

11/12/2023

Index -2

SroName : Joint S.R. Borivali 5

Doc No. : 20446/2023

Regn:63m

Village Name : pahadi goregaon

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.50000/-
(3) Licence Fee	a) Rs. 13000/- per month for the first 11 months, b) Rs. 14000/- per month for the next 11 months.
(4) Property Description	Corporation: Mumbai, Other details: Apartment/Flat No:3/197, Floor No:4 floor, Building Name:Omkar Co-op. Housing Society, sane Guruji Nagar, Block Sector:Goregaon west, Road:M.G. Road, City:pahadi goregaon, District:Mumbai Sub- urban District, HOUSE NUMBER : 197, Leave and License Months:22
(5) Area	180 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Mrs Chudnaik Arachana Babaji Age: 43 Address: Flat No:3/211, Floor No:1 FLOOR, Building Name:OMKAR CO-OP HOUSING SOCIETY, Block Sector:GOREGAON WEST, Road:M.G. ROAD, City:GOREGAON WEST, District:Mumbai, State:Maharashtra, Pin:400104 PAN: ALDPC3122H
(8) Licensee Name and Address	Name: Mrs More Suvarna Shivdas Age: 43 Address: Flat No:SHIV TEKADI, NEAR SHIV MANDIR, Floor No:GROUND FLOOR, Building Name:KRISHNA NAGAR RAHIVASI SANGH, Block Sector:GOREGAON WEST, Road:M.G. ROAD, City:GOREGAON, District:Mumbai, State:Maharashtra, Pin:400104 PAN: BOOPM6198E
(9) Date of Execution	10/12/2023
(10) Date of Registration	11/12/2023
(11) Registration Number/Year	20446/2023
(12) Stamp Duty	Rs.765.40/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R. Borivali 5 :

ओमकार को-ऑप. हाऊसिंग सोसायटी लिमिटेड

सानेगुरुजी नगर

इमारत क्र. ३ ए व बी, सानेगुरुजी नगर, गोरेगांव (प.), मुंबई - ४०० ०६२.
नों.क्र. :एमयुएम/एमएचएडीबी/एचएसजी/(टीसी)/१२८३१/सन २००८-०९

संदर्भ क्र. _____

The Manager
Bank of India
Borivali Housing and Personal Finance Branch



दिनांक : 16-07-2014

Dr. Jadhav

Dr. Bhat

Dear Sir,

Re : Flat No.3/197 of Mr. Vitthal Sakharam Kasar in the building called Sane Guruji Nagar Omkar Co-op Housing Society Ltd. Situated at, Sane Guruji Nagar, Goregaon West, Mumbai 400062

1. This is to confirm that the above Society Registered under No. MUM/MHADDB/HSG/(TC)/12831/2008-09 dated 19/01/2009 is the owner of the above building pursuant to the conveyance dated 07/06/2012 registered under No. BDR I 6/5234/2012 for lease deed and Registered under No. BDR I 6/5235/2012 for sale deed both dated 07/06/2012 and the society has allotted / transferred / agreed to transfer the above flat to Mrs. Archana Babaji Chudnaik.
2. We hereby assure you that the said flat, as well as the building & the appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever & entire property is free and marketable
3. We further confirm that we have a clear & legal, marketable title to the said property and every part thereof and that all taxes and dues in respect thereof have been paid up to date
4. We have no objection to your giving a loan to the allottee/transferee/proposed transferee and his/her/his mortgaging the said flat with you by way of security for repayment. We confirm that to the best of our knowledge Mrs. Archana Babaji Chudnaik has not raised any finance from any other source to buy the said flat.
5. We undertake not to allow Mrs. Archana Babaji Chudnaik to transfer the said flat to any third party whether by way of lease, leave & licence or any other basis without prior written permission. We also undertake not to issue any duplicate share certificate to Mrs. Archana Babaji Chudnaik without your prior written permission.
6. We have to inform you that the share certificate has / have not yet been issued/transferred and as soon as they are issued/transferred the said share certificates pertaining to the said allottee/transferee/proposed transferee will be forwarded directly to you.
7. This letter is being issued to the resolution passed in the meeting of the Managing Committee of the society held on 23/02/2014 and / or in accordance with the bye-laws of the society.

Society Registered under No.MUM/MHADDB/HSG/(TC)/12831/2008-09

Yours faithfully,

True Copy

Dr. Chhaya R. Jadhav

Dr. Pradeep Bhat

Dr. Pradeep Bhat

श्री. लोचना चंद्रकांत चव्हाण
अध्यक्षिका प्रभाग क्र. ४२,
२४/३६४, मोतीलाल नगर नं. ३,
महात्मा गांधी रोड, गोरेगांव (प.),
मुंबई ४०० ९०४.

