

NEW APOLLO ESTATE PREMISES CO-OP. SOCIETY LTD.

BOM/WKE/GNL/ (O)/657 87-88
23, Aavadh Narayan Tiwari Marg, Andheri (E), Mumbai- 400 069
Tel.: 66997396

BILL

Name [0001] MR RAMCHANDRA P. SUTHAR
Gala No.: 001 Area : 19.40 Sq. Mtr.
Sq. Ft. 19.40
Particulars JAN-2022 TO MAR-2022

Bill No. 319
Date 09/02/2022
Due Date 25/03/2022

Sr. No.	Nature of Charges	Amount
		5097.00
1.	PROPERTY TAX	1328.00
2.	LOFT TAX	104.00
3.	SINKING FUND	6005.00
4.	SERVICE CHARGES	100.00
5.	PAINTING CHARGES	313.00
6.	REPAIRS FUND	900.00
7.	PARKING CHARGES	600.00
8.	WATER CHARGES	671.00
9.	NON OCCUPANCY CHARGES	
	Total	15118.00
	Arrears	0.00
	Amount Due	15118.00

Rupees Fifteen thousand one hundred eighteen only

Notes Interest @21% will charged on payment received after due date.
Please pay the bill by payee A/c. Cheque drawn in favour of "New Apollo Estate Pre. Co-op. Soc. Ltd. on or before due date.
Cheque dishonoured for want of fund will attract bank charges recoverable from the members concerned.

For NEW APOLLO ESTATE PREMISES CO-OP. SOCIETY LTD.

NEFT : SARASWAT, ANDHERI(E), IFSC:SRCB0000019, A/C.: 019200100031564 COMPUTER GENRATED BILLS SIGN NOT REQ.

NEW APOLLO ESTATE PREMISES CO-OP. SOCIETY LTD.
BOM/WKE/GNL/ (O)/657 87-88
23, Aavadh Narayan Tiwari Marg, Andheri (E), Mumbai- 400 069
Tel.: 66997396

RECEIPT

Receipt No. 271
Date 27/12/2021

Received with thanks from [0001] MR RAMCHANDRA P. SUTHAR
Gala No.: 001 Area : 19.40 Sq. Mtr.

Sum of Rupees Fifteen thousand six hundred eighteen only
By Cheque No. 277059 of Saraswat Bank Rs. 15618.00
Bill No- 213, Oct To Dec-2021

Rs. 15618.00

Subject to Realization of Cheque

For NEW APOLLO ESTATE PREMISES CO-OP. SOCIETY LTD.

COMPUTER GENRATED BILLS SIGN NOT REQ.

Amt-46063
Gala no 01, 06, and 16
SARSWAT BANK



प्रारूप संख्या 6
FORM NO. 6

राजस्थान सरकार

Government of Rajasthan

आर्थिक एवं सांख्यिकी निदेशालय
Directorate of Economics & Statistics

रजिस्ट्रार - गोगेलाव, नागौर, नागौर
Registrar - Gogelav, NAGAUR, NAGAUR

मृत्यु प्रमाण पत्र

DEATH CERTIFICATE

(जन्म और मृत्यु रजिस्ट्रेशन अधिनियम, 1969 की धारा 12/17 और राजस्थान जन्म और मृत्यु

रजिस्ट्रेशन नियम, 2000 के नियम 8/13 के अधीन जारी किया गया)

(Issued under Section 12/17 of the Registration of Births and Deaths Act, 1969 and Rule 8/13 of the Rajasthan Registration of Births and Deaths Rules, 2000)

यह प्रमाणित किया जाता है कि निम्नलिखित सूचना मृत्यु के मूल अभिलेख से ली गयी है जो कि (स्थानीय क्षेत्र / स्थानीय निकाय) गोगेलाव तहसील/खण्ड नागौर जिला नागौर राज्य/संघ राज्य राजस्थान, भारत का रजिस्ट्रार है।

This is to certify that the following information has been taken from the original record of death which is the register for (Local area / Local body) GOGELAV of Tehsil / Block NAGAUR of District NAGAUR of State / Union Territory Rajasthan, India.

