

उपमुख्य अधिकारी/पणन यांचे कार्यालय,
कक्ष क्र.240 पहिला मजला, गृहनिर्माण भवन (म्हाडा) कलानगर वांद्रे (पूर्व) मुंबई-51

दिनांक :- 17/08/2023



अर्जदार विजेता प्रथम सूचना पत्र सोडत-2023
(Winner First Intimation Letter of Lottery -2023)

प्रति,

श्री/श्रीमती : SHREEKRISHNA RANGNATH GAVHANE

SHREEKRISHNA GAVHANE FLAT NO 2903, SIGNIA WATERFRONT CHS, SUNTECK, SEC-14 NEAR
RELIANCE SMART AIROLI NAVI MUMBAI THANE MAHARASHTRA 400708

विषय - मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, सोडत -2023 योजनेतील सदनिका विजेता अर्जदारास प्रथम सूचना पत्र.

संदर्भ - 1) योजनेचे नाव - 468-C.S.NO.1/583, DADAR NAIGAON DIV. PLOT NO.1 SHIVDI-WADALA ESTATE, KATRAK ROAD, WADALA W, MUMBAI-31-HIG, अर्ज क्र. 1630000087, संकेत क्र.468, प्रवर्ग-GP प्राधान्य क्र. - 2

महोदय/महोदया,

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाच्या दिनांक 14/08/2023 रोजी जाहीर करण्यात आलेल्या संगणकीय सोडतीमध्ये आपण विजेता झालात त्याबद्दल आपले हार्दिक अभिनंदन!!!!

तुमच्या यशस्वी अर्जाचा तपशिल खालीलप्रमाणे आहे

सोडत	अर्ज क्र.	संकेत क्र.	योजनेचे नाव	सदनिका क्र.	प्रवर्ग	सोडतीचा प्राधान्य क्र	पडताळणीसाठी प्रलंबित कागदपत्रे
MB-05 2023	1630000087	468	468 C.S.NO.1/583, DADAR NAIGAON DIV. PLOT NO.1 SHIVDI WADALA ESTATE, KATRAK ROAD, WADALA W, MUMBAI 31 HIG	- , - 2, 201	GP	2	-

अटी व शर्ती :-

- गृहनिर्माण विभाग, महाराष्ट्र शासन, शासन निर्णय क्र. याचिका-2019/प्र.क्र.66/गृनिप दिनांक 11 सप्टेंबर, 2019 अन्वये शासकीय गृहनिर्माण योजनेतील घर धारण करित असलेल्या व्यक्तीस त्या किंवा अन्य कोणत्याही शासकीय गृहनिर्माण योजनेत दुसरे घर अनुज्ञेय नाही याबाबत तरतूद करण्यात आली आहे.
- अर्जदार म्हाडाच्या इतर मंडळातील सोडतीत विजेता झाला असेल व ती सदनिका अर्जदाराने स्विकारली असेल तर अर्जदाराला वरील तक्त्यातील सदनिकेचा लाभ घेण्यासाठी पूर्वी स्विकृत केलेली सदनिका समर्पित केल्यानंतर मुंबई मंडळ-2023 मधील सदनिकेचा लाभ घेता येईल. तसेच, त्या अर्जदारांच्या सर्व प्रलंबित कागदपत्रांची पडताळणी झाल्यानंतर, त्यांना ताबा पत्र देण्यात येईल.
- अर्जदार किंवा त्याचे पती / पत्नीने एकापेक्षा जास्त विविध प्रवर्गात / विविध संकेतामध्ये अर्ज केल्यास व त्याचे विविध प्रवर्गात / विविध संकेतामध्ये एकापेक्षा जास्त अर्ज सोडती मध्ये यशस्वी ठरल्यास त्यांना दोघांना मिळून एकाच प्रवर्गात / एकाच संकेतांकात एकच सदनिका वितरीत करण्यात येईल व अशा परिस्थितीत ज्या दुसऱ्या प्रवर्गामध्ये / संकेतांकांमध्ये त्यांनी अर्ज केलेला असेल तेथून त्यांना माघार घ्यावी लागेल. अशा प्रकारे माघार घेतलेल्या सर्व अर्जांसाठी त्यांनी भरलेली अनामत रक्कम विनाव्याज, तसेच रु. 1000/- इतकी रक्कम प्रशासकीय खर्च म्हणून वजावट करून परतावा करण्यात येईल.
- अर्जदारांना सदनिकेकरिता आपली स्वीकृती कळविण्याचा पर्याय त्यांच्या लॉगिन मध्ये दिनांक 17/08/2023 ते दिनांक 27/08/2023 च्या दरम्यान उपलब्ध करून देण्यात येईल. जे अर्जदार या दिलेल्या वेळेत आपली स्वीकृती कळविणार नाहीत त्यांचा यशस्वी ठरलेल्या वरील सर्व सदनिकांवरचा हक्क आपोआप रद्द होईल.
- अर्जदारांनी आपली स्वीकृती कळविल्यानंतर, प्रलंबित कागदपत्रे ही ताबा घेण्यापूर्वी आपल्या लॉगिन मध्ये अपलोड करावीत. प्रलंबित कागदपत्रांची पडताळणी झाल्याशिवाय ताबा पत्र देण्यात येणार नाही.

