

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1024056204707

Date 05/10/2024

Received from Kedar R Naik , Mobile number 8424998561, an amount of Rs.300/-, towards Document Handling Charges for the Leave and License in the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.

Payment Details


Bank Name SBIN

Date 05/10/2024

Bank CIN 10004152024100504480

REF No. 464545086864

This is computer generated receipt, hence no signature is required.

390/22663/2024	Registration No. :39M	6:19 PM
Receipt		
Village Name: Bhandup	Receipt No.:24269	Date: 10/10/2024
Document No.: KRL3/22663/2024		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Kedar R Naik		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Mrs Sulochana Radhakrishna Naik Ajay Krishna Padole Nileshkumar Hemantkumar Gupta is received for registration.		
Joint S.R. Kurla 3		
Stamp duty of Rs. 1590.00/- is paid by GRN MH009303914202425E on 05/10/2024 Document Handling Charges of Rs. 300/- is paid by PRN 1024056204707 on 05/10/2024 Registration fee of Rs. 1000.00/- is paid by GRN MH009303914202425E on 05/10/2024		
Thumb Impression of <u>Joint S.R. Kurla 3</u> :		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registartion 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.		





CHALLAN
MTR Form Number-6



GRN	MH009303914202425E	BARCODE					Date	05/10/2024-14:44:47			Form ID	36A			
Department	Inspector General Of Registration					Payer Details									
Type of Payment	Stamp Duty Registration Fee					TAX ID / TAN (If Any)									
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3					PAN No.(If Applicable)	AFDPN1062R								
Location	MUMBAI					Full Name	Kedar R Naik And Sulochana Radhakrishna Naik								
Year	2024-2025 One Time					Flat/Block No.	C 90 Station Plaza								
Account Head Details			Amount In Rs.		Premises/Building										
0030045501	Stamp Duty		1590.00		Road/Street	Station Road Bhandup West									
0030063301	Registration Fee		1000.00		Area/Locality	Mumbai									
					Town/City/District										
					PIN	4 0 0 0 7 8									
					Remarks (If Any)	PAN2=BFFPP2245M-SecondPartyName=Ajay Krishna Padole And Nileshkumar Hemantkumar Gupta~									
					Amount In	Two Thousand Five Hundred Ninety Rupees Only									
					Words										
Total			2,590.00												
Payment Details					INDIAN OVERSEAS BANK							FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	02700452024100550150			202410050765258					
Cheque/DD No.					Bank Date	RBI Date	05/10/2024-14:46:08			07/10/2024					
Name of Bank					Bank-Branch			INDIAN OVERSEAS BANK							
Name of Branch					Scroll No. , Date			202410051 , 07/10/2024							

Department ID :

Mobile No. : 8424998561

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.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.10.11 08:40:52 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	eRegistration/22663/2024	0005289251202425	10/10/2024-18:18:34	IGR199	1000.00
2	eRegistration/22663/2024	0005289251202425	10/10/2024-18:18:34	IGR199	1590.00
Total Defacement Amount					2,590.00

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1590.00/-	MH009303914202425E	05/10/2024
DHC	Rs. 300/-	1024056204707	05/10/2024
Registration Fee	Rs. 1000.00/-	MH009303914202425E	05/10/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 05/10/2024 at Mumbai

Between,

1) **Name:** Mr.Kedar R Naik, Age : About 36 Years, PAN : AFDPN1062R Residing at: Flat No:105, Floor No:1, Building Name:Padma Apt CSP Co-op Ho. Soc., Block Sector:Sarvodaya Nagar opp. Jain Mandir, Road:J. N. Road, Mulund West, Mumbai, Maharashtra, 400080

2) **Name:** Mrs Sulochana Radhakrishna Naik, Age : About 66 Years, PAN : ABTPN7378Q Residing at: Flat No:105, Floor No:1, Building Name:Padma Apt. CHS, Block Sector:Sarvodaya Nagar Near Jain Mandir, Road:J.N. Road, Mulund West, Mumbai, Maharashtra, 400080

