

**LEAVE & LICENSE AGREEMENT**

Dated 25<sup>th</sup> day of November, 2023.



**MR. MOHAMMAD SAQIB ZAHEER  
AHMAD**

.....LICENSOR

A N D

**MR. HUSSAIN ALI NOOR HUSSAIN  
SHAIKH**

.....LICENSEE

IN RESPECT OF

Flat No.405, 4<sup>th</sup> Floor, Heaven Heights, "A"  
Wing, Near M.S. College, Kadar Palace,  
M.H.M. Road, Kausa, Mumbra, District Thane  
- 400612

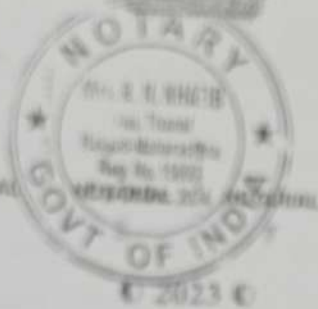
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED



A  
SPECIAL

MAHARASHTRA



LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENSE is made and entered into at Kausa, Mumbai, Thane, on this 19<sup>th</sup> day of November, 2023.

B E T W E E N

*Handwritten signatures*

*Handwritten signatures*

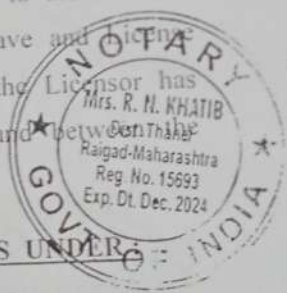
MR. MOHAMMAD SAJJID ZAHED AHMAD, aged 28 years,  
AADHAAR NO. 8117 9413 2826, an adult, Indian Inhabitant,  
residing at Village Sun Bhaty, Post Nandgaon, Thane Eastmangal,  
Taluk Sapt, Raasgaon, Anangpali, U.P. - 276227, hereinafter  
referred to as the "LICENSOR" of the ONE PART;

**A N D**

MR. HUSSAIN ALI NOOR HUSSAIN SHAIKH, aged 40 years,  
AADHAAR NO. 7582 9253 3969, also adult, Indian Inhabitant, residing  
at Room No. 140, Rajiv Gandhi Nagar, Near New Transist Camp,  
Near Mira Datar Dargah, Antop Hill, Wadala, Mumbai - 400037,  
hereinafter referred to as the "LICENSEE" of the OTHER PART;

WHEREAS the Licensor is absolute and lawful owner of a  
residential premises being Flat No. 405, 4<sup>th</sup> Floor, HEAVEN  
HEIGHTS, "A" Wing, Near M.S. College, Kadar Palace,  
M.H.M. Road, Kausa, Mumbra, Dist. Thane - 400612, hereinafter  
referred to as the "SAID PREMISES".

AND WHEREAS the Licensee has approached to the Licensor  
with an intention of taking the said premises on Leave and License  
basis for a period of 11 months certain for which the Licensor has  
agreed on the terms and conditions agreed to by and between the  
parties hereto as appearing hereinafter.



**NOW THIS AGREEMENT WITNESSETH AS UNDER**

1. That the period of this Agreement commence or be deemed to have commenced with effect from 25<sup>th</sup> day of November, 2023 and shall expire on 24<sup>th</sup> day of October, 2024 i.e. after a period of 11 months certain.
2. That the agreed Security Deposit is Rs.50,000/- (Rupees Fifty Thousand Only) from which the Licensee has paid to the Licensor a sum of Rs.25,000/- being the part payment on the execution of this Agreement. The balance amount of Rs.25,000/- the Licensor will pay on 25/11/2023. The Licensor undertakes to return back the advanced security deposit to the Licensee on receiving him from the said premises peacefully after deducting the amount of rent at that time.