नाम/Name: रामचंद्र पुशाराम सुथार / RAMCHANDRA PUSHARAM SUTHAR

लिंग/Sex: पुरुष/MALE

मृतक का आधार नंबर/Deceased Aadhar No: *****7581

मृत्यु का स्थान/Place of Death:

मृत्यु की तिथि/Date of Death: 12/05/2021

गोगेलाव

माता का नाम/Name of Mother: पानीदेवी / PANIDEVI

GOGELAO

माता का आधार नंबर/Mother Aadhar No:

पिता का नाम/Name of Father: पुशाराम सुथार / PUSHARAM SUTHAR

पिता का आधार नंबर/Father Aadhar No:

पति/पत्नी का नाम/Name of Husband/Wife: छोटा रामचंद्र सुथार / CHOTA RAMCHANDRA SUTHAR

पति/पत्नी का आधार नंबर/Husband/Wife Aadhar No: *****5525

मृतक का मृत्यु के समय का पता:

मृतक का स्थायी पता :

Address of Deceased at the time of death: गोगेलाव / गोगेलाव / नागौर / नागौर / राजस्थान / GOGELAO / GOGELAV / NAGAUR / NAGAUR / RAJASTHAN

Permanent Address of the deceased:

गोगेलाव / गोगेलाव / नागौर / नागौर / राजस्थान / GOGELAO / GOGELAV / NAGAUR / NAGAUR / RAJASTHAN

रजिस्ट्रेशन संख्या/Registration No:

08112005600014600011 / 2021

रजिस्ट्रेशन की तारीख/Date of Registration

25/05/2021

टिप्पणी/Remarks If Any:

Signature valid

Digitally signed by Rathore Chhel Singh
Date: 2021.06.02 17:34:44 IST
Reason: Document Approve



जारी करने की तारीख/Date of Issue : 02/06/2021

जारी करने वाले प्राधिकारी के हस्ताक्षर/Signature of issuing authority

राजस्थान सरकार के आर्थिक एवं सांख्यिकी विभाग के परिचय क्रमांक पत्र 13/1/39/VS/DES/2013/22519 दिनांक 02.06.2015 के द्वारा जन्म एवं मृत्यु प्रमाण पत्र जारी करने हेतु डिजिटल हस्ताक्षर के उपयोग को मान्यता प्रदान की गयी है।
Use of Digital Signature for issuing birth and death certificate is recognized by Economics and Statistics Department, Government of Rajasthan vide circular number F13/1/39/VS/DES/2013/22519 Dated 02.06.2015.

Software Courtesy National Informatics Centre (NIC), Rajasthan

Certificate can be tracked on <http://pehchan.raj.nic.in>

09/05/2022

Index -2

SroName : Joint S.R. Andheri 2

Doc No. : 4873/2022

Regn:63m

Village Name : Andheri

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.100000/-
(3) Licence Fee	a) Rs. 20000/- per month for the first 12 months, b) Rs. 20000/- per month for the next 12 months.
(4) Property Description	Corporation: Mumbai, Other details: Office No:Unit No 1, Floor No:-, Building Name:New Apollo Ind Estate, Block Sector:Andheri East Mumbai , Road:Near Hanuman Hotel New Nagardas Road, City:Andheri, District:Mumbai Sub-urban District, C.T.S. Number : -, Leave and License Months:24
(5) Area	500 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Mrs Suthar Chota Ramchandra Age: 62 Address: Flat No:602, Floor No:-, Building Name:Ashok Apartment , Block Sector:-, Road:OFF Nagardas Road, City:Andheri East, District:Mumbai, State:Maharashtra, Pin:400069 PAN: AMBPS9073L
(8) Licensee Name and Address	Private Limited Company: Ind Reveal Private limited Address: Flat No:Office At B 708, Floor No:-, Building Name:Om Narmada CHSL, Block Sector:Sheetal Nagar, Road:Mira Road East, City:-, District:Thane, State:Maharashtra, Pin:401107 PAN: AAGCI4843Q CIN: U33100MH2022PTC374785 through their P.O.A <u>Gupta Kuntal Deb</u> Age: 41; Address: Flat No:B 708, Floor No:-, Building Name:Om Narmada CHS LTD, Block Sector:Near Rassaz Sheetal Nagar, Road:Mira Road East, City:Mira Bhayander, District:Thane, State:Maharashtra, Pin:401107 PAN: AJSPG4306N
(9) Date of Execution	09/05/2022
(10) Date of Registration	09/05/2022
(11) Registration Number/Year	4873/2022
(12) Stamp Duty	Rs.1250.00/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-