6. आरक्षित प्रवर्गातील अर्जदार ज्याचे जात वैधता प्रमाणपत्र पडताळणी झालेली नाही त्यांना जात वैधता प्रमाणपत्राची पडताळणी झाल्याशिवाय ताबा पत्र देण्यात येणार नाही.
7. अर्जदाराने सदनिका निवडावी व e-sign करून ती निश्चित करावी व बाकीच्या सदनिका login मध्ये जाऊन समर्पित (Surrender) कराव्यात व अनामत रक्कमेच्या परताव्याची मागणी करावी.
8. सदनिका निश्चित करून e-sign केल्यानंतर अर्जदाराला तात्पुरते देकार पत्र तयार होऊन अंदाजित विक्री किंमत भरणा करण्यासाठी लॉगिन मध्ये Link उपलब्ध करून देण्यात येईल.
9. जे अर्जदार देकारपत्र मिळण्यापूर्वी आपली सदनिका परत (Surrender) करतील, अशा अर्जदारांच्या अनामत रक्कमेतून रु.1000/- वजा करून उर्वरित रक्कम अर्जदारांच्या खात्यावरती जमा करण्यात येईल.
10. जे अर्जदार देकारपत्र मिळाल्यानंतर आपली सदनिका परत (Surrender) करतील, अशा अर्जदारांच्या सदनिकेच्या विक्री किंमतीतून 1% रक्कम किंवा अनामत रक्कम यांपैकी जी रक्कम अधिक असेल ती वजा करून उर्वरित रक्कम अर्जदारांच्या खात्यावरती जमा करण्यात येईल.
11. काही योजनांना भोगवटा प्रमाणपत्र (Occupation Certificate) अप्राप्त असून म्हाडा/बृहन्मुंबई महानगर पालिकेडून भोगवटा प्रमाणपत्र (Occupation Certificate) प्राप्त झाल्यानंतर सदनिका वितरणाची कार्यवाही केली जाईल.
12. सदनिकांच्या वितरणाच्या अटी व शर्ती, यशस्वी लाभार्थींना वेळोवेळी म्हाडाद्वारे कळविल्या जातील व त्या लाभार्थींना बंधनकारक राहतील. तसेच महाराष्ट्र गृहनिर्माण व क्षेत्रविकास (मिळकत व्यवस्थापन, विक्री, हस्तांतरण व सदनिकेची अदलाबदल) विनियम 1981, महाराष्ट्र गृहनिर्माण व क्षेत्रविकास (जमिनीची विल्हेवाट) नियम 1981 च्या तरतुदी वेळोवेळी होणा-या सुधारणांसह अर्जदारास जशाच्या तशा व संपूर्णपणे बंधनकारक राहतील.
13. यशस्वी/प्रतिक्षयादीवरील पात्र ठरलेल्या अर्जदारांच्या कागदपत्रांची वाटल्यास फेर तपासणी करण्याचे अधिकार मुख्य अधिकारी, मुं.म. यांना असतील.
14. अर्जदार सोडतीमध्ये यशस्वी ठरल्यानंतर सदनिका वितरणाच्या कोणत्याही टप्प्यावर अर्जदाराने सादर केलेले कागदपत्र/पुरावे / दाखले मुळ प्रती पडताळणीसाठी मागणी केल्यास त्या आपणास उपलब्ध करून देणे आवश्यक आहे. मुळ प्रती सादर करणे बंधनकारक असेल त्यामध्ये कसुर केल्यास अथवा सादर केलेली कागद पत्र / पुरावे / दाखले बनावट किंवा चुकीची माहिती दिली असल्याचे निदर्शनास आल्यास अशा अर्जदारावर कायदेशीर कार्यवाही करून सदनिका ताब्यात घेण्यात येईल व भरणा केलेली संपूर्ण विक्री किंमत समपहरण/ Forfeit केली जाईल.

आपला विश्वासू,

(राजेंद्र गायकवाड)

Signature Not Verified उपमुख्य अधिकारी/ पणन/

Rajendra Gangadhar Gajwadkar
Dy.CO (Marketing)/MB
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई

महत्वाच्या दिनांक -

1. सदनिका स्विकृती (Acceptance) /समर्पित (Surrender) करण्याचा कलावधी दि. 17/08/2023 ते दि. 27/08/2023



NELCO LTD.
 EL-6, TTC INDUSTRIAL MIDC, MAHAPE, NAVI
 MUMBAI, MAHAPE - 400710
 MAHARASHTRA

Pay Slip for the month of July 2023
 All amounts in INR

Emp Code : 8095	Location : MAHAPE
Emp Name : Mr SHREEKRISHNA R. GAVHANE	Bank/MICR :
Department : ENTERPRISE SALES	Bank A/c No. : 000401670441 (ICICI BANK)
Designation : VICE PRESIDENT & HEAD - BFSI	Cost Center : NWMH24133
Grade : OL1	PAN : AGZPG4873A
Gender : Male	PF No. : MH/46/EXEMPTMH/BAN/46/8095
DOB : 17 Jun 1976	ESI No. :
DOJ : 29 Sep 2011	UAN : 100353420493
Payable Days : 30.00	PF UAN : 100353420493

