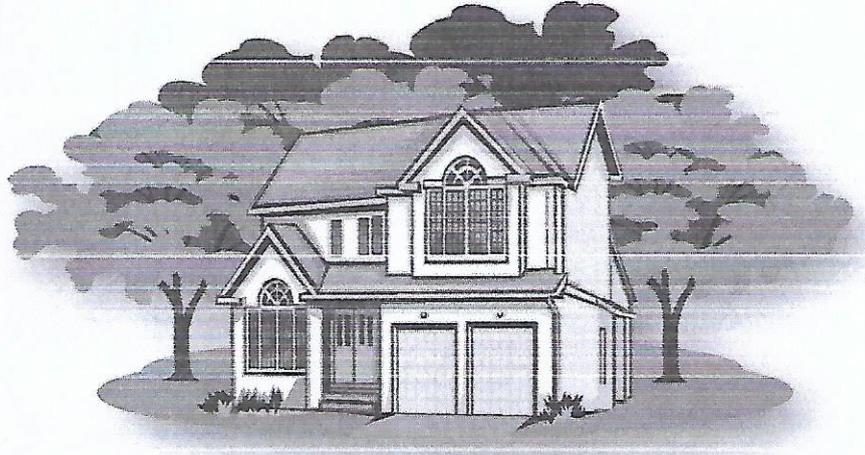


7<sup>th</sup> Floor (Girls Hostel)

**AGENT NAME :-**



# LEAVE AND LICENSE AGREEMENT



**OWNER NAME:-** Amritha U. Charan

**TENANT NAME:-** K.M.T.S V.H.M.C. VIRAR

**ADDRESS:-** Narungi - Bypass Viamc E.

**DATE :-** 01-12-2023 TO 31-08-2026



## Mira-Bhayandar, Vasai-Virar Police

Tenant Information / भाडेकरुची माहिती:

Register Id.:163943/2023

Police Station / पोलीस ठाणे: Virar

Date:18/12/2023 04:43:03

### Owner Details / जागा मालकाचे तपशील:-

Owner Name / पूर्ण नाव :Mr.Chavan Aniruddha Umakant  
 Owner Mobile / भ्रमणधनी क्रमांक :8208328677  
 Owner Email / ई-मेल आयडी :draniruddhachavan@gmail.com  
 Owner Address / पत्ता :Flat No:1st Floor, Floor No:1st Floor, Building Name:Akanksha Building, Block Sector:Vitthal Wadi, Road:Veer Savarkar Marg, Virar East, Paighar, Maharashtra, 401305  
 Owner City/District / शहर/जिल्हा :Paighar  
 Owner State / राज्य :Maharashtra

### Rented Property Details / भाड्याने दिलेल्या जागेचा तपशील:-

Address of Rented Property / भाड्याने दिलेल्या मालमत्तेचा पत्ता :2nd Floor Akanksha Building Vitthal Wadi Veer Savarkar Marg Nr Sai Baba Mandir Virar East  
 Rented Property Pin code / पिनकोड :401305  
 Rented Property Agreement Start Date / करार प्रारंभ तारीख :01/12/2023  
 Agreement End Date / करार शेवटची तारीख :31/08/2026

### Tenant Details / भाडेकरुचा तपशील:-

Tenant's Name / पूर्ण नाव :Patil Bhavesh Damodar,Grishma,Mantasha Khan,Nitu,Nilam ,Priti ,Tejashri,Vanita,Pooja,Anushka  
 Tenant Permanent Address / कायमचा पत्ता :Flat No:B-1306, Floor No:13th, Building Name:Ekta Bhoomi Garden, Block Sector:Borivali, Road:Duttapada Road, Borivali East, Mumbai, Maharashtra, 400066  
 Tenant City/District / शहर/जिल्हा :Mumbai  
 Tenant State / राज्य :Maharashtra  
 Pin code / पिनकोड :400066  
 Identity Proof of Tenant / भाडेकरु ओळख पुरावा :Aadhar Card  
 Tenant's Identity Proof no / भाडेकरुचे ओळखपत्र क्रमांक :429368717737  
 No.of Male / पुरुष संख्या :  
 No.of Female / स्त्री संख्या :9  
 No.of Child / लहान मुले संख्या :