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.Ajay Krishna Padole, Age : About 32 Years, PAN : BFFPP2245M Residing at: Flat No:4/2, Building Name:New Dharavikar Chawl, Block Sector:Bhandup, Road:Friend Colony, Bhandup East, Mumbai, Maharashtra, 400042

2) **Name:** Mr.Nileshkumar Hemantkumar Gupta, Age : About 39 Years, PAN : AODPG8406R Residing at: Flat No:B 403, Floor No:4, Building Name:Akshar Canabee CHS, Block Sector:Near State Bank Of Hyderabad, Road:Plot No. 16, Kamothe, Raigarh(mh), Maharashtra, 410206

HEREINAFTER called 'the Licensees' (which expression shall mean and include only Licensees 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 Licensees herein are in need of temporary premises for Non-Residential use has/have approached the Licensors with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 36 Months commencing from 05/10/2024 and ending on 04/10/2027, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors has agreed to allow the Licensees herein to use and occupy the said Licensed premises for his 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 Licensors hereby grants to the Licensees 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 Licensees for a period of 36 Months commencing from 05/10/2024 and ending on 04/10/2027

2) License Fee & Deposit: That the Licensees shall pay to the Licensors the following amount per month towards the compensation for the use of the said Licensed premises.

a) Rs. 16000/- (Sixteen Thousand Only) per month for the first 12 months,

b) Rs. 16800/- (Sixteen Thousand Eight Hundred Only) per month for the next 12 months,

c) Rs. 17640/- (Seventeen Thousand Six Hundred and Forty 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: 1] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 427711004293, dated – 03/10/2024, drawn on the Licensee's Banking Account with Kotak mahindra bank ltd Bank, Branch. Amount Rs.100/- (One Hundred Only) 2] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 427713093892, dated – 03/10/2024, drawn on the Licensee's Banking Account with Kotak mahindra bank ltd Bank, Branch. Amount Rs.24900/- (Twenty-Four Thousand Nine Hundred Only) 3] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. KKBKH24280937583, dated – 06/10/2024, drawn on the Licensee's Banking Account with Kotak mahindra bank ltd Bank, Branch. Amount Rs.75000/- (Seventy-Five Thousand 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 Licensees for Non-Residential purpose. The Licensees 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 Licensees at its own cost subject to normal wear and tear. The Licensees 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 Licensees 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 Licensees 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 Licensees 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) 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 Licensees commit 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 Licensees 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.

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

13) Miscellaneous: This premises will be used by Big Bullz Invesmart Private Limited/Manasvi Properties for conducting their businesses.

