



Greater Mumbai Police

Tenant Information / भाडेकरूची माहिती:-

Police Station / पोलीस ठाणे: Kuria

Register Id.:58835/2022

Date:27/03/2022 11:11:01

Owner Details / जाणा मालकाचे तपशील:-

Owner Name / पूर्ण नाव :Jain Uttam Kumar Bhanulal
Owner Mobile / संपणखणी क्रमांक :9820569766
Owner Email / ई-मेल आयडी :uttamjain685@gmail.com
Owner Address / पत्ता :A/30, Chhadva Nagar, Match factory lane, Kuria west
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 :A/30, Chhadva Nagar, Match factory lane, Kuria west
Rented Property Pin code / पिनकोड :400070
Rented Property Agreement Start Date / करार मारुभ तारीख :04/03/2022
Agreement End Date / करार शेवटची तारीख :03/12/2024

Tenant Details / भाडेकरूचा तपशील:-

Tenant's Name / पूर्ण नाव :Jain Joghnraj Ratanchandji
Tenant Permanent Address / कायमचा पत्ता :48, Patel Menta Bldg no 25, Station Road, Kuria west
Tenant City/District / शहर/जिल्हा :Mumbai
Tenant State / राज्य :Maharashtra
Pin code / पिनकोड :400070
Identity/ Proof of Tenant / भाडेकरू ओळख पुरावा :Aadhar Card
Tenant's Identity Proof no / भाडेकरूचे ओळखपत्र क्रमांक :246995008394
No. of Male / पुरुष संख्या :
No. of Female / स्त्री संख्या :
No. of Child / लहान मुले संख्या :

Tenants Work Place Details / भाडेकरूच्या कामाचे ठिकाण:-

Tenant's Occupation / भाडेकरूचा व्यवसाय :Business
Tenants Mobile Number / भाडेकरूचा मोबाइल क्रमांक :9987877264
Tenants email id / भाडेकरूची ई-मेल आयडी :jain.joghnraj44@gmail.com
Address of Tenant Place Of Work / भाडेकरूची कामाचे ठिकाण :Kuria

Persons Knowing Tenant / भाडेकरूला ओळखणारे लोक:-

Person 1 Name / प्रथम व्यक्तीचे नाव :Khan lhtesham
Contact number 1 / संपर्क क्रमांक १ :7021553393
Person 2 Name / दुसऱ्या व्यक्तीचे नाव :

24/03/2022

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SroName : Joint S.R. Kuria 2
Doc No. : 5206/2022
Regn:63m

Village Name : Kuria

Leave and Licenses(36 A)

Rs.100000/-

- a) Rs. 34000/- per month for the first 11 months,
- b) Rs. 35000/- per month for the next 11 months,
- c) Rs. 36000/- per month for the next 11 months.

Corporation: Mumbai, Other details: Apartment/Flat No:A-30, Building

Name:CHHADVA NAGAR, Block Sector:KURLA WEST, MUMBAI-400070,
Road:MATCH FATORY LANE, City:Kuria, District:Mumbai Sub-urban District, Ward
no. : L, Leave and License Months:33

600 Square Feet

(7) Licensor Name and Address
Name: Jain Utam kumar Bhanulal Age: 44 Address: Flat No:A-30, Building
Name:CHHADVA NAGAR, Block Sector:KURLA WEST, Road:MATCH FACTORY
LANE, City:MUMBAI, District:Mumbai, State:Maharashtra, Pin:400070 PAN:
ADHPJ8351P

(8) Licensee Name and Address
Name: Jain Joghraj Ratanchandji Age: 87 Address: Flat No:48, Floor No:2, Building
Name:PATEL MEHTA BLDG NO-25, Block Sector:KURLA WEST, Road:STATION
ROAD, City:MUMBAI, District:Mumbai, State:Maharashtra, Pin:400070 PAN:
AAAPJ7037Q

(9) Date of Execution
14/03/2022

(10) Date of Registration
24/03/2022

(11) Registration Number/Year
5206/2022

(12) Stamp Duty
Rs.2956.30/-

(13) Registration Fee
Rs.1000/-

(14) Remark



Thumb Impression of Joint S.R. Kuria 2 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 2956.30/-	MH014538704202122U	14/03/2022
Registration Fee	Rs. 1000/-	MH014538704202122U	14/03/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 14/03/2022 at MUMBAI
Between,

1) **Name:** Mr. Jain Uttam Kumar Bhanulal, Age : About 44 Years, PAN : ADHPJ8351P Residing at: Flat No:A-30, Building Name:CHHADVA NAGAR, Block Sector:KURLA WEST, Road:MATCH FACTORY LANE, MUMBAI, Mumbai, Maharashtra, 400070

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. Jain Joghraj Ratanchandji, Age : About 87 Years, PAN : AAAPJ7037Q Residing at: Flat No:48, Floor No:2, Building Name:PATEL MEHTA BLDG NO-25, Block Sector:KURLA WEST, Road:STATION ROAD, MUMBAI, Mumbai, Maharashtra, 400070

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 33 Months commencing from 04/03/2022 and ending on 03/12/2024, 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 33 Months commencing from 04/03/2022 and ending on 03/12/2024



LEAVE AND LICENSE AGREEMENT

- 2) License Fee & Deposit:** That the Licensee shall pay to the Licensor the following amount per month towards the compensation for the use of the said Licensed premises.
- a) Rs. 34000/- (Thirty-Four Thousand Only) per month for the first 11 months,
 - b) Rs. 35000/- (Thirty-Five Thousand Only) per month for the next 11 months,
 - c) Rs. 36000/- (Thirty-Six 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. 100000 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 Cheque/NEFT/RTGS No. 028533, dated – 04/03/2022 , drawn on the Licensee's Banking Account with Canara bank Bank, Branch. Amount Rs. 100000/- (One Lakh 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.



