



Greater Mumbai Police

Tenant Information / भाडेकरुची माहिती:

Register Id.:125109/2021

Police Station / पोलीस ठाणे: Malvani

Date:28/09/2021 06:50:59

Owner Details / जागा मालकाचे तपशील:-

Owner Name / पूर्ण नाव :Mr.Ian Raymond Pereira through his P.O.A. Mr. Isaac Jonathan Pereira
 Owner Mobile / भ्रमणध्वनी क्रमांक :8291626075
 Owner Email / ई-मेल आयडी :ianmelinda@hotmail.com
 Owner Address / पत्ता :Flat No:B/1, Building Name:Vasant Villa, Block Sector:-, Road:3rd Road, Khar West, Mumbai, Maharashtra, 400052
 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 :Flat No. 303, Queens Court CHS Ltd,Off Marve Rd,Jankalyan Nagar, Malad West,Mumbai 400095
 Rented Property Pin code / पिनकोड :400095
 Rented Property Agreement Start Date / करार प्रारंभ तारीख :30/09/2021
 Agreement End Date / करार शेवटची तारीख :29/09/2024

Tenant Details / भाडेकरुचा तपशील:-

Tenant's Name / पूर्ण नाव :1. Piyush Vibhas Ranade 2. Vidula Vibhas Ranade
 Tenant Permanent Address / कायमचा पत्ता :Flat No:B/702, Building Name:Kana Heights-1, Block Sector:Nr Vora M.M. Showroom , Road:Dabhoi Ring Road, Vadodara, Vadodara, Gujarat, 390025
 Tenant City/District / शहर/जिल्हा :Vadodara
 Tenant State / राज्य :Gujarat
 Pin code / पिनकोड :390025
 Identity Proof of Tenant / भाडेकरु ओळख पुरावा :Aadhar Card
 Tenant's Identity Proof no / भाडेकरुचे ओळखपत्र क्रमांक :363663107095
 No.of Male / पुरुष संख्या :01
 No of Female / स्त्री संख्या :01
 No.of Child / लहान मुले संख्या :00

Tenants Work Place Details / भाडेकरुच्या कामाचे ठिकाण:-

Tenants Occupation / भाडेकरुचा व्यवसाय :Artist
 Tenants Mobile Number / भाडेकरुचा मोबाइल क्रमांक :9833768308
 Tenants email id / भाडेकरुची ई-मेल आयडी :piyushranade28@gmail.com
 Address of Tenant Place Of Work / भाडेकरुची कामाचे ठिकाण :Freelance

Persons Knowing Tenant / भाडेकरुला ओळखणारे लोक:-

Person 1 Name / प्रथम व्यक्तीचे नाव :Vidula Vibhas Ranade
 Contact number1 / संपर्क क्रमांक १ :9898343250
 Person 2 Name / दुस-या व्यक्तीचे नाव :Vibhas Ranade
 Contact number2 / संपर्क क्रमांक २ :9898260745
 Agent Name / एजन्टचे नाव :NA
 Agent Details / एजन्टची माहिती :NA

Note / टीप:

1. The homeowner's address and the leased property address should not be same. / घरमालकाचा पत्ता व भाडे तत्वावर दिलेल्या मालमत्तेचा पत्ता हा एकच देऊ नये.
2. If the concerned police need to verify the information in the application, applicant/ property owner should visit the police station accordingly. / अर्जा मधील माहितीचे पडताळणी करिता संबंधित पोलीस ठाण्यास आवश्यकता वाटल्यास त्याप्रमाणे अर्जदार / घरमालक यांना पोलीस ठाण्यास भेट द्यावी लागेल.
3. If there is a discrepancy in the information in the application, legal action can be taken against the applicant / homeowner. / अर्जामधील माहिती मध्ये तफावत आढळल्यास संबंधित अर्जदारावर/ घरमालकावर कायदेशीर कार्यवाही केली जाऊ शकते.

Disclaimer / अस्वीकरण:

1. This application is for providing Information about renting a house / place within the jurisdiction of Brihanmumbai only is to inform Mumbai Police. / फक्त बृहन्मुंबईच्या हद्दीमध्ये घर/जागा भाड्याने देण्याबाबतची माहिती मुंबई पोलिसांना देण्याकरिता येथे भेट द्या.

2. House/Property Owner and Tenant should confirm that above mentioned Information is True. / येथे पुरविलेली माहिती सत्य असल्याबाबत जागा/ घर मालक आणि भाडेकरूने खात्री करावी.
3. False report to Police is a punishable offence. / पोलिसांना खोटी माहिती पुरविणे हा दंडनीय अपराध आहे.

