



## Greater Mumbai Police

Tenant Information / भाडेकरुची माहिती:

Register Id.:244569/2022

Police Station / पोलीस ठाणे: Pydhonie

Date:23/11/2022 02:12:24

### Owner Details / जागा मालकाचे तपशील:-

Owner Name / पूर्ण नाव :Chetan Kanaiyalal Mehta  
Owner Mobile / भ्रमणधनी क्रमांक :9920742344  
Owner Email / ई-मेल आयडी :nomailid@gmail.com  
Owner Address / पत्ता :Flat No:1901, Floor No:19th, Building Name:Hari Krupa Height, Block Sector:Girgaon, Road:Khetwadi 10th Lane parekhwadi  
Owner City/District / शहर/जिल्हा :Mumbai  
Owner State / राज्य :Maharashtra

### Rented Property Details / भाड्याने दिलेल्या जागेचा तपशील:-

Address of Rented Property / भाड्याने दिलेल्या मालमत्तेचा पत्ता :307, 3rd floor, Bharat Chambers, Baroda Sreet, Masjid Bunder East  
Rented Property Pin code / पिनकोड :400009  
Rented Property Agreement Start Date / करार प्रारंभ तारीख :15/11/2022  
Agreement End Date / करार शेवटची तारीख :14/09/2024

### Tenant Details / भाडेकरुचा तपशील:-

Tenant's Name / पूर्ण नाव :R Mahesh Kumar  
Tenant Permanent Address / कायमचा पत्ता :Flat No:123/53, Block Sector:Royapuram, Road:P V Street, Royapuram  
Tenant City/District / शहर/जिल्हा :Chennai  
Tenant State / राज्य :Tamil Nadu  
Pin code / पिनकोड :600013  
Identity Proof of Tenant / भाडेकरु ओळख पुरावा :Aadhar Card  
Tenant's Identity Proof no / भाडेकरुचे ओळखपत्र क्रमांक :400242551428  
No.of Male / पुरुष संख्या :  
No of Female / स्त्री संख्या :  
No.of Child / लहान मुले संख्या :

### Tenants Work Place Details / भाडेकरुच्या कामाचे ठिकाण:-

Tenants Occupation / भाडेकरुचा व्यवसाय :Business  
Tenants Mobile Number / भाडेकरुचा मोबाइल क्रमांक :7811003616  
Tenants email id / भाडेकरुची ई-मेल आयडी :nomailid@gmail.com  
Address of Tenant Place Of Work / भाडेकरुची कामाचे ठिकाण :307, 3rd floor, Bharat Chambers, Baroda Sreet, Masjid Bunder East

### Persons Knowing Tenant / भाडेकरुला ओळखणारे लोक:-

Person 1 Name / प्रथम व्यक्तीचे नाव :Vyas Devilal  
Contact number1 / संपर्क क्रमांक १ :9930161866  
Person 2 Name / दुस-या व्यक्तीचे नाव :  
Contact number2 / संपर्क क्रमांक २ :  
Agent Name / एजन्टचे नाव :  
Agent Details / एजन्टची माहिती :

Note / टीप:

11/23/22, 2:12 PM

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1. The homeowner's address and the leased property address should not be same. / घरमालकाचा पत्ता व भाडे तत्त्वावर दिलेल्या मालमतेचा पत्ता हा एकच देऊ नये.
2. If the concerned police need to verify the information in the application, applicant/ property owner should visit the police station accordingly. / अर्जा मधील माहितीचे पडताळणी करिता संबंधित पोलीस ठाण्यास आवश्यकता वाटल्यास त्याप्रमाणे अर्जदार / घरमालक यांना पोलीस ठाण्यास भेट द्यावी लागेल.
3. If there is a discrepancy in the information in the application, legal action can be taken against the applicant / homeowner. / अर्जामधील माहिती मध्ये तफावत आढळल्यास संबंधित अर्जदारावर/ घरमालकावर कायदेशीर कार्यवाही केली जाऊ शकते.

**Disclaimer / अस्वीकरण:**

1. This application is for providing Information about renting a house / place within the jurisdiction of Brihanmumbai only is to inform Mumbai Police. / फक्त बृहन्मुंबईच्या हद्दीमध्ये घर/जागा भाड्याने देण्याबाबतची माहिती मुंबई पोलिसांना देण्याकरिता येथे भेट द्या.
2. House/Property Owner and Tenant should confirm that above mentioned Information is True. / येथे पुरविलेली माहिती सत्य असल्याबाबत जागा/ घर मालक आणि भाडेकरूने खात्री करावी.
3. False report to Police is a punishable offence. / पोलिसांना खोटी माहिती पुरविणे हा दंडनीय अपराध आहे.