Earnings					Deductions	
Description	Rate	Monthly	Arrear	Total	Description	Amount
BASIC	140729.00	140729.00	0.00	140729.00	INCOME TAX	113532.00
HRA	105547.00	105547.00	0.00	105547.00	PF	16887.00
EDUCATION ALLOW	200.00	200.00	0.00	200.00	PROF. TAX	200.00
EXECUTIVE ALLOW	138975.00	138975.00	0.00	138975.00	Employer NPS Ded	14073.00
TELEPHONE REIMBURSEMENT	2000.00	2000.00	0.00	2000.00		
CPM REIM MONTHLY PAYABLE	45000.00	45000.00	0.00	45000.00		
GROSS EARNINGS	432451.00	432451.00	0.00	432451.00	GROSS DEDUCTIONS	144692.00
Net Pay : 287759.00 (TWO LAKHS EIGHTY SEVEN THOUSAND SEVEN HUNDRED FIFTY NINE ONLY)						

Income Tax Worksheet for the Period April 2023 - March 2024 (Proposed Investments)

Description	Gross	Exempt	Taxable	Deduction Under Chapter VI-A		Taxable HRA Calculation (Non-Metro)	
BASIC	1688748.00	0.00	1688748.00	Investments u/s 80C		Rent Paid	0.00
HRA	1266564.00	0.00	1266564.00			From: 01/04/2023	
EDUCATION ALLOW	2400.00	0.00	2400.00			To: 31/03/2024	
EXECUTIVE ALLOW	1667700.00	0.00	1667700.00			1. Actual HRA	
INCENTIVE/PLP	2269183.68	0.00	2269183.68			2. 40% or 50% of Basic	0.00
TELEPHONE REIMBURSEMENT	24000.00	0.00	24000.00			3. Rent > 10% Basic	0.00
CPM REIM MONTHLY PAYABLE	540000.00	21600.00	518400.00			Least of above is exempt	0.00
Gross	7458595.68	21600.00	7436995.68	80CCD2	168875.00	Taxable HRA	1266564.00
Tax Working				Total Ded Under Chapter VI-A	168875.00	TDS Deducted Monthly	Amount
Standard Deduction			50000.00			April-2023	85316.00
Previous Employer Taxable Income			0.00			May-2023	913423.00
Previous Employer Professional Tax			0.00			June-2023	113532.00
Professional Tax			0.00			July-2023	113532.00
Under Chapter VI-A			168875.00			Tax Deducted on Perq.	0.00
Any Other Income			0.00			Total	1225803.00
Taxable Income			7218121.00				
Total Tax			1865436.00				
Tax Rebate u/s 87a			0.00				
Surcharge			186544.00				
Tax Due			0.00				
Educational Cess			82079.00				
Net Tax			2134059.00				
Tax Deducted (Previous Employer)			0.00				
Tax Deducted on Perq.			0.00				
Tax Deducted on Any Other Income.			0.00				
Tax Deducted Till Date			1225803.00				
Tax to be Deducted			908256.00				
Tax per month			113532.00				
Tax on Non-Recurring Earnings			0.00				
Tax Deduction for this month			113532.00	Total Any Other Income	0.00		

Personal Note: This is a system generated payslip, does not require any signature.



NELCO LTD.
 EL-6, TTC INDUSTRIAL MIDC, MAHAPE, NAVI
 MUMBAI, MAHAPE - 400710
 MAHARASHTRA

Pay Slip for the month of April 2023
 All amounts in INR

Emp Code : 8095	Emp Name : Mr SHREEKRISHNA R. GAVHANE	Location : MAHAPE
Department : ENTERPRISE SALES	Designation : SENIOR GENERAL MANAGER & HEAD - BFSI	Bank/MICR :
Grade : OL2	Gender : Male	Bank A/c No. : 000401670441 (ICICI BANK)
DOB : 17 Jun 1976	DOJ : 29 Sep 2011	Cost Center : NWMH24133
	Payable Days : 31.00	PAN : AGZPG4873A
		PF No. : MH/46/EXEMPTMH/BAN/46/8095
		ESI No. :
		UAN : 100353420493
		PF UAN : 100353420493

Earnings				Deductions		
Description	Rate	Monthly	Arrear	Total	Description	Amount
BASIC	121633.00	121633.00	0.00	121633.00	INCOME TAX	85316.00
HRA	91225.00	91225.00	0.00	91225.00	PF	14596.00
EDUCATION ALLOW	200.00	200.00	0.00	200.00	PROF. TAX	200.00
EXECUTIVE ALLOW	113052.00	113052.00	0.00	113052.00	Employer NPS Ded	12163.00
TELEPHONE REIMBURSEMENT	2000.00	2000.00	0.00	2000.00		
CPM REIM MONTHLY PAYABLE	45000.00	45000.00	0.00	45000.00		
GROSS EARNINGS	373110.00	373110.00	0.00	373110.00	GROSS DEDUCTIONS	112275.00
Net Pay : 260835.00 (TWO LAKHS SIXTY THOUSAND EIGHT HUNDRED THIRTY FIVE ONLY)						