Issued By: Greater Mumbai Police



CHALLAN
MTR Form Number-6



GRN	MH006790223202122E	BARCODE				Date	28/09/2021-12:37:19			Form ID	36A		
Department	Inspector General Of Registration					Payer Details							
Type of Payment	Stamp Duty Registration Fee					TAX ID / TAN (If Any)							
						PAN No.(If Applicable)							
Office Name	BRL 10_JT SUB REGISTRAR BORIVALI 10					Full Name	Ian Raymond Pereira through his POA Isaac Jonathan Pereira						
Location	MUMBAI												
Year	2021-2022 One Time					Flat/Block No.	303,Queens Court CHS Ltd						
Account Head Details			Amount In Rs.		Premises/Building								
0030045501	Stamp Duty		1635.00		Road/Street	Off Marve Rd,Jankalyan Nagar							
0030063301	Registration Fee		1000.00		Area/Locality	Malad West							
					Town/City/District								
					PIN		4	0	0	0	9	5	
					Remarks (If Any)	SecondPartyName=Piyush Vibhas Ranade-							
					Amount In	Two Thousand Six Hundred Thirty Five Rupees Only							
Total			2,635.00		Words								
Payment Details						FOR USE IN RECEIVING BANK							
UNION BANK OF INDIA													
Cheque-DD Details						Bank CIN	Ref. No.	02901792021092822487			505976326		
Cheque/DD No.				Bank Date	RBI Date	28/09/2021-12:37:40			Not Verified with RBI				
Name of Bank				Bank-Branch		UNION BANK OF INDIA							
Name of Branch				Scroll No. , Date		Not Verified with Scroll							

Department ID :

Mobile No. : 7977249097

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	eRegistration/10871/2021	0003218807202122	28/09/2021-17:11:18	IGR557	1000.00
2	eRegistration/10871/2021	0003218807202122	28/09/2021-17:11:18	IGR557	1635.00
Total Defacement Amount					2,635.00

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1635.00/-	MH006790223202122E	28/09/2021
Registration Fee	Rs. 1000/-	MH006790223202122E	28/09/2021

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 28/09/2021 at Malad West

Between,

1) **Name:** Mr. Ian Raymond Pereira, Age : About 52 Years, PAN : AMNPP3828N Residing at: Flat No:B/1, Building Name:Vasant Villa, Block Sector:-, Road:3rd Road, Khar West, Mumbai, Maharashtra, 400052

through his P.O.A. Mr. Isaac Jonathan Pereira, Age : About 22 Years Residing at: Flat No:B/1, Building Name:Vasant Villa, Block Sector:-, Road:3rd Road, Khar West, Mumbai, Maharashtra, 400052

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. Piyush Vibhas Ranade, Age : About 38 Years, PAN : AJVPR0863L Residing at: Flat No:B/702, Building Name:Kana Heights-1, Block Sector:Nr Vora M.M. Showroom , Road:Dabhoi Ring Road, Vadodara, Vadodara, Gujarat, 390025

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 36 Months commencing from 30/09/2021 and ending on 29/09/2024, 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 36 Months commencing from 30/09/2021 and ending on 29/09/2024

2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 17500(Seventeen Thousand Five Hundred Only) per month towards the compensation and Rs. 80000(Eighty 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: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 127069673300, dated – 28/09/2021 , drawn on the Licensee's Banking Account with Icici Ltd Bank, Liberty Malad W Branch. Amount Rs.80000/- (Eighty 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) 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.

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 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.

12) Miscellaneous: The LICENSEE shall carryout proper painting,replace all other broken items of the flats and carry out all other works,as done by the Licensor when he gave the flat on rent to the LICENSEE,and give the flat in the exact same condition as the LICENSEE received it from the LICENSOR.The LICENSEE shall remove all foul smell of animals and all other animal droppings and give the flat back to the LICENSOR in perfect non smelling condition.It is agreed between the parties that a grace period of 3 days shall be allowed for payment of advance monthly compensation/LICENSEES fee and thereafter the LICENSEES shall be bound to pay a penalty of RS. 500/- per day for delay in paying compensation/LICENSEES fee,being penalty,in addition to the monthly compensation/License fee as stated above

