


391/11117/2024	Registration No. :39M	11:49 AM
Receipt		
Village Name: <b>Tungaona</b>	Receipt No.:11922	Date: 25/05/2024
Document No.: <b>KRL4/11117/2024</b>		
Document Type : <b>Leave and Licenses(36 A)</b>		
Presentor Name: <b>Nadar Simon Dharamraj through his P.O.A Nadar Victor Dharmaraj</b>		
	Registration Fee:	<b>1000.00</b>
	Document Handling:	<b>300.00</b>
	Total:	<b>1300.00</b>
Leave and Licenses Agreement executed by presentor and Sangar Kunal is received for registration.		
<b>Joint S.R. Kurla 4</b>		
Stamp duty of Rs. <b>1546.90/-</b> is paid by GRN <b>MH002212786202425P</b> on <b>17/05/2024</b> Document Handling Charges of Rs. <b>300/-</b> is paid by PRN <b>0524177922414</b> on <b>17/05/2024</b> Registration fee of Rs. <b>1000/-</b> is paid by GRN <b>MH002212786202425P</b> on <b>17/05/2024</b>		
Thumb Impression of <u>Joint S.R. Kurla 4</u> :		
<b>For Information:-</b> The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registartion 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.		



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1546.90/-	MH002212786202425P	17/05/2024
DHC	Rs. 300/-	0524177922414	17/05/2024
Registration Fee	Rs. 1000/-	MH002212786202425P	17/05/2024

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 17/05/2024 at MUMBAI

Between,

1) **Name:** Mr. Nadar Simon Dharamraj, Age : About 45 Years, PAN : ACAPN7065Q Residing at: Flat No:B 103, Floor No:1ST, Building Name:UDYAN 1, Block Sector:NEAR ASHOK NAGAR, Road:OFF MILITARY ROAD, -, Mumbai, Maharashtra, 400072

through his P.O.A. Mr. Nadar Victor Dharmaraj, Age : About 50 Years, PAN: ADQPN1897F Residing at: Flat No:A 103, Floor No:1ST, Building Name:UDYAN 1, Block Sector:NEAR ASHOK NAGAR, Road:OFF MILITARY ROAD, -, Mumbai, Maharashtra, 400072

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. Sangar Kunal , Age : About 47 Years, PAN : APRPS4042N Residing at: Flat No:B1104, Floor No:11th, Building Name:ARIHANT ARDEN, Block Sector:SECTOR 1 GREATER NOIDA, Road:PLOT NO GH07A, BISHRAKH, Gautam buddha nagar, Uttar pradesh, 201306

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 11 Months commencing from 18/05/2024 and ending on 17/04/2025, 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 11 Months commencing from 18/05/2024 and ending on 17/04/2025