Income Tax Worksheet for the Period April 2023 - March 2024 (Proposed Investments)				Deduction Under Chapter VI-A		Taxable HRA Calculation (Non-Metro)	
Description	Gross	Exempt	Taxable	Investments u/s 80C	Total Ded Under Chapter VI-A	Taxable HRA	Amount
BASIC	1459596.00	0.00	1459596.00			Rent Paid	0.00
HRA	1094700.00	0.00	1094700.00			From: 01/04/2023	
EDUCATION ALLOW	2400.00	0.00	2400.00			To: 31/03/2024	
EXECUTIVE ALLOW	1356624.00	0.00	1356624.00			1. Actual HRA	0.00
TELEPHONE REIMBURSEMENT	24000.00	0.00	24000.00			2. 40% or 50% of Basic	0.00
CPM REIM MONTHLY PAYABLE	540000.00	0.00	540000.00			3. Rent > 10% Basic	0.00
						Least of above is exempt	0.00
Gross	4477320.00	0.00	4477320.00	80CCD2	145956.00	Taxable HRA	1094700.00
Tax Working				Total Ded Under Chapter VI-A	145956.00	DDS Deducted Monthly	
Standard Deduction			50000.00			Month	
Previous Employer Taxable Income			0.00			April-2023	85316.00
Previous Employer Professional Tax			0.00			Tax Deducted on Perq.	0.00
Professional Tax			0.00			Total	85316.00
Under Chapter VI-A			0.00				
Any Other Income			145956.00				
Taxable Income			0.00				
Total Tax			4281364.00				
Tax Rebate u/s 87a			984410.00				
Surcharge			0.00				
Tax Due			0.00				
Educational Cess			0.00				
Net Tax			39376.00				
Tax Deducted (Previous Employer)			1023786.00				
Tax Deducted on Perq.			0.00				
Tax Deducted on Any Other Income.			0.00				
Tax Deducted Till Date			0.00				
Tax to be Deducted			85316.00				
Tax per month			938470.00				
Tax on Non-Recurring Earnings			85316.00				
Tax Deduction for this month			85316.00	Total Any Other Income	0.00		

Personal Note: This is a system generated payslip, does not require any signature.



NELCO LTD.

EL-6, TTC INDUSTRIAL MIDC, MAHAPE, NAVI
MUMBAI, MAHAPE - 400710
MAHARASHTRA

Pay Slip for the month of June 2023
All amounts in INR

Emp Code : 8095	Location : MAHAPE
Emp Name : Mr SHREEKRISHNA R. GAVHANE	Bank/MICR :
Department : ENTERPRISE SALES	Bank A/c No. : 000401670441 (ICICI BANK)
Designation : VICE PRESIDENT & HEAD - BFSI	Cost Center : NWMH24133
Grade : OL1	PAN : AGZPG4873A
Gender : Male	PF No. : MH/46/EXEMPTMH/BAN/46/8095
DOB : 17 Jun 1976	ESI No. :
DOJ : 29 Sep 2011	UAN : 100353420493
Payable Days : 31.00	PF UAN : 100353420493

Earnings					Deductions	
Description	Rate	Monthly	Arrear	Total	Description	Amount
BASIC	140729.00	140729.00	0.00	140729.00	INCOME TAX	113532.00
HRA	105547.00	105547.00	0.00	105547.00	PF	16887.00
EDUCATION ALLOW	200.00	200.00	0.00	200.00	PROF. TAX	200.00
EXECUTIVE ALLOW	138975.00	138975.00	0.00	138975.00	Employer NPS Ded	14073.00
TELEPHONE REIMBURSEMENT	2000.00	2000.00	0.00	2000.00		
CPM REIM MONTHLY PAYABLE	45000.00	45000.00	0.00	45000.00		
GROSS EARNINGS	432451.00	432451.00	0.00	432451.00	GROSS DEDUCTIONS	144692.00
Net Pay : 287759.00 (TWO LAKHS EIGHTY SEVEN THOUSAND SEVEN HUNDRED FIFTY NINE ONLY)						

Income Tax Worksheet for the Period April 2023

Description



NELCO LTD.
 EL-6, TTC INDUSTRIAL MIDC, MAHAPE, NAVI
 MUMBAI, MAHAPE - 400710
 MAHARASHTRA

Pay Slip for the month of May 2023
 All amounts in INR

Emp Code : 8095 Emp Name : Mr SHREEKRISHNA R. GAVHANE Department : ENTERPRISE SALES Designation : VICE PRESIDENT & HEAD - BFSI Grade : OL1 Gender : Male DOB : 17 Jun 1976					Location : MAHAPE Bank/MICR : Bank A/c No. : 000401670441 (ICICI BANK) Cost Center : NWMH24133 PAN : AGZPG4873A PF No. : MH/46/EXEMPTMH/BAN/46/8095 ESI No. : UAN : 100353420493 PF UAN : 100353420493					
Earnings					Deductions					
Description		Rate	Monthly	Arrear	Total	Description		Amount		
BASIC		140729.00	140729.00	19096.00	159825.00	INCOME TAX		913423.00		
HRA		105547.00	105547.00	14322.00	119869.00	PF		19179.00		
EDUCATION ALLOW		200.00	200.00	0.00	200.00	PROF. TAX		200.00		
EXECUTIVE ALLOW		138975.00	138975.00	25923.00	164898.00	PLP ADVANCE		1490400.00		
INCENTIVE/PLP			2269183.68	0.00	2269183.68	Employer NPS Ded		15983.00		
TELEPHONE REIMBURSEMENT		2000.00	2000.00	0.00	2000.00					
CPM REIM MONTHLY PAYABLE		45000.00	45000.00	0.00	45000.00					
GROSS EARNINGS		432451.00	2701634.68	59341.00	2760975.68	GROSS DEDUCTIONS		2439185.00		
Net Pay : 321791.00 (THREE LAKHS TWENTY ONE THOUSAND SEVEN HUNDRED NINETY ONE ONLY)										

