

28/03/2019

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SroName : Joint S.R. Borivali 6

Doc No. : 3559/2019

Regn.63m

Village Name : Dahisar

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.50000/-
- (3) Licence Fee
a) Rs. 12000/- per month for the first 11 months,
b) Rs. 12500/- per month for the next 11 months,
c) Rs. 13000/- per month for the next 11 months.
- (4) Property Description Corporation: Mumbai, Other details: Apartment/Flat No:B 52/401, Floor No:4, Building Name:ANUPAMA CHS LTD, Block Sector:DAHISAR E, MUMBAI 400068, Road:ANAND NAGAR, City:Dahisar, District:Mumbai Sub-urban District, Ward no. : RS, Leave and License Months:33
- (5) Area 500 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address
1) Name: Prajapati Laxman S Age: 61 Address: Flat No:A 1204, Building Name:N L ARYAVARTA, Block Sector:DAHISAR, Road:ANAND NAGAR, City:DAHISAR, District:Mumbai, State:Maharashtra, Pin:400068 PAN: ABAPP5167G through his/her P.O.A Mrs Prajapati Neeta Age: 53; Address: Flat No:A 1204, Floor No:12, Building Name:N L ARYAVARTA, Block Sector:DAHISAR, Road:ANAND NAGAR, City:DAHISAR, District:Mumbai, State:Maharashtra, Pin:400068 PAN:
2) Name: Mrs Prajapati Neeta L Age: 53 Address: Flat No:A 1204, Building Name:N L ARYAVARTA, Block Sector:DAHISAR E, Road:ANAND NAGAR, City:DAHISAR, District:Mumbai, State:Maharashtra, Pin:400068 PAN: ALLPP4427A
- (8) Licensee Name and Address Name: Gurav Aniketh Prabhakar Age: 28 Address: Flat No:3, Building Name:LANGDA BABA CHAWL, Block Sector:NR NOOR MASJID, Road:GAONDEVI RD, City:ANDHERI W, District:Mumbai, State:Maharashtra, Pin:400058 PAN:
- (9) Date of Execution 25/03/2019
- (10) Date of Registration 28/03/2019
- (11) Registration Number/Year 3559/2019
- (12) Stamp Duty Rs.1065.60/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Borivali 6 :





CHALLAN
MTR Form Number-6



GRN	MH013662584201819E	BARCODE		Date	25/03/2019-23:48:47	Form ID	36A
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)		PAN No.(If Applicable)			
Office Name	BRL 10_JT SUB REGISTRAR BORIVALI 10	Full Name	neeta prajapati				
Location	MUMBAI	Flat/Block No.	anupama chs ltd b51/401				
Year	2018-2019 One Time	Premises/Building	anand nagar				
Account Head Details	Amount In Rs.	Road/Street	mumbai				
0030045501	Stamp Duty	1066.00	Area/Locality				
0030063301	Registration Fee	1000.00	Town/City/District				
			PIN				
			4 0 0 0 6 8				
			Remarks (If Any)				
			SecondPartyName=aniketh gurav~				
			Amount In	Two Thousand Sixty Six Rupees Only			
Total		2,066.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332019032610540	208015536		
Cheque/DD No.		Bank Date	RBI Date	25/03/2019-23:49:37	27/03/2019		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	100 , 27/03/2019				



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

Signature Not Verified
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.03.31
17:56:49 IST
Reason: Secure
DocId: 35592019

Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount	
1	eRegistration/3559/2019	0007657352201819	28/03/2019-20:37:33	IGR195	1000.00
2	eRegistration/3559/2019	0007657352201819	28/03/2019-20:37:33	IGR195	1066.00
Total Defacement Amount					2,066.00

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1065.60/-	MH013662584201819E	25/03/2019
Registration Fee	Rs. 1000/-	MH013662584201819E	25/03/2019

