

Index -2

SroName : Joint S.R. Thane 11

Doc No. : 13324/2025

Regn:63m

Village Name : Bhaindar

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.100000/-
- (3) Licence Fee Rs.20000/-
- (4) Property Description Corporation: Mira-Bhayander, Other details: Apartment/Flat No:B/405, Floor No:4th floor, Building Name:Venkatesh Plaza Chs Ltd, Block Sector:Bhayandar West 401101, Road:Station Road,Balaji Nagar, City:Bhaindar, District:Thane, C.T.S. Number : -, Leave and License Months:11
- (5) Area 960 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Pol Basavant Mallari Age: 75 Address: Flat No:B/405, Floor No:4th floor, Building Name:Venkatesh plaza, Block Sector:Near Union bank, Road:Station Road, City:Bhayandar West, District:Thane, State:Maharashtra, Pin:401101 PAN: ABSPP2076J
- (8) Licensee Name and Address Name: Mahavir SHYAMSUNDER BAGRI Age: 39 Address: Flat No:B 404 , Floor No:4TH, Building Name:VENKESH PLAZA CHS LTD , Block Sector:-, Road:BALAJI NAGAR , City:BHAYANDAR WEST , District:Thane, State:Maharashtra, Pin:401101 PAN: ANAPB0298A
- (9) Date of Execution 06/07/2025
- (10) Date of Registration 07/07/2025
- (11) Registration Number/Year 13324/2025
- (12) Stamp Duty Rs.573.00/-
- (13) Registration Fee Rs.1000.00/-
- (14) Remark -

Thumb Impression of Joint S.R. Thane 11 :

394/13324/2025	Registration No. :39M	7:48 AM
Receipt		
Village Name: Bhaindar	Receipt No.:13950	Date: 07/07/2025
Document No.: THN11/13324/2025		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Pol Basavant Mallari		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Mahavir SHYAMSUNDER BAGRI is received for registration.		
Joint S.R. Thane 11		
Stamp duty of Rs. 573.00/- is paid by GRN MH005018262202526E on 06/07/2025 Document Handling Charges of Rs. 300/- is paid by PRN 0725045910326 on 06/07/2025 Registration fee of Rs. 1000.00/- is paid by GRN MH005018262202526E on 06/07/2025		
Thumb Impression of <u>Joint S.R. Thane 11</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.		



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 573.00/-	MH005018262202526E	06/07/2025
DHC	Rs. 300/-	0725045910326	04/07/2025
Registration Fee	Rs. 1000.00/-	MH005018262202526E	06/07/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 06/07/2025 at BHAYANDAR

Between,

1) **Name:** Mr.Pol Basavant Mallari, Age : About 75 Years, PAN : ABSPP2076J Residing at: Flat No:B/405, Floor No:4th floor, Building Name:Venkatesh plaza, Block Sector:Near Union bank, Road:Station Road, Bhayandar West, Thane, Maharashtra, 401101

HEREINAFTER called 'the Licenser (which expression shall mean and include the Licenser above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** Mr.Mahavir SHYAMSUNDER BAGRI, Age : About 39 Years, PAN : ANAPB0298A Residing at: Flat No:B 404 , Floor No:4TH, Building Name:VENKESH PLAZA CHS LTD , Block Sector:-, Road:BALAJI NAGAR , BHAYANDAR WEST , Thane, Maharashtra, 401101

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licenser 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 Licenser 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 01/07/2025 and ending on 31/05/2026, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licenser 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 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 01/07/2025 and ending on 31/05/2026

2) License Fee & Deposit: That the Licensee shall pay to the Licensors License fee at the rate of Rs. 20000(Twenty Thousand Only) 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: 1] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 635541, dated – 07/07/2025 , drawn on the Licensee's Banking Account with State bank of india Bank, Branch. Amount Rs.50000/-(Fifty Thousand Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 635542, dated – 25/07/2025 , drawn on the Licensee's Banking Account with State bank of india Bank, Branch. Amount Rs.50000/-(Fifty 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 Licensors 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 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 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 Licensors equally.

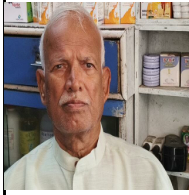
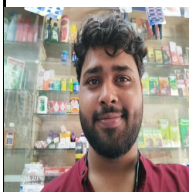
SCHEDULE I

(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. B/405, Built-up :960 Square Feet, situated on the 4th floor Floor of a Building known as 'Venkatesh Plaza Chs Ltd' standing on the plot of land bearing C.T.S. Number :-, Road: Station Road, Balaji Nagar, Location: Bhayandar West 401101, of Village: Bhaindar, situated within the revenue limits of Tehsil Thane and Dist Thane and situated within the limits of Mira-Bhayander 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
<u>Licensor</u> <u>Mr.Pol Basavant Mallari</u> Address: Flat No:B/405, Floor No:4th floor, Building Name:Venkatesh plaza, Block Sector:Near Union bank, Road:Station Road, Bhayandar West, Thane, Maharashtra, 401101			Not Available
<u>Licensee</u> <u>Mr.Mahavir SHYAMSUNDER BAGRI</u> Address: Flat No:B 404 , Floor No:4TH, Building Name:VENKESH PLAZA CHS LTD , Block Sector:-, Road:BALAJI NAGAR , BHAYANDAR WEST , Thane, Maharashtra, 401101			Not Available
<u>Witness of execution of all executants</u> <u>Rajiv Mehta</u> Address: Block Sector:BALAJI NAGAR , Road:STATION ROAD, BHAYANDAR WEST , Thane, Maharashtra, 401101			Not Required
<u>Witness of execution of all executants</u> <u>Aryan Sharma</u> Address: Block Sector:mandli talav , Road:phatak road, Bhayandar West , Thane, Maharashtra, 401101			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiaries 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 Pol Basavant Mallari	29/06/2025 12:27:40 PM	29/06/2025 12:30:35 PM	Basavant Mallari Pol, Male, 1247133092747497472	
Licensee Mahavir SHYAMSUNDE R BAGRI	29/06/2025 12:59:51 PM	29/06/2025 01:00:19 PM	Mahavir Shyamsunder Bagri, Male, 1388776352124588032	
Identifier for all executants Rajiv Mehta	29/06/2025 12:31:36 PM	29/06/2025 12:32:55 PM	Rajiv Keshrimal Mehta, Male, 1168182482140946432	
Identifier for all executants Aryan Sharma	29/06/2025 12:38:13 PM	29/06/2025 12:38:27 PM	Aryan Sharma, Male, 1168540514385420288	