Greater Mumbai Police

Tenant Information / भाडेकरुची माहिती:

Register Id.:91751/2022

Police Station / पोलीस ठाणे: Andheri

Date:09/05/2022 07:05:23

Owner Details / जागा मालकाचे तपशील:-

Owner Name / पूर्ण नाव :Mrs Suthar Chota Ramchandra
 Owner Mobile / भ्रमणध्वनी क्रमांक :9920051505
 Owner Email / ई-मेल आयडी :chotasuthar@gmail.com
 Owner Address / पत्ता :Flat No:602, Building Name:Ashok Apartment, OFF Nagardas Road, Andheri East
 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 :Unit No 1, New Apollo Ind Estate, Near Hanuman Hotel New Nagardas Road, Andheri East
 Rented Property Pin code / पिनकोड :400069
 Rented Property Agreement Start Date / करार प्रारंभ तारीख :10/05/2022
 Agreement End Date / करार शेवटची तारीख :09/05/2024

Tenant Details / भाडेकरुचा तपशील:-

Tenant's Name / पूर्ण नाव :Ind Reveal Private limited, Mr. Gupta Kuntal Deb
 Tenant Permanent Address / कायमचा पत्ता :Flat No:B 708, Building Name:Om Narmada CHS LTD, Near Rassaz Sheetal Nagar, Mira Road East, Mira Bhayander
 Tenant City/District / शहर/जिल्हा :Thane
 Tenant State / राज्य :Maharashtra
 Pin code / पिनकोड :401107
 Identity Proof of Tenant / भाडेकरु ओळख पुरावा :Aadhar Card
 Tenant's Identity Proof no / भाडेकरुचे ओळखपत्र क्रमांक :814603931008
 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 :7718811303
 Tenants email id / भाडेकरुची ई-मेल आयडी :kuntaldebgupta@gmail.com
 Address of Tenant Place Of Work / भाडेकरुची कामाचे ठिकाण :Andheri East

Persons Knowing Tenant / भाडेकरुला ओळखणारे लोक:-

Person 1 Name / प्रथम व्यक्तीचे नाव :Parag Pandit
 Contact number1 / संपर्क क्रमांक १ :9833978292
 Person 2 Name / दुस-या व्यक्तीचे नाव :Keyur
 Contact number2 / संपर्क क्रमांक २ :8898907155
 Agent Name / एजन्टचे नाव :
 Agent Details / एजन्टची माहिती :

Note / टीप:

323/4873/2022	Registration No. :39M	4:21 PM
Receipt		
Village Name: Andheri	Receipt No.:5413	Date: 09/05/2022
Document No.: BDR4/4873/2022		
Document Type : Leave and Licenses(36 A)		
Presenter Name: Mrs Suthar Chota Ramchandra		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presenter and Gupta Kuntal Deb is received for registration.		
Joint S.R. Andheri 2		
Stamp duty of Rs.1250.00/- is paid by GRN MH001631910202223E on 09/05/2022 Registration fee of Rs.1000/- is paid by GRN MH001631910202223E on 09/05/2022		
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.		



LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1250.00/-	MH001631910202223E	09/05/2022
Registration Fee	Rs. 1000/-	MH001631910202223E	09/05/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 09/05/2022 at Mumbai

Between,

1) **Name:** Mrs Suthar Chota Ramchandra, Age : About 62 Years, PAN : AMBPS9073L Residing at: Flat No:602, Floor No:-, Building Name:Ashok Apartment , Block Sector:-, Road:OFF Nagardas Road, Andheri East, Mumbai, Maharashtra, 400069

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) **Ind Reveal Private limited**(Private Limited Company), PAN: AAGCI4843Q, CIN: U33100MH2022PTC374785 Residing at: Flat No:Office At B 708, Floor No:-, Building Name:Om Narmada CHSL, Block Sector:Sheetal Nagar, Road:Mira Road East, -, Thane, Maharashtra, 401107

through Authorized Signatory Mr. Gupta Kuntal Deb, Age : About 41 Years, PAN: AJSPG4306N Residing at: Flat No:B 708, Floor No:-, Building Name:Om Narmada CHS LTD, Block Sector:Near Rassaz Sheetal Nagar, Road:Mira Road East, Mira Bhayander, Thane, Maharashtra, 401107

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 Non-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 24 Months commencing from 10/05/2022 and ending on 09/05/2024, 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/her/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 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 24 Months commencing from 10/05/2022 and ending on 09/05/2024

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. 20000/- (Twenty Thousand Only) per month for the first 12 months,

b) Rs. 20000/- (Twenty Thousand Only) per month for the next 12 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. 000022, dated – 04/05/2022, drawn on the Licensee's Banking Account with Hdfc bank Bank, Branch. Amount Rs. 100000/- (One Lakh Rupees 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 Licensee for Non-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 12 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/her/their goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself / herself / themselves and / or his/her/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 Licensee and his/her/their 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 Office which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Office No. Unit No 1, Built-up :500 Square Feet, situated on the - Floor of a Building known as 'New Apollo Ind Estate' standing on the plot of land bearing C.T.S. Number :-,Road: Near Hanuman Hotel New Nagardas Road, Location: Andheri East Mumbai , of Village:Andheri, situated within the revenue limits of Tehsil Andheri 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 Image	Digitally signed
Licensor Mrs Suthar Chota Ramchandra Address: Flat No:602, Floor No:-, Building Name:Ashok Apartment , Block Sector:-, Road:OFF Nagardas Road, Andheri East, Mumbai, Maharashtra, 400069			Not Available
Licensee Ind Reveal Private limited (Private Limited Company) , PAN: AAGCI4843Q, CIN: U33100MH2022PTC374785 through his Authorized Signatory Mr. <u>Gupta Kuntal Deb</u> Address: Flat No:B 708, Floor No:-, Building Name:Om Narmada CHS LTD, Block Sector:Near Rassaz Sheetal Nagar, Road:Mira Road East, Mira Bhayander, Thane, Maharashtra, 401107			Not Available
Witness of execution of all executants Pandit Parag Ramesh Address: Block Sector:-, Road:-, Nashik, Nashik, Maharashtra, 422101			Not Required
Witness of execution of all executants Bhosale Sukesh Shamrao Address: Block Sector:-, Road:-, Borivali West, Mumbai, Maharashtra, 400092			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiress 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)	
Licensor Mrs Suthar Chota Ramchandra	07/05/2022 01:28:34 PM	07/05/2022 01:33:25 PM	Chota Ramchandra Suthar, Female, XXXX XXXX 5525	
licensee Ind Reveal Private limited through Authorized Signatory Gupta Kuntal Deb	07/05/2022 02:19:24 PM	07/05/2022 02:20:05 PM	Kuntal Deb Gupta, Male, XXXX XXXX 1008	
identifier for all executants Pandit Parag Ramesh	07/05/2022 02:26:40 PM	07/05/2022 02:26:59 PM	Parag Ramesh Pandit, Male, XXXX XXXX 4744	
identifier for all executants Bhosale Sukesh Shamrao	07/05/2022 02:29:32 PM	07/05/2022 02:29:51 PM	Sukesh Shamrao Bhosale, Male, XXXX XXXX 2741	