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 25/03/2019 at MUMBAI

Between,

1) **Name:** Prajapati Laxman S, Age : About 62 Years, PAN : ABAPP5167G Residing at: Flat No:A 1204, Building Name:N L ARYAVARTA, Block Sector:DAHISAR, Road:ANAND NAGAR, DAHISAR, Mumbai, Maharashtra, 400068

through her P.O.A. Mrs Prajapati Neeta , Age : About 53 Years Residing at: Flat No:A 1204, Floor No:12, Building Name:N L ARYAVARTA, Block Sector:DAHISAR, Road:ANAND NAGAR, DAHISAR, Mumbai, Maharashtra, 400068

2) **Name:** Mrs Prajapati Neeta L, Age : About 53 Years, PAN : ALLPP4427A Residing at: Flat No:A 1204, Building Name:N L ARYAVARTA, Block Sector:DAHISAR E, Road:ANAND NAGAR, DAHISAR, Mumbai, Maharashtra, 400068

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

AND

1) **Name:** Gurav Aniketh Prabhakar, Age : About 28 Years Residing at: Flat No:3, Building Name:LANGDA BABA CHAWL, Block Sector:NR NOOR MASJID, Road:GAONDEVI RD, ANDHERI W, Mumbai, Maharashtra, 400058

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

WHEREAS the Licensors are 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 Licensors with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 33 Months commencing from 01/04/2019 and ending on 31/12/2021, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors has agreed to allow the Licensee herein to use and occupy the said Licensed premises for his/her/their 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 Licensors 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 33 Months commencing from 01/04/2019 and ending on 31/12/2021

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

a) Rs. 12000/- (Twelve Thousand Only) per month for the first 11 months,

b) Rs. 12500/- (Twelve Thousand Five Hundred Only) per month for the next 11 months,

c) Rs. 13000/- (Thirteen Thousand 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. 50000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 50000/- (Fifty 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 Licensors.

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 Licensors 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 Licensors.

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 Licensors shall on reasonable notice given by the Licensors to the Licensee shall have a right of access either by themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.



10) 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 Licensors 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 Licensors as mentioned earlier.

11) 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/her/their goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself / herself / themselves and / or his/her/their articles from the said premises on expiry or sooner determination of this Agreement ,the Licensors shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensors shall be entitled to remove the Licensee and his/her/their belongings from the Licensed premises, without recourse to the Court of Law.

12) 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. B 52/401, Built-up :500 Square Feet, situated on the 4 Floor of a Building known as 'ANUPAMA CHS LTD' standing on the plot of land bearing Ward no. :RS,Road: ANAND NAGAR, Location: DAHISAR E, MUMBAI 400068, of Village:Dahisar,situated within the revenue limits of Tehsil Borivali 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
Licensors <u>Prajapati Laxman S, through her P.O.A Mrs Prajapati Neeta</u> Address: Flat No:A 1204, Floor No:12, Building Name:N L ARYAVARTA, Block Sector:DAHISAR, Road:ANAND NAGAR, DAHISAR, Mumbai, Maharashtra, 400068			Not Available
Licensors <u>Mrs Prajapati Neeta L</u> Address: Flat No:A 1204, Building Name:N L ARYAVARTA, Block Sector:DAHISAR E, Road:ANAND NAGAR, DAHISAR, Mumbai, Maharashtra, 400068			Not Available
Licensee <u>Gurav Aniketh Prabhakar</u> Address: Flat No:3, Building Name:LANGDA BABA CHAWL, Block Sector:NR NOOR MASJID, Road:GAONDEVI RD, ANDHERI W, Mumbai, Maharashtra, 400058			Not Available
Witness of execution of all executants <u>Majithia Hiren</u> Address: Block Sector:DAHISAR, Road:ANAND NAGAR, DAHISAR, Mumbai, Maharashtra, 400068			Not Required
Witness of execution of all executants <u>Rita Darshankumar P</u> Address: Block Sector:DAHISAR, Road:S V ROAD, DAHISAR, Mumbai, Maharashtra, 400068			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers have stated that they are well acquainted 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.