VE AND LICENSE AGREEMENT









Cancellation: That, Subject to the condition of lock in period (if any), if the Licensee commits **ult in regular and punctual payments of monthly compensation as herein before mentioned or** **mit/s breach of any of the terms, covenants and conditions of this agreement or if any** **slation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke** **/ or cancel the License hereby granted, by giving notice in writing of one month and the** **nsee too will have the right to vacate the said premises by giving a notice in writing of one** **th to the Licensor as mentioned earlier.**

Possession: That the immediately at on the expiration or termination or cancellation of this **reement the Licensee shall vacate the said premises without delay with all his goods and** **ngings. In the event of the Licensee failing and / or neglecting to remove himself and / or his** **les from the said premises on expiry or sooner determination of this Agreement, the Licensor** **ll be entitled to recover damages at the rate of double the daily amount of compensation per** **and or alternatively the Licensor shall be entitled to remove the Licensee and his belongings** **on the Licensed premises, without recourse to the Court of Law.**

Registration: This Agreement is to be registered and the expenditure of Stamp duty and **stration fees and incidental charges, if any, shall be borne by the Licensee and Licensor** **ally.**

SCHEDULE I


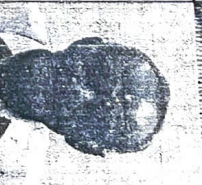
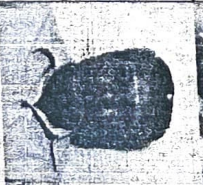

LEAVE AND LICENSE AGREEMENT

Name & Address	Photo	Thumb Image	Digitally signed
<p>Licensor <u>Mr. Jain Uttam kumar Bhanulal</u> Address: Flat No:A-30, Building Name: CHHADVA NAGAR, Block Sector: KURLA WEST, Road: MATCH FACTORY LANE, MUMBAI, Mumbai, Maharashtra, 400070</p>			<p>Not Available</p>
<p>Licensee <u>Mr. Jain Joghraj Ratanchandji</u> Address: Flat No:48, Floor No:2, Building Name: PATEL MEHTA BLDG NO-25, Block Sector: KURLA WEST, Road: STATION ROAD, MUMBAI, Mumbai, Maharashtra, 400070</p>			<p>Not Available</p>
<p>Witness of execution of all executants . Khuma Ram Address: Block Sector: KURLA, Road:., MUMBAI, Mumbai, Maharashtra, 400070</p>			<p>Not Required</p>
<p>Witness of execution of all executants . Devail Hiran Address: Block Sector: KURLA, Road:., MUMBAI, Mumbai, Maharashtra, 400070</p>			<p>Not Required</p>

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 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.

LEAVE AND LICENSE AGREEMENT

Type of Party, Name & UID	Date & Time of Admission	Date, Time of Verification with UIDAI	Information received from UIDAI(Name, Gender, Aadhaar No, Photo)	
Licensor Jain Uttam kumar Bhanulal	11/03/2022 12:54:12 PM	11/03/2022 12:56:37 PM	Uttam Kumar Bhanulal Jain, Male, XXXX XXXX 0922	
Licensee Jain Joghraj Ratanchandji	04/03/2022 12:56:03 PM	04/03/2022 01:03:14 PM	Joghraj Ratanchandji Jain, Male, XXXX XXXX 8394	
Identifier for all executants Khuma Ram	11/03/2022 12:53:21 PM	11/03/2022 12:53:57 PM	Khuma Ram, Male, XXXX XXXX 6973	
Identifier for all executants . Devial Hiran	11/03/2022 01:15:18 PM	11/03/2022 01:17:03 PM	Devi Lal Hiran, Male, XXXX XXXX 7045	





370/5206/2022

Registration No. :39M

10:59 AM

Receipt

Village Name: **Kurla**

Receipt No.:5559

Date: 24/03/2022

Document No.: **KRL2/5206/2022**Document Type :**Leave and Licenses(36 A)**Presentor Name: **Jain Uttam kumar Bhanulal**

Registration Fee:

1000.00

Total:

1000.00

Leave and Licenses Agreement executed by presentor and Jain Joghraj Ratanchandji is received for registration.

Joint S.R. Kurla 2

Stamp duty of Rs.2956.30/- is paid by GRN MH014538704202122U on 14/03/2022

Registration fee of Rs.1000/- is paid by GRN MH014538704202122U on 14/03/2022

Thumb Impression of Joint S.R. Kurla 2 :

For Information:- 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.