Mrs. Chhaya R. Jadhav
Chairman

Mr. Pradeep Bhat
Secretary

For Sane Guruji Nagar Omkar Co-op Housing Society Ltd.



LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 765.40/-	MH012154769202324P	10/12/2023
DHC	Rs. 300/-	1223100501353	10/12/2023
Registration Fee	Rs. 1000/-	MH012154769202324P	10/12/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 10/12/2023 at MUMBAI

Between,

1) **Name:** Mrs Chudnaik Arachana Babaji, Age : About 43 Years, PAN : ALDPC3122H Residing at: Flat No:3/211, Floor No:1 FLOOR, Building Name:OMKAR CO-OP HOUSING SOCIETY, Block Sector:GOREGAON WEST, Road:M.G. ROAD, GOREGAON WEST, Mumbai, Maharashtra, 400104

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:** Mrs More Suvarna Shivdas, Age : About 43 Years, Occupation : Housewife, PAN : BOOPM6198E Residing at: Flat No:SHIV TEKADI, NEAR SHIV MANDIR, Floor No:GROUND FLOOR, Building Name:KRISHNA NAGAR RAHIVASI SANGH, Block Sector:GOREGAON WEST, Road:M.G. ROAD, GOREGAON, Mumbai, Maharashtra, 400104

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 ~~of brevity called or re~~ referred to as Licensed Premises and is/are desirous of giving the said premises ~~on Leave and Lic~~ 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 22 Months commencing from 01/12/2023 and ending on 30/09/2025, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for her 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:-



388/20446/2023	Registration No. :39M	5:17 PM
Receipt		
Village Name: pahadi goregaon	Receipt No.:22041	Date: 11/12/2023
Document No.: BRL5/20446/2023		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Mrs Chudnaik Arachana Babaji		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Mrs More Suvarna Shivdas is received for registration.		
Joint S.R. Borivali 5		
Stamp duty of Rs.765.40/- is paid by GRN MH012154769202324P on 10/12/2023 Document Handling Charges of Rs.300/- is paid by PRN 1223100501353 on 10/12/2023 Registration fee of Rs.1000/- is paid by GRN MH012154769202324P on 10/12/2023		
Thumb Impression of Joint S.R. Borivali 5 : 		
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 109777 .		



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 22 Months commencing from 01/12/2023 and ending on 30/09/2025

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. 13000/- (Thirteen Thousand Only) per month for the first 11 months,

b) Rs. 14000/- (Fourteen 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. 50000 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. 0000018, dated – 01/12/2023, drawn on the Licensee's Banking Account with Bank of baroda Bank, Branch. Amount Rs. 50000/- (Fifty Thousand Only)

4) Maintenance Charges: That the Licensee herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.

5) Electricity Charges: The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.

6) Use: That the Licensed premises shall only be used by the Licensee for Residential purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government .

7) Alteration: That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensor.

8) No Tenancy: That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.

9) Inspection: That, the Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself / herself / themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.



10) Lock in period: Both the parties have agreed to set a lock-in period of 6 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

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

12) Possession: That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all her goods and belongings. In the event of the Licensee failing and / or neglecting to remove herself and / or her 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 her belongings from the Licensed premises, without recourse to the Court of Law.

13) Miscellaneous: In the event of dispute, difference or claim between the parties hereto arising out of this Agreement or in any way relating hereto, or on term, condition or provision herein mentioned or construction interpretation thereof or otherwise in relation hereof, the parties shall first endeavor to settle such difference, dispute, claim or question by mutual discussion failing which the same shall be referred to arbitration in accordance with the Arbitration and Conciliation act, 1996 or any statutory modification or re-enactment thereof for the time being enforced and such arbitration shall be held in English in Mumbai

14) 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.