*Jaswanti*

3. That the Licensee will be liable to pay a sum of Rs.8,000/- (Rupees Eight Thousand Only) towards monthly royalty to the Licensor which includes the maintenance charges. The electricity charges will be paid by the Licensee.
4. That the Licensee undertake to the Licensor that he will use the said premises for residential purpose and not for business purpose. The Licensee shall not use the said premises for any illegal purpose or activities during the period of this Agreement.
5. That the Licensee shall not apply for his Ration Card, Passport on the address of the said premises nor shall apply for any Telephone connection or any other facility provided by any authority without the express permission of the Licensor.
6. That the either party shall give one (1) month prior notice to the other party of his/her/their intention incase of vacating the said premises before its period or its fixed duration.
7. That the Licensee during the period of this Agreement shall not part with the possession of the said premises or any part thereof, to any third party or person. The Licensee shall not let or sub - let the said premises to any third person
8. That the Licensee hereby covenant to be responsible and liable for all the cost, consequences and expenses for any loss and damage due to negligence during the period of this Agreement. The Licensee shall keep the Licensor indemnified in this Agreement.
9. That the Licensee hereby undertake that he will not claim any ownership right, title or interest of any nature whatsoever in future in respect of the said premises.
10. That the Licensee hereby undertake that he should not make any addition, alteration or changes in the said premises without written consent of the Licensor.
11. That the Licensee hereby undertake that he will use the said premises in a reasonable manner and without being nuisance to the neighboring premises.



محمد ناخب

Yaswanti

12. That the Licensee shall not take any loan or financial assistance from any person/s , firm , Bank/s or any Financial Institution by mortgaging his interest over the said premises.

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

SIGNED , SEALED AND DELIVERED |  
by the withinnamed the "LICENSOR" |  
MR. MOHAMMAD SAQIB ZAHEER |  
AHMAD |



*Mohammad Saqib*

In the presence of .....

1.

2.



*Hussain*

SIGNED , SEALED AND DELIVERED |  
by the withinnamed the "LICENSEE" |  
MR. HUSSAIN ALI NOOR HUSSAIN |  
SHAIKH |

In the presence of .....

1.

2.



Deed Notarized/Attested on strength of identification without being liable or responsible for its contents.

ATTESTED BY ME

*R. N. KHATIB*

NOTARY

Mrs. R. N. KHATIB B.A. (Hon) LL.B  
ADVOCATE HIGH COURT  
Captain House, Plot No. 2, Road No. 10,  
Sector-11, New Panvel (E),  
Dist Raigad - 410 264.

*M Hussain*

I know signatories & Deed signed in my presence.

25 NOV 2023

# R E C E I P T

Received with thanks on or before execution hereof and from the abovenamed the "Licensee" a sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) being the part payment from the agreed interest free refundable security deposit. The said sum is received by cash.



## WITNESSES :

1. मो० गदाम
2. H. S. Singh

I SAY RECEIVED  
Rs.25,000/-

محمد زاهد احمد

Mr. Mohammad Saqib  
Zaheer Ahmad

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## WITNESSES :

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Zaheer Ahmad



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

HIRPS1820N

नाम / Name  
MOHAMMAD SAQIB

पिता का नाम / Father's Name  
ZAHHEER AHMAD

जन्म तिथि / Date of Birth  
01/01/1985

*Saqib*  
हस्ताक्षर / Signature



08012017





भारत सरकार  
GOVERNMENT OF INDIA



Hussain Ali Noor Hussain Shaikh

जन्म तारीख / DOB: 23/04/1983

पुरुष / MALE

Mobile No.: 9870078640

7582 9253 3969

VID : 9142 0543 1875 4528

माझे आधार, माझी ओळख



भारतीय  
UNIQUE IDENTIFICATION

Address:

S. O. Noor Hussain Shaikh, room no. 140  
rajiv gandhi nagar near new transist  
camp near mira datar durga, antop hill  
wadaia Mumbai, Mumbai, Maharashtra  
- 400037



7582 9253 3969  
VID : 9142 0543 1875 4528



1947



help@uidai.gov.in



www.uidai.gov.in





LEAF

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HUSSAIN ALI N SHAIKH

NOOR HUSSAIN RAZZAK SHAIKH

23/04/1983

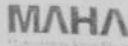
Permanent Account Number

BNLPS0610R

Signature



4391 / X8 / 33 / 83 / 399 / 1411  
 Meter No.: 53-75697607  
 0003712736



Distribution Licensee



CONNECT मोबाइल ऑप

बिज. भवना, लक्ष्मण मोटर्स आणि बॅरो काही  
 आठवां दिशासूचक - 71

Distribution Franchisee  
 Torrent Power Limited  
 Nature Glory,  
 Park Road,  
 Kulkarni, Thane 400605