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**Issued By: Greater Mumbai Police**

450/21206/2022	Registration No. :39M	7:05 PM
<b>Receipt</b>		
Village Name: <b>Mandavi</b>	Receipt No.:22810	Date: 22/11/2022
Document No.: <b>BBE3/21206/2022</b>		
Document Type : <b>Leave and Licenses(36 A)</b>		
Presentor Name: <b>Mehta Chetan Kanaiyalal</b>		
	Registration Fee:	<b>1000.00</b>
	Total:	<b>1000.00</b>
Leave and Licenses Agreement executed by presentor and Miss Balaraman Amul Kutti Mahesh R Kumar is received for registration.		
<b>Joint S.R. Mumbai City 3</b>		
Stamp duty of Rs. <b>3585.80/-</b> is paid by GRN <b>MH010825170202223E</b> on <b>16/11/2022</b> Registration fee of Rs. <b>1000/-</b> is paid by GRN <b>MH010825170202223E</b> on <b>16/11/2022</b>		
<b>For Information:-</b> 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.		

## Village Name : Mandavi

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.100000/-
(3) Licence Fee	Rs.28000/-
(4) Property Description	Corporation: Mumbai , Other details: Office No:307, Floor No:3rd, Building Name:Bharat Chambers, Block Sector:Masjid East, Mumbai-400009, Road:52C,Baroda Street, City:Mandavi, District:Mumbai, Plot Number : 52C, Leave and License Months:22
(5) Area	369 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Mehta Chetan Kanaiyalal Age: 57 Address: Flat No:1901, Floor No:19th, Building Name:Hari Krupa Height, Block Sector:Girgaon, Road:Khetwadi 10th Lane parekhwadi, City:Mumbai, District:Mumbai, State:Maharashtra, Pin:400004 PAN: AABPM5165H
(8) Licensee Name and Address	1) Partnership: . AIMS MARINE And HOSPITALITY SERVICES Address: Flat No:307, Floor No:3, Building Name:Bharat chambers , Block Sector:Masjid Bunder , Road:Baroda Street , City:Mumbai, District:Mumbai, State:Maharashtra, Pin:400009 PAN: through their Authorized Partner <u>Miss Balaraman Amul Kutti</u> Age: 46; Address: Flat No:123/53, Block Sector:Royapuram, Road:P V Street, City:Royapuram, District:Chennai, State:Tamil nadu, Pin:600013 PAN: 2) Partnership: . AIMS Marine And HOSPITALITY SERVICES Address: Flat No:307, Floor No:3, Building Name:Bharat chambers , Block Sector:Masjid Bunder , Road:Baroda Street , City:Mumbai , District:Mumbai, State:Maharashtra, Pin:400009 PAN: through their Authorized Partner <u>Mahesh R Kumar</u> Age: 48; Address: Flat No:123/53, Block Sector:Royapuram, Road:P V Koli Street, City:Royapuram, District:Chennai, State:Tamil nadu, Pin:600013 PAN:
(9) Date of Execution	15/11/2022
(10) Date of Registration	22/11/2022
(11) Registration Number/Year	21206/2022
(12) Stamp Duty	Rs.3585.80/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 3585.80/-	MH010825170202223E	16/11/2022
Registration Fee	Rs. 1000/-	MH010825170202223E	16/11/2022

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 15/11/2022 at Mumbai

Between,

1) **Name:** Mr.Mehta Chetan Kanaiyalal, Age : About 57 Years, PAN : AABPM5165H Residing at: Flat No:1901, Floor No:19th, Building Name:Hari Krupa Height, Block Sector:Girgaon, Road:Khetwadi 10th Lane parekhwadi, Mumbai, Mumbai, Maharashtra, 400004

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) . **AIMS MARINE And HOSPITALITY SERVICES** (Partnership) Residing at: Flat No:307, Floor No:3, Building Name:Bharat chambers , Block Sector:Masjid Bunder , Road:Baroda Street , Mumbai, Mumbai, Maharashtra, 400009

through Authorized Partner Miss Balaraman Amul Kutti , Age : About 46 Years Residing at: Flat No:123/53, Block Sector:Royapuram, Road:P V Street, Royapuram, Chennai, Tamil nadu, 600013

2) . **AIMS Marine And HOSPITALITY SERVICES** (Partnership) Residing at: Flat No:307, Floor No:3, Building Name:Bharat chambers , Block Sector:Masjid Bunder , Road:Baroda Street , Mumbai , Mumbai, Maharashtra, 400009

through Authorized Partner Mr. Mahesh R Kumar, Age : About 48 Years Residing at: Flat No:123/53, Block Sector:Royapuram, Road:P V Koli Street, Royapuram, Chennai, Tamil nadu, 600013

HEREINAFTER called 'the Licensees' (which expression shall mean and include only Licensees 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 Licensees herein are in need of temporary premises for Non-Residential use has/have approached the Licensor with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 22 Months commencing from 15/11/2022 and ending on 14/09/2024, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensees herein to use and occupy the said Licensed premises for their aforesaid Non-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 Licensees 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 Licensees for a period of 22 Months commencing from 15/11/2022 and ending on 14/09/2024

