chandrashekha r Radheshyam	16/10/2022 10:26:11 PM	16/10/2022 10:28:10 PM	Chandrashekhar Radheshyam Kanojia, Male, XXXX XXXX 3160	
Identifier for all executants Kanojia Vikas	16/10/2022 10:25:05 PM	16/10/2022 10:25:57 PM	Vikas Radheshyam Kanojiya, Male, XXXX XXXX 0083	

18/10/2022

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SroName : Joint S.R. Andheri 2

Doc No. : 10802/2022

Regn:63m

Village Name : Kondivita

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.150000/-
(3) Licence Fee	a) Rs. 32000/- per month for the first 11 months, b) Rs. 35200/- per month for the next 11 months.
(4) Property Description	Corporation: Mumbai, Other details: Apartment/Flat No:801, Building Name:RAHUL APARTMENT, Block Sector:MAROL PIPE LINE, ANDHERI EAST, MUMBAI - 400059, Road:KADAMWADI ROAD, , City:Kondivita, District:Mumbai Sub-urban District, C.T.S. Number : 15 167 176, Leave and License Months:22
(5) Area	960 Square Feet
(6) Assessment of Judi	-
(7) Licensor Name and Address	Name: Deokar Vipul Bhawan Age: 48 Address: Flat No:801, Building Name:rahul apartment, Block Sector:marol pipe line, Road:kadamwadi road, City:Andheri East, District:Mumbai, State:Maharashtra, Pin:400059 PAN: DTTPS5477Q through his/her P.O.A Mrs Deokar Kamal Bhagwan Age: 77; Address: Flat No:801, Building Name:rahul apartment , Block Sector:marol pipe line, Road:kadamwadi, City:Andheri East, District:Mumbai, State:Maharashtra, Pin:400059 PAN: AOYPD3083E
(8) Licensee Name and Address	Name: - Sandeep singh r Age: 36 Address: Building Name:C 10 11, Block Sector:NEAR WATER TANK, Road:1ST CROSS KEB ROAD, City:BANK COLONY, District:Bangalore, State:Karnataka, Pin:560062 PAN:
(9) Date of Execution	16/10/2022
(10) Date of Registration	18/10/2022
(11) Registration Number/Year	10802/2022
(12) Stamp Duty	Rs.1936.70/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R. Andheri 2 :