**2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 55000(Fifty-Five Thousand Only) per month towards the compensation and Rs. 150000(One Lakh Fifty Thousand 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:** 1] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. DEK0468939, dated – 16/05/2024 , drawn on the Licensee's Banking Account with Other than the list Bank, - Branch. Amount Rs.50000/-(Fifty Thousand Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. DEK0467733, dated – 16/05/2024 , drawn on the Licensee's Banking Account with Other than the list Bank, - Branch. Amount Rs.50000/-(Fifty Thousand Only) 3] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. DEK0468813, dated – 16/05/2024 , drawn on the Licensee's Banking Account with Other than the list Bank, . 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) 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 103, Built-up :450 Square Feet, situated on the 1ST Floor of a Building known as 'UDYAN- I CHS LTD' standing on the plot of land bearing C.T.S. Number :-, Road: OFF MAROL MILITARY ROAD, TUNGWA VILLAGE, Location: SAKI NAKA POST , ANDHERI EAST, MUMBAI-400072, of Village: Tungaona, situated within the revenue limits of Tehsil Kurla 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 Verified	Digitally signed
<b><u>Licensor</u></b> Mr. <u>Nadar Simon Dharamraj</u> through his P.O.A Mr. <u>Nadar Victor Dharmaraj</u> <b>Address:</b> Flat No:A 103, Floor No:1ST, Building Name:UDYAN 1, Block Sector:NEAR ASHOK NAGAR, Road:OFF MILITARY ROAD, -, Mumbai, Maharashtra, 400072			Not Available
<b><u>Licensee</u></b> Mr. <u>Sangar Kunal</u> <b>Address:</b> Flat No:B1104, Floor No:11th, Building Name:ARIHANT ARDEN, Block Sector:SECTOR 1 GREATER NOIDA, Road:PLOT NO GH07A, BISHRAKH, Gautam buddha nagar, Uttar pradesh, 201306			Not Available
<b><u>Witness of execution of all executants</u></b> <u>Sourabh Kumar Singh</u> <b>Address:</b> Block Sector:SAKINAKA, Road:ANDHERI KURLA RD, -, Mumbai, Maharashtra, 400072			Not Required
<b><u>Witness of execution of all executants</u></b> <u>Rajbhar Vikas</u> <b>Address:</b> Block Sector:ANDHERI EAST, Road:MM ROAD, -, 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 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/Ref No,Photo)
<b>Licensee</b> Sangar Kunal	16/05/2024 02:38:50 PM	16/05/2024 02:39:16 PM	Kunal Sangar, Male, 1240591874551009280 
<b>licensor</b> Nadar Simon Dharamraj through his P.O.A. Nadar Victor Dharmaraj	17/05/2024 08:34:44 AM	17/05/2024 08:35:26 AM	Victor Dharmaraj Nadar, Male, 1240862697316765696 
<b>identifier for all executants</b> Sourabh Kumar Singh	17/05/2024 08:02:16 PM	17/05/2024 08:02:34 PM	Saurabh Kumar Singh, Male, 1189150471497474048 
<b>identifier for all executants</b> Rajbhar Vikas	17/05/2024 08:24:47 PM	17/05/2024 08:25:04 PM	Vikas Rajbhar, Male, 1167702459818790912 



**Index -2****Village Name : Tungaona**

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.150000/-
- (3) Licence Fee Rs.55000/-
- (4) Property Description Corporation: Mumbai, Other details: Apartment/Flat No:B 103, Floor No:1ST, Building Name:UDYAN- I CHS LTD, Block Sector:SAKI NAKA POST , ANDHERI EAST, MUMBAI-400072, Road:OFF MAROL MILITARY ROAD,TUNGWA VILLAGE, City:Tungaona, District:Mumbai Sub-urban District, C.T.S. Number : -, Leave and License Months:11
- (5) Area 450 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Nadar Simon Dharamraj Age: 45 Address: Flat No:B 103, Floor No:1ST, Building Name:UDYAN 1, Block Sector:NEAR ASHOK NAGAR, Road:OFF MILITARY ROAD, City:-, District:Mumbai, State:Maharashtra, Pin:400072 PAN: ACAPN7065Q through his/her P.O.A Nadar Victor Dharmaraj Age: 50; Address: Flat No:A 103, Floor No:1ST, Building Name:UDYAN 1, Block Sector:NEAR ASHOK NAGAR, Road:OFF MILITARY ROAD, City:-, District:Mumbai, State:Maharashtra, Pin:400072 PAN: ADQPN1897F
- (8) Licensee Name and Address Name: Sangar Kunal Age: 47 Address: Flat No:B1104, Floor No:11th, Building Name:ARIHANT ARDEN, Block Sector:SECTOR 1 GREATER NOIDA, Road:PLOT NO GH07A, City:BISHRAKH, District:Gautam buddha nagar, State:Uttar pradesh, Pin:201306 PAN: APRPS4042N
- (9) Date of Execution 17/05/2024
- (10) Date of Registration 25/05/2024
- (11) Registration Number/Year 11117/2024
- (12) Stamp Duty Rs.1546.90/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Kurla 4 :