Income Tax Worksheet for the Period April 2023 - March 2024 (Proposed Investments)

Description	Gross	Exempt	Taxable	Deduction Under Chapter VI-A		Taxable HRA Calculation (Non-Metro)	
BASIC	1688748.00	0.00	1688748.00	Investments u/s 80C		Rent Paid	0.00
HRA	1266564.00	0.00	1266564.00			From: 01/04/2023	
EDUCATION ALLOW	2400.00	0.00	2400.00			To: 31/03/2024	
EXECUTIVE ALLOW	1667700.00	0.00	1667700.00			1. Actual HRA	
INCENTIVE/PLP	2269183.68	0.00	2269183.68			2. 40% or 50% of Basic	0.00
TELEPHONE REIMBURSEMENT	24000.00	0.00	24000.00			3. Rent > 10% Basic	0.00
CPM REIM MONTHLY PAYABLE	540000.00	0.00	540000.00			Least of above is exempt	0.00
Gross	7458595.68	0.00	7458595.68	80CCD2	168875.00	Taxable HRA	1266564.00
Tax Working				Total Ded Under Chapter VI-A		TDS Deducted Monthly	
Standard Deduction			50000.00	168875.00		Month	Amount
Previous Employer Taxable Income			0.00			April-2023	85316.00
Previous Employer Professional Tax			0.00			May-2023	913423.00
Professional Tax Under Chapter VI-A			168875.00			Tax Deducted on Perq.	0.00
Any Other Income			0.00			Total	998739.00
Taxable Income			7239721.00				
Total Tax			1871916.00				
Tax Rebate u/s 87a			0.00				
Surcharge			187192.00				
Tax Due			0.00				
Educational Cess			82364.00				
Net Tax			2141472.00				
Tax Deducted (Previous Employer)			0.00				
Tax Deducted on Perq.			0.00				
Tax Deducted on Any Other Income.			0.00				
Tax Deducted Till Date			998739.00				
Tax to be Deducted			1142733.00				
Tax per month			114273.00				
Tax on Non-Recurring Earnings			799150.00				
Tax Deduction for this month			913423.00	Total Any Other Income	0.00		

Personal Note: This is a system generated document.

Date :- 11-08-2023
09:35:15

GOPAL SHARMA INTERNATIONAL SCHOOL (PRIMARY ICSE
SECTION)



Salary Slip Of	: KOMAL SHREEKRISHNA GAVHANE	Emp Code	: 10192
Designation	: ASSISTANT TEACHER (COMPUTER)	PAN No	: BOMPG6377M
Bank A/C No	: 917010006458380	PaySlip For	: July, 2023
Working Day	: 31	UAN	: 101105613556
DOA	: 01-04-2016		

Earnings		Deductions	
Fixed Gross	35460.00	Gratuity	500.00
Travelling Allow	250.00	Provident Fund	1800.00
Basic	22150.00	Employer PF Contribution	1800.00
Dearness Allowance	7531.00	Professional Tax	200.00
House Rent Allowance	5529.00	Deduction	4300.00
Gross Salary	35460.00		



MEMORANDUM TO: 11/2023 Ja

ANNEXURE - 1

M. Shreebhatra B. Gowhari

E: B007 Grade: 12

P: Payable for 2022-23: Rs. 2,268,184

Compensation details

COMPONENTS	Existing		Effective 1 April 2023**	
	(Rs.) Per Annum	(Rs.) Per Month	(Rs.) Per Annum	(Rs.) Per Month
(A) Basic Salary	1,459,596	121,633	1,488,753	140,729
(B) Allowances				
House Rent Allowance (HRA)	1,094,700	91,225	1,266,568	105,547
Conveyance Allowance				
Car, Petrol & Maintenance Allowance (CPM)	540,000	45,000	540,000	45,000
Leave Travel Allowance (LTA)	121,633	10,136	140,729	11,727
Other Allowances *	1,409,424	117,452	1,720,482	143,374
(C) Retirals & Medical				
Provident Fund	175,151	14,596	202,650	16,888
Superannuation (Optional)	70,206	5,851	81,229	6,769
Gratuity	22,848	1,904	22,848	1,904
Medical Insurance	9,000	750	9,000	750
Health Check Up			315,727	26,311
Total of Retirals & Medical	277,205	23,100	5,672,259	472,688
(D) Fixed + Retirals	4,902,558	408,547	2,430,968	202,581
(E) P.L.P.†	2,101,096	175,091	8,103,228	675,269
TOTAL CTC ‡	7,003,654	583,638		

* Few of the components in the new CTC are already restructured in anticipation of new Wage Code. HRA, Conveyance or CPM and LTA are now mandatory components within CTC and subject to Grade limits.