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 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. C 90, Built-up :360 Square Feet, situated on the Floor of a Building known as 'Station Plaza' standing on the plot of land bearing Ward no. :S,Road: Station Road, Location: Bhandup West Mumbai 400078, of Village:Bhandup,situated within the revenue limits of Tehsil Kurla 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>Mr.Kedar R Naik</u> Address:Flat No:105, Floor No:1, Building Name:Padma Apt CSP Co-op Ho. Soc., Block Sector:Sarvodaya Nagar opp. Jain Mandir, Road:J. N. Road, Mulund West, Mumbai, Maharashtra, 400080</p>			Not Available
<p>Licensors <u>Mrs Sulochana Radhakrishna Naik</u> Address:Flat No:105, Floor No:1, Building Name:Padma Apt. CHS, Block Sector:Sarvodaya Nagar Near Jain Mandir, Road:J.N. Road, Mulund West, Mumbai, Maharashtra, 400080</p>			Not Available
<p>Licensees <u>Mr.Ajay Krishna Padole</u> Address:Flat No:4/2, Building Name:New Dharavikar Chawl, Block Sector:Bhandup, Road:Friend Colony, Bhandup East, Mumbai, Maharashtra, 400042</p>			Not Available
<p>Licensees <u>Mr.Nileshkumar Hemantkumar Gupta</u> Address:Flat No:B 403, Floor No:4, Building Name:Akshar Canabee CHS, Block Sector:Near State Bank Of Hyderabad, Road:Plot No. 16, Kamothe, Raigarh(mh), Maharashtra, 410206</p>			Not Available
<p>Witness of execution of all executants <u>Indresh Yadav</u> Address: Block Sector:Bhandup, Road:LBS Road, Bhandup West, Mumbai, Maharashtra, 400078</p>			Not Required
<p>Witness of execution of all executants <u>Arokia Mahimaidas</u> Address: Block Sector:Bhandup, Road:LBS Road, Bhandup West, Mumbai, Maharashtra, 400078</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/Ref No,Photo)
Licensors Mrs Sulochana Radhakrishna Naik	05/10/2024 01:41:26 PM	05/10/2024 01:41:44 PM	Sulochana Radhakrishna Naik, Female, 1222504125990260736 
Licensors Kedar R Naik	05/10/2024 01:42:53 PM	05/10/2024 01:43:42 PM	Kedar Radhakrishna Naik, Male, 1292036986510008320 
Licensees Ajay Krishna Padole	05/10/2024 02:13:52 PM	05/10/2024 02:14:18 PM	Ajay Krishna Padole, Male, 1186588024790142976 
Licensees Nileshkumar Hemantkumar Gupta	05/10/2024 06:51:51 PM	05/10/2024 06:52:19 PM	Nileshkumar Hemantkumar Gupta, Male, 1173913201442054144 
Identifier for all executants Arokia Mahimaidas	07/10/2024 08:04:07 PM	07/10/2024 08:04:25 PM	Arokia Mahimai Das Pitchai Selamban, Male, 1182643446915616768 
Identifier for all executants Indresh Yadav	10/10/2024 03:20:16 PM	10/10/2024 03:20:25 PM	Indresh Kumar, Male, 1167704188090142720 



Index -2**Village Name : Bhandup**

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.100000/-
(3) Licence Fee	a) Rs. <u>16000</u> /- per month for the first <u>12</u> months, b) Rs. <u>16800</u> /- per month for the next <u>12</u> months, c) Rs. <u>17640</u> /- per month for the next <u>12</u> months.
(4) Property Description	Corporation: Mumbai, Other details: Office No:C 90, Building Name:Station Plaza, Block Sector:Bhandup West Mumbai 400078, Road:Station Road, City:Bhandup, District:Mumbai Sub-urban District, Ward no. : S, Leave and License Months:36
(5) Area	360 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	1) Name: Kedar R Naik Age: 36 Address: Flat No:105, Floor No:1, Building Name:Padma Apt CSP Co-op Ho. Soc., Block Sector:Sarvodaya Nagar opp. Jain Mandir, Road:J. N. Road, City:Mulund West, District:Mumbai, State:Maharashtra, Pin:400080 PAN: AFDPN1062R 2) Name: Mrs Sulochana Radhakrishna Naik Age: 66 Address: Flat No:105, Floor No:1, Building Name:Padma Apt. CHS, Block Sector:Sarvodaya Nagar Near Jain Mandir, Road:J.N. Road, City:Mulund West, District:Mumbai, State:Maharashtra, Pin:400080 PAN: ABTPN7378Q
(8) Licensee Name and Address	1) Name: Ajay Krishna Padole Age: 32 Address: Flat No:4/2, Building Name:New Dharavikar Chawl, Block Sector:Bhandup, Road:Friend Colony, City:Bhandup East, District:Mumbai, State:Maharashtra, Pin:400042 PAN: BFFPP2245M 2) Name: Nileshkumar Hemantkumar Gupta Age: 39 Address: Flat No:B 403, Floor No:4, Building Name:Akshar Canabee CHS, Block Sector:Near State Bank Of Hyderabad, Road:Plot No. 16, City:Kamothe, District:Raigarh(mh), State:Maharashtra, Pin:410206 PAN: AODPG8406R
(9) Date of Execution	05/10/2024
(10) Date of Registration	10/10/2024
(11) Registration Number/Year	22663/2024
(12) Stamp Duty	Rs.1590.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of Joint S.R. Kurla 3 :