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. 3/197, Built-up :180 Square Feet, situated on the 4 floor Floor of a Building known as 'Omkar Co-op. Housing Society, sane Guruji Nagar' standing on the plot of land bearing HOUSE NUMBER :197, Road: M.G. Road, Location: Goregaon west, of Village: Pahadi goregaon, 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 Verified	Digitally signed
<p>Licensors <u>Mrs Chudnaik Arachana Babaji</u> Address: Flat No:3/211, Floor No:1 FLOOR, Building Name:OMKAR CO-OP HOUSING SOCIETY, Block Sector:GOREGAON WEST, Road:M.G. ROAD, GOREGAON WEST, Mumbai, Maharashtra, 400104</p>			<p>Not Available</p>
<p>Licensee <u>Mrs More Suvarna Shivdas</u> Address: Flat No:SHIV TEKADI, NEAR SHIV MANDIR, Floor No:GROUND FLOOR, Building Name:KRISHNA NAGAR RAHIVASI SANGH, Block Sector:GOREGAON WEST, Road:M.G. ROAD, GOREGAON, Mumbai, Maharashtra, 400104</p>			<p>Not Available</p>
<p>Witness of execution of all executants <u>Lamkhade Pradeep Dattatray</u> Address: Flat No:79/621, Building Name:MOTILAL NAGAR 3,, Block Sector:GOREGAON WEST, Road:M.G. ROAD, GOREGAON, Mumbai, Maharashtra, 400104</p>			<p>Not Required</p>
<p>Witness of execution of all executants <u>More SHIVDAS DATTU</u> Address: Flat No:KRISHANA NAGAR, Building Name:SHIVTEKADI RAHIVASI SANGH, Block Sector:GOREGAON WEST, Road:M.G. ROAD, GOREGAON, Mumbai, Maharashtra, 400104</p>			<p>Not Required</p>

Admission Of Execution / Identification

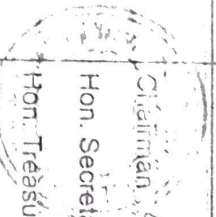


The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees have stated that they are well acquainting to the said parties. They have given their consent to, Department of Stamp and Registration, Maharashtra State to obtain their Aadhaar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.

Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar/Ref No,Photo)	
Licensor Mrs Chudnaik Arachana Babaji	10/12/2023 06:32:33 PM	10/12/2023 06:33:53 PM	Arachana Babaji Chudnaik, Female, 1183393643044036608	
Licensee Mrs More Suvarna Shivdas	10/12/2023 06:34:16 PM	10/12/2023 06:35:03 PM	Suvarna Shivdas More, Female, 1183393936179810304	
Identifier for all executants Lamkhade Pradeep Dattatray	10/12/2023 06:35:20 PM	10/12/2023 06:36:08 PM	Pradeep Dattatray Lamkhade, Male, 1183394208708845568	
Identifier for all executants More SHIVDAS DATTU	10/12/2023 06:43:32 PM	10/12/2023 06:44:01 PM	Shivdas Dattu More, Male, 1183396195852701696	



MEMORANDUM OF TRANSFERS OF THE VITVIN MENTIONED SHARES

Sl. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sl. No. in the State Register at which the transfer of shares held by the transferor are registered	Sl. No. in the State Register at which the name of the transferee is recorded	Authorised Signatory
1	27 ⁰³ / ₁₆	MRS. ARCHANA BHARATI CHUDNAIK	85	97	 Chairman: C.R. Gadhave Hon. Secretary: [Signature] Hon. Treasurer: [Signature]
2					Chairman Hon. Secretary Hon. Treasurer
3					Chairman Hon. Secretary Hon. Treasurer
4					Chairman Hon. Secretary Hon. Treasurer
5					Chairman Hon. Secretary Hon. Treasurer

3 197

Sane Guruji Nagar,
'Omkar' Co.op. Hsg. Soc. Ltd.,
Bldg. No. 3, Teen Dongri,
Mumbai - 400 062.

37

Mem. Register No. _____

Certificate No. _____

Share Certificate

This is to certify that MR. VITTHAL SAKARAM KASAR

is / are the Registered Holder/s of FIVE
fully paid - up shares Numbered 0361 to 0365
both inclusive, of Rupees FIFTY each in the above named

SANE GURUJI NAGAR OMKAR CO-OP. HSG. SOC. LTD.

Subject to the Bye - laws thereof.

Rs. 250/-

Given under the Common Seal of
the said society, this 26th
day of JANUARY, 2014.



C.R. Jadhav
Chairman

(Signature)
Hon. Secretary

Satyaj Prasad
Hon. Treasurer

The Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

SANEGURUJI NAGAR OMKAR CO-OP HSG. SOCIETY LTD.

MUM/NHADB/HSG/(TC)/12831/2008-09
BUILDING NO.3 A & B, SANEGURUJI NAGAR,
GOREGAON (W), MUMBAI - 400 104.