Whenever the new Wage Code is finalized and implemented the salary components might undergo further restructuring, keeping the Total CTC unchanged.

*** Other Allowances**

You can allocate your flexible allowances in the web-based system under the headings such as Telephone reimbursement, Education allowance & food coupons as per the pre-defined limits & eligibility available to you. These will be within the total scope of CTC payable. Taxes will be as per the prevailing IT laws and onus will be on employee to submit necessary evidence in connection with the claims. After allocation, if there is any balance amount left within your limit the same will be paid as Executive Allowance.

*** Performance Linked Pay (P.L.P.) - Indicates performance pay at 3 Rating (Meets Expectation)**

The Performance Pay depends on your performance, Company's performance and such other factors as may be determined at its discretion by the Management from time to time. You will not be entitled for Performance Pay if you cease to be in the employment of the Company during the period of assessment. Only after evaluation of your performance as per the Company's appraisal process, the Performance Linked Pay will be paid.

All other terms and conditions of your employment remain unaltered. This letter supersedes all previous letters issued to you relating to your salary, benefits and perquisites. TDS will be as applicable.

Disclaimer: Compensation details in NDL CO Limited are private and confidential. Recipient is requested not to discuss the contents/details of compensation with anyone within or outside the organization except with designated authorities. For eligible employees who join the organization for a part of the financial year, the instrument is structured as per policy.

HR/INC/LT/011/2023-24

May 5th, 2023

Mr. Shreekrishna R. Gavhane

EC: 8095

Subject: Performance Appraisal (1st April 2022– March 31st, 2023)

Dear Shreekrishna,

During the Financial year 2022-23, the company has delivered strong financial performance. We recognize the important role that you have played in the company in achieving such results and we hope that you will continue to do the same in the coming years as well.

As part of the performance management process, your performance appraisal for the Financial Year 2022-23 has been completed. Your performance has been rated as **4 (Often Exceeded Expectations)** for the said period of appraisal.

In line with our compensation philosophy and on account of your valued contribution towards Company objectives, we are pleased to inform you that your compensation is revised with effect from April 1st, 2023, details of which are given in Annexure – 1.

We are pleased to inform that you have been promoted from grade L2 to grade L1. This promotion is an acknowledgement of the performance showcased in the previous year and the potential you have demonstrated to handle higher responsibilities. Your new designation will be **“Vice President & Head - BFSI”** w.e.f. April 1st, 2023.

Your Performance Linked Pay (PLP) amount for the period April 1st, 2022, to March 31st, 2023, is also indicated in Annexure – 1. This will be paid to you in the month of May 2023.

We have set challenging goals for the Financial Year 2023-24, and we look forward to your continued best efforts to help achieve our business objectives.

As compensation is a matter between you & the organization, you are required to keep the details of the same strictly confidential. Any breach of confidentiality in this regard will be viewed seriously.

All other terms and conditions of your appointment remain unaltered.

With best wishes,

for **NELCO Limited**,

PRADIP
JYOTI NATH
Digitally signed by
PRADIP JYOTI NATH
Date: 2023.05.05
17:35:59 +05'30'

P J Nath
Managing Director & CEO

Encl: Annexure – 1

EC: 8095

Disclaimer: Compensation details in NELCO Limited are private and confidential. Recipient is requested not to discuss the contents/details of compensation with anyone within or outside the organization except with designate authorities. For eligible employees who join the organization for a part of the financial year, the increment is moderated as per policy.



Enterprise

Strictly Private & Confidential
May 5th, 2023

HR/INC/LT/011/2023-24

ANNEXURE - 1

Mr. Shreekrishna R. Gavhane

EC: 8095 Grade: L2

PLP payable for 2022-23: Rs. 2,269,184

Compensation details

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	(Rs.) Per Annum	(Rs.) Per Month	(Rs.) Per Annum	(Rs.) Per Month
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(B) Allowances				
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Leave Travel Allowance (LTA)	121,633	10,136	140,729	11,727
Other Allowances ^	1,409,424	117,452	1,720,482	143,374
(C) Retirals & Medical				
Provident Fund	175,151	14,596	202,650	16,888
Superannuation (Optional)				
Gratuity	70,206	5,851	81,229	6,769
Medical Insurance	22,848	1,904	22,848	1,904
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Total of Retirals & Medical	277,205	23,100	315,727	26,311
(D) Fixed + Retirals	4,902,558	408,547	5,672,259	472,688
(E) P. L. P *	2,101,096	175,091	2,430,968	202,581
TOTAL C.T.C. #	7,003,654	583,638	8,103,228	675,269

**Few of the components in the new CTC are already restructured in anticipation of new Wage Code. HRA, Conveyance or CPM and LTA are now mandatory components within CTC and subject to Grade limits.

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^ Other Allowances

You can allocate your flexible allowances in the web-based system under the headings such as Telephone reimbursement, Education allowance & food coupons as per the pre-defined limits & eligibility available to you. These will be within the total scope of CTC payable. Taxes will be as per the prevailing IT laws and onus will be on employee to submit necessary evidence in connection with the claims. After allocation, if there is any balance amount left within your limit the same will be paid as Executive Allowance.

