



महाराष्ट्र MAHARASHTRA

2021

YZ 130649



जिल्हा कोषागार कार्यालय, ठाणे
6 SEP 2021
पुद्दाक प्रमुख लिपीक / लिपीक



AGREEMENT OF LEAVE & LICENCE

THIS AGREEMENT is made and entered into at Mumbai on this 22ND day of SEPTEMBER, 2021; BETWEEN: Mrs. ASHADEVI MURLIDHAR RAY, (PAN No.DXUPR3739B, Aadhar No.6096-2406-2076) Aged 55 years, an adult, Indian Inhabitant, having address B/05, Ankita Nagari Co.Op. Housing Society Ltd., Station Road, Thakurli East, Opp. Central Railway Dispensary, Kalyan, Thane 421201, hereinafter referred to as the "LICENSOR" [which expression shall mean and include her heirs, executors, administrators and assigns] of the ONE PART; AND VIRENDRAKUMAR MURLIDHAR RAI, (Aadhar No.3944-5180-0993, PAN No.BRSPR2757K) an adult, Indian Inhabitant, hereinafter referred to as the "LICENSEE" of the OTHER PART;

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जादपत्र नं
सर्वत प्रतिज्ञापितसाठी

- 9 SEP 2021

मुद्रांक विक्री नोंदवही अनुक्रमांक

69683

दिनांक

विक्रय घेणाऱ्याचे नांव व पत्ता

ADV. SARIKA VISHAL PRADHALE

Shop No.2, Sai Datta Typing Center,

2nd Flr. Chowk, Tekiya Ward,

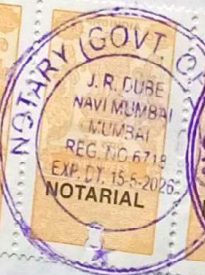
L.B.S. Marg, Opp. Kurta Court,

Mumbai (W), Mumbai-400 070

मुद्रांक विक्रेत्याची नादी (सी. रवेण्डाळ सं. मुद्रांक विक्री केंद्र, मुद्रांक विक्रीचे ठिकाण : साईसमुद्धी टायपिंग सेंटर, मुद्रांक नं. 9, श्रीराम अपार्टमेंट, वसोधन नगर, जणे (पारिवस)

मुद्रांक परवाना क्रमांक : 9209078

(ज्या कारणासाठी ज्यांनी मुद्रांक ठारेची कोला त्यांनी त्याच कारणासाठी मुद्रांक ठारेची कोलापासून सहा महिन्यात वापरजे बंधनकारक आहे.)



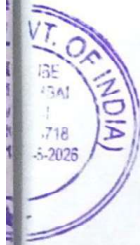
WHEREAS the Licensor absolutely seized, possessed of or otherwise Owner of Residential premises situated at **Flat No.C/8, Ankita Co-Op. Housing Society Ltd., Thakurli East, Thane 421201**, (hereinafter referred to as "SAID PREMISES") and Licensor do possess all its documents and records.

WHEREAS being in need of residential premises, the Licensee approached and requested the Licensor to allow the Licensee to use, occupy the said premises / room for residential purpose, for the temporary and limited period of 24 (Twenty Four) months, as on Leave & Licence basis;

AND WHEREAS the Licensor herein has accepted the request of Licensee, and hereby allowed the Licensee to use, occupy the said premises on leave and Licence basis and on the terms and conditions agreed by and between them which the parties reduced into writing appearing as follows :

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The Licensor hereby confirms granted to the Licensee Leave and Licence to use and occupy the said premises to enable the Licensee to use the same on the terms and conditions hereinafter stated for the term of 24 (Twenty Four) months, which period commenced from 01/04/2021 and ending on 31/03/2023, on the terms and conditions hereinafter set forth.
2. The Licensee has kept with Licensor a sum of Rs.50,000/- (Rupees Fifty Thousand only) being Security Deposit amount for specific performance and observance of terms and conditions of this Agreement, which amount the Licensor admits to have received, refundable without interest on expiry or earlier termination of this Agreement.
3. That Licensee has paid to the Licensor a sum of Rs.32,000/- (Rupees Thirty Two Thousand only) as and by way of monthly compensation during period of this Agreement per month & said amount of monthly compensation shall be strictly payable on or before 10th day of each successive month.
4. That apart from the monthly compensation the Licensee shall pay and discharge the electric charges/bills, Cable Charges, Parking charges and other outgoings to the concerned authorities regularly from time to time.



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5. That the Licensee shall use and occupy the said premises for residential purpose only and shall not carry out any unlawful activities in the said premises. That the Licensee shall also abide by the rules and regulations of all the concerned authorities including society.

6. The Licensee shall use, occupy the said premises with due care and caution and if any damage/loss caused to the said premises, the same shall be recovered from the Security Deposit amount, and if the Licensee failed to pay the monthly compensation to Licensor then the same shall be deducted from Security Deposit.

7. The Licensee shall not part with possession of the said premises to anybody whomsoever and that the actual possession of the said premises shall always remain with the Licensor.

8. The Licensee shall not indulge in any illegal or immoral activities from the said premises nor shall store any prohibited goods or be a source of nuisance to the Licensor or neighbours, make good any damage caused to the said premises and shall allow the Licensor, her servants and representatives to inspect the said premises at all reasonable hours.

9. That the Licensee shall not carry any additions or alterations to the said premises without the prior written permission of the Licensor and also the Licensee shall not create any third party interest in the said premises, but shall use, and occupy the said premises with due care and caution and shall misuse the said premises or any part thereof.