**2) License Fee & Deposit:** That the Licensees shall pay to the Licensor License fee at the rate of Rs. 28000(Twenty-Eight Thousand Only) per month towards the compensation and Rs. 100000(One Lakh 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:** That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 000402, dated – 15/11/2022 , drawn on the Licensee's Banking Account with Other than the list Bank, Andheri West Branch. Amount Rs. 100000/- (One Lakh 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 Licensees for Non-Residential purpose. The Licensees 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 Licensees at its own cost subject to normal wear and tear. The Licensees 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 Licensees 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 Licensees 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 Licensees 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) Cancellation:** That, Subject to the condition of lock in period (if any), if the Licensees commit 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 Licensees 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.

**11) Possession:** That the immediately at on the expiration or termination or cancellation of this agreement the Licensees shall vacate the said premises without delay with all their goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves and / or their 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 Licensees and 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







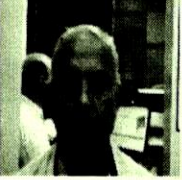



(Being the correct description of premise Office which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Office No. 307, Built-up :369 Square Feet, situated on the 3rd Floor of a Building known as 'Bharat Chambers' standing on the plot of land bearing Plot Number :52C,Road: 52C,Baroda Street, Location: Masjid East, Mumbai-400009, of Village:Mandavi,situated within the revenue limits of Tehsil Mumbai and Dist Mumbai 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.



LEAVE AND LICENSE AGREEMENT

Name & Address	Photo	Thumb Image	Digitally signed
<p><b><u>Licensor</u></b>  <b>Mr. Mehta Chetan Kanaiyalal</b>  <b>Address:</b> Flat No:1901, Floor No:19th, Building Name: Hari Krupa Height, Block Sector: Girgaon, Road: Khetwadi 10th Lane parekhwadi, Mumbai, Mumbai, Maharashtra, 400004</p>			<p>Not Available</p>
<p><b><u>Licensees</u></b>  <b>. AIMS MARINE And HOSPITALITY SERVICES ,</b>  <b>(Partnership)</b>                      through her Authorized Partner <b>Miss Balaraman Amul Kutti</b>  <b>Address:</b> Flat No:123/53, Block Sector: Royapuram, Road: P V Street, Royapuram, Chennai, Tamil nadu, 600013</p>			<p>Not Available</p>
<p><b><u>Licensees</u></b>  <b>. AIMS Marine And HOSPITALITY SERVICES</b>  <b>(Partnership)</b>                      through his Authorized Partner <b>Mr. Mahesh R Kumar</b>  <b>Address:</b> Flat No:123/53, Block Sector: Royapuram, Road: P V Koli Street, Royapuram, Chennai, Tamil nadu, 600013</p>			<p>Not Available</p>
<p><b><u>Witness of execution of all executants</u></b>  <b>Vyas Devilal</b>  <b>Address:</b> Block Sector: Masjid Bunder, Road: Baroda Street, Mumbai, Mumbai, Maharashtra, 400009</p>			<p>Not Required</p>
<p><b><u>Witness of execution of all executants</u></b>  <b>Tambe Siddhesh</b>  <b>Address:</b> Block Sector: Ghodapdev, Road: R B Marg, Mumbai, Mumbai, Maharashtra, 400033</p>			<p>Not Required</p>




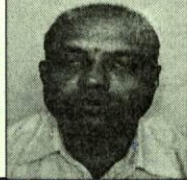
Admission Of Execution / Identification





LEAVE AND LICENSE AGREEMENT

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees 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.

Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)
<b>Licensor</b> Mehta Chetan Kanaiyalal	17/11/2022 07:57:16 PM	17/11/2022 08:01:50 PM	Chetan Kanaiyalal Mehta, Male, XXXX XXXX 4166 
<b>licencee</b> . AIMS MARINE And HOSPITALITY SERVICES through Authorized Partner Miss Balaraman Amul Kutti	15/11/2022 07:19:54 PM	15/11/2022 07:22:45 PM	Amul Kutti Balaraman, Female, XXXX XXXX 1428 
<b>licencee</b> . AIMS Marine And HOSPITALITY SERVICES through Authorized Partner Mahesh R Kumar	15/11/2022 07:25:23 PM	15/11/2022 07:26:31 PM	R Mahesh Kumar, Male, XXXX XXXX 3316 
<b>identifier for all executants</b> Vyas Devilal	17/11/2022 07:55:41 PM	17/11/2022 07:56:57 PM	Devilal Vyas, Male, XXXX XXXX 7807 
<b>identifier for all executants</b> Tambe Siddhesh	18/11/2022 01:50:48 PM	18/11/2022 01:51:58 PM	Siddhesh Sudhir Tambe, Male, XXXX XXXX 7061 