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The Performance Pay depends on your performance, Company's performance and such other factors as may be determined at its discretion by the Management from time to time. You will not be entitled for Performance Pay, if you cease to be in the employment of the Company during the period of assessment. Only after evaluation of your performance as per the Company's appraisal process, the Performance Linked Pay will be paid.

All other terms and conditions of your employment remain unaltered. This letter supersedes all previous letters issued to you relating to your salary benefits, and perquisites. TDS will be as applicable.

Disclaimer: Compensation details in NELCO Limited are private and confidential. Recipient is requested not to discuss the details of compensation with anyone within or outside the organization except with designate who join the organization for a part of the financial year, the increment is

HR/INC/LT/011/2023-24

May 5th, 2023

Mr. Shreekrishna R. Gavhane

EC: 8095

Subject: Performance Appraisal (1st April 2022– March 31st, 2023)

Dear Shreekrishna,

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As part of the performance management process, your performance appraisal for the Financial Year 2022-23 has been completed. Your performance has been rated as **4 (Often Exceeded Expectations)** for the said period of appraisal.

In line with our compensation philosophy and on account of your valued contribution towards Company objectives, we are pleased to inform you that your compensation is revised with effect from April 1st, 2023, details of which are given in Annexure – 1.

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All other terms and conditions of your appointment remain unaltered.

With best wishes,

for NELCO Limited,

PRADIP
JYOTI NATH

Digitally signed by
PRADIP JYOTI NATH
Date: 2023.05.05
17:35:59 +05'30'

P J Nath
Managing Director & CEO

Encl: Annexure – 1

EC: 8095

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Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 2350/-	MH006544172201920E	21/09/2019
Registration Fee	Rs. 1000/-	MH006544172201920E	21/09/2019

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 21/09/2019 at THANE

Between,

1) **Name:** Mrs Gavhane Komal Shreekrishna, Age : About 39 Years, PAN : BOMPG6377M
Residing at Flat No B-406, Building Name:MARUTI ENCLAVE CHS. LTD., Block Sector:AIROLI,
Road SECTOR 8, NAVI MUMBAI, Thane, Maharashtra, 400708

2) **Name:** Mr. Gavhane Shreekrishna, Age : About 42 Years, PAN : AGZPG4873A Residing at:
Flat No B-406, Building Name:MARUTI ENCLAVE CHS. LTD., Block Sector:AIROLI,
Road:SECTOR 8, NAVI MUMBAI, Thane, Maharashtra, 400708

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:** Mr. Hira Amit, Age : About 41 Years, PAN : ABOPH2143L Residing at: Flat No:D-1503,
Building Name:RUSTOMJEE URBANIA, Block Sector:MAJIWADA, Road:BEHIND VRINDAVAN
SOCIETY, THANE, Thane, Maharashtra, 400601

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 23/09/2019 and ending on 22/06/2022, 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 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:-



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 2350/-	MH006544172201920E	21/09/2019
Registration Fee	Rs. 1000/-	MH006544172201920E	21/09/2019

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Between,

1) **Name:** Mrs Gavhane Komal Shreekrishna, Age : About 39 Years, PAN : BOMPG6377M
Residing at Flat No:B-406, Building Name:MARUTI ENCLAVE CHS. LTD., Block Sector:AIROLI,
Road SECTOR 8, NAVI MUMBAI, Thane, Maharashtra, 400708

2) **Name:** Mr.Gavhane Shreekrishna , Age : About 42 Years, PAN : AGZPG4873A Residing at:
Flat No B-406, Building Name:MARUTI ENCLAVE CHS. LTD., Block Sector:AIROLI,
Road:SECTOR 8, NAVI MUMBAI, Thane, Maharashtra, 400708

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:** Mr.Hira Amit , Age : About 41 Years, PAN : ABOPH2143L Residing at: Flat No:D-1503,
Building Name:RUSTOMJEE URBANIA, Block Sector:MAJIWADA, Road:BEHIND VRINDAVAN
SOCIETY, THANE, Thane, Maharashtra, 400601

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 23/09/2019 and ending on 22/06/2022, 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 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 tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 11 Months commencing from 23/09/2019 and ending on 22/06/2022

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. 25000/- (Twenty-Five Thousand Only) per month for the first 11 months,
- b) Rs. 27500/- (Twenty-Seven Thousand Five Hundred Only) per month for the next 11 months,
- c) Rs. 30250/- (Thirty Thousand Two Hundred and Fifty 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. 000133, dated – 21/09/2019, drawn on the Licensee's Banking Account with Hdfc bank Bank, LOWER PAREL 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 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.