0718077051  
 HAMMAD SAQIB ZAHEER AHMAD  
 405, HEAVEN HAIGHT, KADAR PALACE, NR.  
 GALAXY APT., Ta: Di:

000612  
 PAN No.:

**YOUR ELECTRICITY BILL - October-2023**

Consumer Number / ग्राहक क्रमांक  
 000558077051

Particulars / विवरण	Rupees
Total Energy Charges / एकूण उर्जा आकार (a+b+c+d+e)	1462.14
Electricity Duty / वीज शुल्क	233.94
Adjustments	0.00
Rebate for Incremental Consumption	0.00
Current Interest	0.00
MSEDCL Arrears / महाविद्युत बकाची	0.00
TPL Arrears / टी.पी.एल. बकाची	-5.70
Total Arrears / एकूण बकाची	-5.70
Prompt Payment Discount / सत्पर देवकारणा सुट	14.62
Amount Upto Discount Date / सवलतीच्या तारखेपर्यंतची रक्कम	1675.76
Amount Upto Due Date / मुदतीच्या तारखेपर्यंतची रक्कम	1690.38
Delayed Payment Charge After Due Date / मुदतीच्या तारखेनंतरचा वितर आकार	21.20
Amount After Due Date / मुदतीच्या तारखेनंतरची रक्कम	1711.58

Amount Upto Discount Date(Rs.) / सवलतीच्या तारखेपर्यंतची रक्कम	1680
Discount Date / सवलतीची तारीख	07-11-23
Amount Upto Due Date(Rs.) / मुदतीच्या तारखेपर्यंतची रक्कम	1690
Bill Due Date / देयकच्या मुदतीची तारीख	18-11-23
Amount After Due Date(Rs.) / मुदतीच्या तारखेनंतरची रक्कम	1710
Tariff Category / दरसवलत श्रेणी	LT-I(B)Resl.
Electricity Duty % / वीज शुल्क %	16.00
Phase / फेज	SINGLE
Sanctioned Load / मंजूर भार	0.50 KW
Connected Load / सलग्न भार	0.50 KW
Reading Date / रीडिंग दिनांक	24-10-23
Past Reading Date / मागील रीडिंग दिनांक	24-09-23
Bill Date / देयकदिनांक	29-10-23
Billing Mode / विलींग मोड	30.00
Connection Date / पुरवठा दिनांक	04-12-13
Last Payment Date / मागील पयलीचा दिनांक	03-10-23
Last Paid Amount / मागील भरलेली रक्कम	1640
Security Deposit(Rs.) / सुरक्षा देव (₹)	508.00

\* New tariff rates applicable w.e.f. 1st April-2023 as per Hon'ble MERC Order in Case no 226 of 2022. Same is available on <https://connect.torrentpower.com>.

FAC is charged as per MSEDCL Commercial Circular No 310 dated September 30, 2023.

**METER & BILLING DETAILS / मीटर व देयकचे विवरण**

Meter No./ मीटर क्र.	53-75697607
Present Reading / सधुन रीडिंग	13033
Past Reading / मागील रीडिंग	12864
Multiplying Factor / मीटरचा फॅक्टर	1
Units Consumed / वापरलेली युनिट्स	169
a) Fixed Charges(Rs.) / स्थिर आकार	126.00
b) Energy Charges(Rs.) / वीज आकार	1106.16
c) Wheeling Charge(Rs.) / वहन आकार	197.73
d) Fuel Surcharge(Rs.) / इंधन समाविष्टन आकार	32.25
e) Other Charges(Rs.) / इतर आकार	233.94
f) Electricity Duty(Rs.) / वीज शुल्क	0.00
g) Tax On Sale(Rs.) / वीजविक्री कर	

CONSUMPTION INFORMATION / मागील वीज वापर		AUG-23	SEP-23	OCT-23
Monthly / महिन्याने	APR-23 MAY-23 JUN-23 JUL-23	164	170	169
Unit / युनिट्स	212 209 173 183			

बिल रक्कम सोयीसाठी पूर्णांकित दर्शविलेली आहे, समायोजित रक्कम पृढील देयकमध्ये समाविष्ट केली जाईल.

**Safety Tips :**

Safeguard your home by installing RCCB (Residual Current Circuit Breaker) i.e., a small device that can protect you from Electrical Shocks. Stay safe!