BILL FOR THE MONTH OF JUL-2023 TO SEP-2023


Flat No.197

NAME : MRS. ARCHANA B. CHUDANIK

BILL NO : 117

BILL DATE : 01/07/2023

DUE DATE : 30/09/2023

PARTICULARS	AMOUNT	PARTICULARS	AMOUNT
BMC TAX	150.00		
MAINTENANCE CHARGES	900.00		
WATER CHARGES	1,200.00		
Oct 4500 DR		TOTAL :	2,250.00
Jan 6953 DR		Arrears Amount	11,860.00
Apr 12367 DR		Balance Interest Amt of Last Bill	507.00
		Curr. Interest 18% p.a. on Arrears	534.00
		GRAND TOTAL PAYABLE	15,151.00

(Rupees Fifteen Thousand One Hundred Fifty One Only)

NOTES :

- 1). Please Pay the Bill on or Before Due Date
- 2). Delayed Payment will be Charged Interest @ 18 % p.a.
- 3). Mention your Flat No. and Mobile No. on Reverse of Cheque.
- 4) Errors and Omissions are exempted.
- 5) Receipt Will Get Next Month Bill

For SANEGURUJI NAGAR OMKAR CO-OP HSG. SOCIETY LTD.


Chairman / Secretary / Treasurer



RESIDENTIAL

Join us at www.swachhagraha.org to be part of our cleanliness drive

Electricity The power of service

ARACHANA BABAJI CHUDNAIK

S 1 H S BLDG-3 FRONT WING ROOM TEEN DONGRI GOREGAON MU

MBAI 400062

Mobile: 70*****35

Email: ch*****na@gmail.com

PAN: GST:

BILL DATE
13-03-2024

TARIFF
LT I (B)

BILL DISTRIBUTION NO.
Malad/Goregaon/21/306/03
/003/039.05

METER STATUS
Active

CONNECTION DATE
09-02-2023

BILLING STATUS
Regular

CYCLE NUMBER
21

SANCTIONED LOAD (kW)
0.74

PRESENT READING DATE
11-03-2024

TYPE OF SUPPLY
SINGLE PHASE

BILL NUMBER
100670550491

PREVIOUS READING DATE
10-02-2024



CA NO: 153434698

₹540.00

11-03-2024

Bill Month
February 2024

Bill Period: 11-02-2024 - 11-03-2024

Units Consumed
64

Previous Units: 62

Current Month Bill
₹535.47

Previous Outstanding
₹8.81

- Round sum payable by discount date : 20-03-2024 Amt ₹530.00 Discount ₹4.47
- Round sum payable after due date : 03-04-2024 Amt ₹550.00 DPC ₹6.69

Nearest Collection Centre (Cash/Cheque)

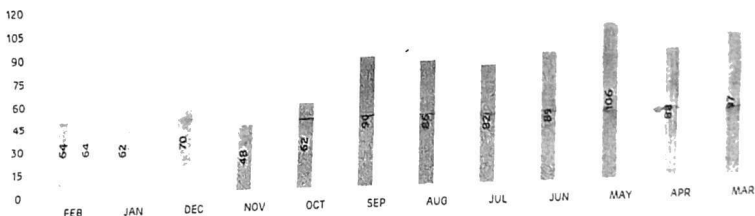
Adani Electricity, Champion Bill payment Centre, Goregaon West, S V Road, Mumbai-400102

Jaypal Vadgave
Division Head - Malad

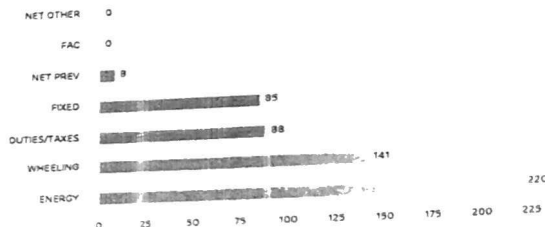
Scan code to pay your bill via (Use any UPI app)

UPI, NEFT, NACH

CONSUMPTION



MAJOR BILL COMPONENTS (Rounded off ₹)



HELP CENTER

19122 Toll Free No. (24x7) www.adanielectricity.com

helpdesk.mumbaielectricity@adani.com

Adani Electricity, Malad, MBH colony, Dindoshi, Western Express Highway, Malad(East), Mumbai-400097

For power interruption complaint or restoration status SMS POWER <9 digit account no.> to 7065313030 from mobile no. Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number

Give us missed call on 1800 532 9998 from your registered mobile no.

For Portal Related Complaint call us: 19122

For internal complaint redressal system(ICRS), visit our website: www.adanielectricity.com

Join us on:

Leave paper for interesting stuff!
Switch to paperless bill,
switch to sustainability.



Scan now

This bill for power supply cannot be treated or utilised as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill amount to proof of ownership of the premises.

This bill is printed on recycled paper