CHALLAN
MTR Form Number-6



1893333202223E	BARCODE	Date	13/07/2022 08:10:46	Form ID	39A
General Of Registration		Payer Details			

LEAVE AND LICENSE AGREEMENT

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 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 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 belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous: It is mutually agreed that if the Licensee vacates the premises within 11 months from the date of Agreement then he will bear the painting and other repair charges of the premises











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. FLAT NO A-503, Built-up :102.93 Square Meter, situated on the Floor of a Building known as 'THE RESIDENCY CHS. LTD.' standing on the plot of land bearing Survey Number :190 & HISSA NUMBER :1, Road: SURVEY NO 190, 199, 217, HISSA NO 4, 1, Location: VILLAGE KAVESAR, THANE - 400 607, of Village:Kavesar, situated within the revenue limits of Tehsil Thane and Dist Thane and situated within the limits of Thane 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>Mrs Gavhane Komal Shreekrishna</u> Address: Flat No:B-406, Building Name:MARUTI ENCLAVE CHS. LTD., Block Sector:AIROLI, Road:SECTOR 8, NAVI MUMBAI, Thane, Maharashtra, 400708			Not Available
Licensors <u>Mr. Gavhane Shreekrishna</u> Address: Flat No:B-406, Building Name:MARUTI ENCLAVE CHS. LTD., Block Sector:AIROLI, Road:SECTOR 8, NAVI MUMBAI, Thane, Maharashtra, 400708			Not Available
Licensee <u>Mr. Hira Amit</u> Address: Flat No:D-1503, Building Name:RUSTOMJEE URBANIA, Block Sector:MAJIWADA, Road:BEHIND VRINDAVAN SOCIETY, THANE, Thane, Maharashtra, 400601			Not Available
Witness of execution of all executants <u>Gavane Alka</u> Address: Block Sector:KRANTI NAGAR, Road:EKNATH NAGAR, OSMANPURA, Aurangabad, Maharashtra, 431005			Not Required
Witness of execution of all executants <u>Jaiswal Pankaj</u> Address: Block Sector:Ghansoli, Road:Gautam Nagar, Navi Mumbai, Thane, Maharashtra, 400701			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.



LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	
Stamp Duty	Rs. 938.00/-	MH004893333202223E	13/
Registration Fee	Rs. 1000/-	MH004893333202223E	13/

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 13/07/2022 at Thane
Between,

1) **Name:** Mrs Gavhane Komal Shreekrishna, Age : About 42 Years, PAN : BOMPG6377M
Residing at: Flat No:B-406, Building Name:MARUTI ENCLAVE CHS. LTD., Block Sector:AIR
Road:SECTOR 8, NAVI MUMBAI, Thane, Maharashtra, 400708

2) **Name:** Mr.Gavhane Shreekrishna , Age : About 45 Years, PAN : AGZPG4873A Residing at
Flat No:B-406, Building Name:MARUTI ENCLAVE CHS. LTD., Block Sector:AIROLI,
Road:SECTOR 8, NAVI MUMBAI, Thane, Maharashtra, 400708

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:** Mr.Hira Amit , Age : About 44 Years, PAN : ABOPH2143L Residing at: Flat No:D-1503,
Floor No:15th, Building Name:Acura RUSTOMJEE URBANIA, Block Sector:MAJIWADA,
Road:BEHIND VRINDAVAN SOCIETY, THANE, Thane, Maharashtra, 400601

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 11 Months commencing from
22/06/2022 and ending on 21/05/2023, 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 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:-

Date
21/07/2022
2022

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 11 Months commencing from 22/06/2022 and ending on 21/05/2023

2) License Fee & Deposit: That the Licensee shall pay to the Licensors License fee at the rate of Rs. 33275(Thirty-Three Thousand Two Hundred and Seventy-FiveOnly) 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 Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 000133, dated – 21/09/2019 , drawn on the Licensee's Banking Account with Hdfc bank Bank, Lower Parel 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 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 if any 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 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 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 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. A-503, Built-up :102.93 Square Meter, situated on the 5th Floor of a Building known as 'THE RESIDENCY CHS. LTD.' standing on the plot of land bearing Survey Number :190 & HISSA NUMBER :1, Road: SURVEY NO 190, 199, 217, HISSA NO 4, 1, Location: VILLAGE KAVESAR, THANE - 400 607, of Village: Kavesar, situated within the revenue limits of Tehsil Thane and Dist Thane and situated within the limits of Thane 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 Mrs Gavhane Komal Shreekrishna Address: Flat No: B-406, Building Name: MARUTI ENCLAVE CHS. LTD., Block Sector: AIROLI, Road: SECTOR 8, NAVI MUMBAI, Thane, Maharashtra, 400708			Not Available
Licensors Mr. Gavhane Shreekrishna Address: Flat No: B-406, Building Name: MARUTI ENCLAVE CHS. LTD., Block Sector: AIROLI, Road: SECTOR 8, NAVI MUMBAI, Thane, Maharashtra, 400708			Not Available
Licensee Mr. Hira Amit Address: Flat No: D-1503, Floor No: 15th, Building Name: Acura RUSTOMJEE URBANIA, Block Sector: MAJIWADA, Road: BEHIND VRINDAVAN SOCIETY, THANE, Thane, Maharashtra, 400601			Not Available
Witness of execution of all executants Rajbhar Santosh Address: Block Sector: Airoli, Road: Airoli, Navi Mumbai, Thane, Maharashtra, 400708			Not Required
Witness of execution of all executants Ansari Azad Address: Block Sector: Airoli, Road: Airoli, Navi Mumbai, Thane, Maharashtra, 400708			Not Required

Admission Of Execution / Identification

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