10. That Either parties to this indenture entitled to terminate this Agreement, at any juncture by giving 30 days prior notice in writing.

11. The Licensee shall not at any time put any claim of tenancy, or sub-tenancy, or any right or title into or in respect of the said premises under any other law presently in force and any laws which may be enacted hereafter and this agreement shall not be construed to create any such right, whatsoever in favour of the Licensee.

12. That on the expiry of the period of this agreement, and / or earlier termination of this Agreement, the Licensee shall quit, and vacate the said premises, and handover the same to the Licensor free from all encumbrances, and then the Licensor shall return the security deposit



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amount without interest to the Licensee, after deducting any arrears, dues, damages, therefrom if any.

IN WITNESS WHEREOF THE parties hereto have hereunto set and subscribed their respective hands, hereunto on the day and the year first hereinabove mentioned.

SIGNED AND DELIVERED BY THE]
WITHIN NAMED THE "LICENSOR"]
Mrs. ASHADEVI M. RAY]
IN THE PRESENCE OF.....]

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1.

2.

SIGNED AND DELIVERED BY THE]
WITHIN NAMED THE "LICENSEE"]
VIRENDRAKUMAR M. RAI]
IN THE PRESENCE OF.....]

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1.

2.

ATTESTED BY ME

J. R. DUBE

NOTARY
(GOVT. OF INDIA)

9224474158 / 9029299076



22 SEP 2021

RECEIPT

RECEIVED on the day, month & year first mentioned above of and from the withinnamed LICENSEE a sum of Rs.50,000/- (Rupees Fifty Thousand only), by way of cash, being the amount of Security Deposit as per the terms and conditions of this agreement, refundable by the Licensor to the Licensee on expiry or termination hereof, without interest, less any dues, outstanding therefrom.

WITNESS :

I SAY RECEIVED Rs.50,000/-

1. Muslidhar Mahadev

Musli

2.

LICENSOR

Ragini Ravi

Ragini



House Rent Receipt

Dated: 1/4/2022

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of April 2021, towards the property bearing the address "COS Ankita Co.Op.Housing Society Limited, Thakurli East ,Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East ,Thane-421021

Pan: DXUPR3739B



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Signature

(Ashadevi Ray)

House Rent Receipt

Dated: 1/5/2022

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of May 2021 , towards the property bearing the address "COS Ankita Co.Op.Housing Society Limited, Thakurli East ,Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East ,Thane-421021

Pan: DXUPR3739B



आशा देवी

Signature

(Ashadevi Ray)

House Rent Receipt

Dated: 1/6/2022

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of June 2021, towards the property bearing the address "COS Ankita Co.Op.Housing Society Limited, Thakurli East, Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East, Thane-421021

Pan: DXUPR3739B



Ashadevi Ray

Signature

(Ashadevi Ray)

House Rent Receipt

Dated: 1/7/2022

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of July 2021, towards the property bearing the address "COS Ankita Co.Op.Housing Society Limited, Thakurli East, Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East, Thane-421021

Pan: DXUPR3739B



Signature

(Ashadevi Ray)

House Rent Receipt

Dated: 1/8/2022

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of August 2021 , towards the property bearing the address "C08 Ankita Co.Op.Housing Society Limited, Thakurli East ,Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East ,Thane-421021

Pan: DXUPR3739B



आशा देवी

Signature

(Ashadevi Ray)

House Rent Receipt

Dated: 1/9/2022

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of September 2021 , towards the property bearing the address "C08 Ankita Co.Op.Housing Society Limited, Thakurli East, Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East ,Thane-421021

Pan: DXUPR3739B



आशा देवी

Signature

(Ashadevi Ray)

House Rent Receipt

Dated: 1/10/2022

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of October 2021, towards the property bearing the address "C08 Ankita Co.Op.Housing Society Limited, Thakurli East ,Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East ,Thane-421021

Pan: DXUPR3739B



आशा देवी

Signature

(Ashadevi Ray)

House Rent Receipt

Dated: 1/11/2022

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of November 2021 , towards the property bearing the address "C08 Ankita Co.Op.Housing Society Limited, Thakurli East, Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East ,Thane-421021

Pan: DXUPR3739B



आशा देवी

Signature

(Ashadevi Ray)

House Rent Receipt

Dated: 1/12/2022

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of December 2021 , towards the property bearing the address "C08 Ankita Co.Op.Housing Society Limited, Thakurli East ,Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East ,Thane-421021

Pan: DXUPR3739B



आशा देवी

Signature

(Ashadevi Ray)

House Rent Receipt

Dated: 1/1/2023

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of January 2022 , towards the property bearing the address "C08 Ankita Co.Op.Housing Society Limited, Thakurli East, Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East ,Thane-421021

Pan: DXUPR3739B



आशा देवी

Signature

(Ashadevi Ray)

House Rent Receipt

Dated: 1/2/2023

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of February 2022, towards the property bearing the address "C08 Ankita Co.Op.Housing Society Limited, Thakurli East ,Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East ,Thane-421021

Pan: DXUPR3739B



आशा देवी

Signature

(Ashadevi Ray)

House Rent Receipt

Dated: 1/3/2023

This is to acknowledge the receipt from **Virendrakumar Rai** the sum of rupees **32000/-** (Rs. thirty two thousand only) towards rent payment for the month of March 2022, towards the property bearing the address "C08 Ankita Co.Op.Housing Society Limited, Thakurli East ,Thane-421021"

Owner's Name and Address

Ashadevi Ray

B05 Ankita Nagari Co.Op.Housing Society Limited, Thakurli East ,Thane-421021

Pan: DXUPR3739B



आशा देवी

Signature

(Ashadevi Ray)