02522-677099 / 02522-286099 / 1800 267 7099 / connect.smk@torrentpower.com.  
 Please attach this coupon with cheque for payment at drop box



BU/PC	Service No	Discount Date	Amt Upto Discount Date	Due Date	Amt Upto Due Date	Amt After Due Date
4391 / X8	000558077051	07-11-23	1680	18-11-23	1690	1710

मुंब्रा पोलिस ठाणे, ठाणे शहर

भाडेकरार नॉ. क्र : 980/22

दिनांक : 24/10/2022

अमलदार,  
मुंब्रा पोलिस ठाणे,  
ठाणे शहर



मासकाचा फोटो

भाडेकरुचा फोटो

१	घरमासकाचे नाव व राहण्याचा पत्ता व मोबाईल नंबर.	नाव : MOHAMMAD SAQIB ZAHBEER AHMAD राह. VILLAGE - SON BUZURG, POST. NAINIJOR, THANA RAUNAPUR, TAL. SAGRI, AZAMGARH, UP. 276122 मोबाईल नंबर
२	घर भाड्याने घेणाऱ्याचे नाव राहण्याचा पत्ता व मोबाईल नंबर.	नाव HUSSAIN ALI MOOR HOSSAIN SHAIKH. राह. NO. 140, RAJIV GANDHI NAGAR, NR. DARGAH ANTOP HILL, WADALA - MUMBAI - 37. मोबाईल नंबर : 9870078640
३	भाडेकरुत दुय्ये रहात असलेल्या ठिकाणाचा पत्ता.	पत्ता : AS ABOVE.
४	भाड्याने पाहिजे असलेल्या पुर्ण पत्ता.	A-405, HEAVEN HEIGHTS, NEAR M.S. COLLEGE, KADAR PALACE, KAUSA - THANE - 40012
५	भाडेकरुच्या नोकरी व्यवसायाचा पुर्ण पत्ता फोनाच्या पदावर काम करतात ? आणि त्या कार्यालयाचा पुरव्धनी नंबर.	INSURANCE AGNT. HEALTH PRIME. WORK FROM HOME.
६	भाडेकरुत ओळखणाऱ्या व्यक्तीचे संपुर्ण नाव व मोबाईल नंबर व सही.	१. नाव : YASUB SHAIKH. मोबाईल नंबर : 9773368786. सही : yasub २. नाव : FARIH BAI. मोबाईल नंबर : 9867010651. सही : Farih
७	भाडेकरुच्या घरातील व्यक्तीची माहिती पुर्ण नाव, नाते वय व व्यवसाय	१) नाते WIFE वय 32 व्यवसाय HOUSE WIFE. २) नाते SON वय 24 व्यवसाय ३) नाते SON वय व्यवसाय ४) नाते वय व्यवसाय
८	घरनालक व भाडेकरु यांचे पारपत्र, आधारकार्ड, पॅनकार्ड, रेशनकार्ड, निवडणूक ओळखपत्र, घरपटी पावती व इतर शासकीय ओळखपत्र इ.	पारपत्र, आधारकार्ड, पॅनकार्ड, रेशनकार्ड, निवडणूक ओळखपत्र, घरपटी पावती व इतर शासकीय ओळखपत्र इ. LICENSOR :- PAN CARD, AADHAR CARD, ELECTRIC BILL. LICENSEE :- PAN CARD, AADHAR CARD.
९	भाडेकरु ठाणे शहर पोलिस आयुक्तालय हद्दीत किती वर्षांपासून राहतात.	LAST. 3 YRS.
१०	इस्टेट एजंट नाव पत्ता फोन नंबर	नाव : WASIM SHAIKH राह. मोबाईल नंबर : 9977265084.
११	भाडेकरार नियमित मासिक भाड्याचा आहे अथवा एकरकमी (Heavy Deposit) भाड्याचा आहे	MONTHLY RENTAL BASIS. DEPOSITE :- 50,000 RENT :- 8000
१२	भाड्याने राहण्याचा कालावधी	25/11/2023 TO 24/10/2024.

उपरोक्त माहिती बरोबर व आमचे मते खरी आहे. सदरची हि चुकीची अगर असत्य आढळून आल्यास होणाऱ्या कायदेशीर कारवाईत आम्ही जबाबदार आहोत याची आम्हास पुर्ण जाणीव आहे.

नालकाची सही

एजंटची सही

भाडेकरुची सही

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