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. 303, Built-up :604 Square Feet, situated on the 3rd Floor of a Building known as 'Queens Court CHS Ltd' standing on the plot of land bearing HOUSE NUMBER :303,Road: Off Marve Rd,Jankalyan Nagar, Location: Malad West,Mumbai 400095, of Village:Malad,situated within the revenue limits of Tehsil Borivali 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
<p><u>Licensor</u> Mr. <u>Ian Raymond Pereira</u> through his P.O.A Mr. Isaac Jonathan Pereira Address: Flat No:B/1, Building Name:Vasant Villa, Block Sector:-, Road:3rd Road, Khar West, Mumbai, Maharashtra, 400052</p>			Not Available
<p><u>Licensee</u> Mr. <u>Piyush Vibhas Ranade</u> Address: Flat No:B/702, Building Name:Kana Heights-1, Block Sector:Nr Vora M.M. Showroom, Road:Dabhoi Ring Road, Vadodara, Vadodara, Gujarat, 390025</p>			Not Available
<p><u>Witness of execution of all executants</u> <u>Pramod Patil</u> Address: Flat No:011, Building Name:Bldg No 52, Block Sector:CSR Complex, Road:-, Kandivali West, Mumbai, Maharashtra, 400067</p>			Not Required
<p><u>Witness of execution of all executants</u> <u>Vidula Vibhas Ranade</u> Address: Flat No:B-702, Building Name:Kana Heights-1, Block Sector:Nr Vora M.M. Showroom, Road:Dabhoi Ring Road, Vadodara, Vadodara, Gujarat, 390025</p>			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 No,Photo)
Licensee <u>Piyush Vibhas</u> <u>Ranade</u>	28/09/2021 11:57:09 AM	28/09/2021 11:57:48 AM	Piyush Vibhas Ranade, Male, XXXX XXXX 7095 
licensor <u>Ian Raymond</u> <u>Pereira through</u> <u>his P.O.A. Isaac</u> <u>Jonathan</u> <u>Pereira</u>	23/09/2021 09:17:34 PM	23/09/2021 09:18:01 PM	Isaac Jonathan Pereira, Male, XXXX XXXX 3433 
Identifier for all executants <u>Pramod Patil</u>	28/09/2021 12:18:42 PM	28/09/2021 12:18:52 PM	Pramod Pundlik Patil, Male, XXXX XXXX 2748 
Identifier for all executants <u>Vidula Vibhas</u> <u>Ranade</u>	28/09/2021 12:06:41 PM	28/09/2021 12:08:53 PM	Vidula Vibhas Ranade, Female, XXXX XXXX 6636 



516/10871/2021	Registration No. :39M	5:11 PM
Receipt		
Village Name: Malad	Receipt No.:11270	Date: 28/09/2021
Document No.: BRL8/10871/2021		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Ian Raymond Pereira through his P.O.A Isaac Jonathan Pereira		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presentor and Piyush Vibhas Ranade is received for registration.		
Joint S.R. Borivali 8		
Stamp duty of Rs. 1635.00/- is paid by GRN MH006790223202122E on 28/09/2021 Registration fee of Rs. 1000/- is paid by GRN MH006790223202122E on 28/09/2021		
Thumb Impression of <u>Joint S.R. Borivali 8</u> : 		



Index -2**Village Name : Malad**

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.80000/-
(3) Licence Fee	Rs.17500/-
(4) Property Description	Corporation: Mumbai, Other details: Apartment/Flat No:303, Floor No:3rd, Building Name:Queens Court CHS Ltd, Block Sector:Malad West,Mumbai 400095, Road:Off Marve Rd,Jankalyan Nagar, City:Malad, District:Mumbai Sub-urban District, HOUSE NUMBER : 303, Leave and License Months:36
(5) Area	604 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Ian Raymond Pereira Age: 52 Address: Flat No:B/1, Building Name:Vasant Villa, Block Sector:-, Road:3rd Road, City:Khar West, District:Mumbai, State:Maharashtra, Pin:400052 PAN: AMNPP3828N through Authorized Person <u>Isaac Jonathan Pereira</u> Age: 22; Address: Flat No:B/1, Building Name:Vasant Villa, Block Sector:-, Road:3rd Road, City:Khar West, District:Mumbai, State:Maharashtra, Pin:400052 PAN:
(8) Licensee Name and Address	Name: Piyush Vibhas Ranade Age: 38 Address: Flat No:B/702, Building Name:Kana Heights-1, Block Sector:Nr Vora M.M. Showroom , Road:Dabhoi Ring Road, City:Vadodara, District:Vadodara, State:Gujarat, Pin:390025 PAN: AJVPR0863L
(9) Date of Execution	28/09/2021
(10) Date of Registration	28/09/2021
(11) Registration Number/Year	10871/2021
(12) Stamp Duty	Rs.1635.00/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R. Borivali 8 :