### Tenants Work Place Details / भाडेकरुच्या कामाचे ठिकाण:-

Tenants Occupation / भाडेकरुचा व्यवसाय :Service  
 Tenants Mobile Number / भाडेकरुचा मोबाइल क्रमांक :9665516778  
 Tenants email id / भाडेकरुची ई-मेल आयडी :bhaveshpatil21@gmail.com  
 Address of Tenant Place Of Work / भाडेकरुची कामाचे ठिकाण :Virar Homoeopathic College Virar East

### Persons Knowing Tenant / भाडेकरुला ओळखणारे लोक:-

Person 1 Name / प्रथम व्यक्तीचे नाव :Chandrashekhar Verma  
 Contact number1 / संपर्क क्रमांक १ :9588480840  
 Person 2 Name / दुस-या व्यक्तीचे नाव :Mamta Meher

Contact number2 / संपर्क क्रमांक २ :9892228906  
 Agent Name / एजन्टचे नाव :  
 Agent Details / एजन्टची माहिती :

**Note / टीप:**

1. The homeowner's address and the leased property address should not be same. / घरमालकाचा पत्ता व भाडे तत्वावर दिलेल्या मालमतेचा 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 Mira-Bhayandar, Vasai-Virar only is to inform Mumbai Police. / फक्त मीरा भायंदर वसई विरारच्या 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 खानी करावी.
3. False report to Police is a punishable offence. / पोलिसांना खोटी माहिती पुरविणे हा दंडनीय अपराध आहे.

Signature Valid  
 Authorised Signatory :Police Inspector, Special Branch.  
 Reason: On behalf of Mira-Bhayandar Vasai-Virar.  
 Location: CP Office, Mira-Bhayandar Vasai-Virar.

## Village Name : Virar

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.50000/-
(3) Licence Fee	a) Rs. 20000/- per month for the first 11 months, b) Rs. 22000/- per month for the next 11 months, c) Rs. 24200/- per month for the next 11 months.
(4) Property Description	Corporation: Palghar, Other details: Apartment/Flat No:2nd Floor, Floor No:2nd Floor, Building Name: Akanksha Building, Block Sector: Nr Saibaba Mandir, Virar East-401305, Road: Veer Savarkar Marg, Vitthal Wadi, City: Virar, District: Palghar, Survey Number : -, Leave and License Months: 33
(5) Area	930 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Chavan Aniruddha Umakant Age: 53 Address: Flat No: 1st Floor, Floor No: 1st Floor, Building Name: Akanksha Building, Block Sector: Vitthal Wadi, Road: Veer Savarkar Marg, City: Virar East, District: Palghar, State: Maharashtra, Pin: 401305 PAN: ADYPC2113R
(8) Licensee Name and Address	Trust: Konkan education and Medical Trust's Virar Homoeopathic Medical College And Hospital Address: Building Name: Virar Homeopathic Medical College, Block Sector: Near Sharvi Hotel, Road: Naringi Bypass Road, City: Virar East, District: Palghar, State: Maharashtra, Pin: 401305 PAN: AAATK6776H through their P.O.A Patil Bhavesh Damodar Age: 57; Address: Flat No: B-1306, Floor No: 13th, Building Name: Ekta Bhoomi Garden, Block Sector: Borivali, Road: Duttapada Road, City: Borivali East, District: Mumbai, State: Maharashtra, Pin: 400066 PAN:
(9) Date of Execution	01/12/2023
(10) Date of Registration	15/12/2023
(11) Registration Number/Year	19591/2023
(12) Stamp Duty	Rs.1854.90/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb impression of Joint S.R. Vasai 4 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1854.90/-	MH012423966202324E	01/12/2023
DHC	Rs. 300/-	1223072414148	01/12/2023
Registration Fee	Rs. 1000/-	MH012423966202324E	01/12/2023

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 01/12/2023 at Virar

Between,

1) **Name:** Mr.Chavan Aniruddha Umakant, Age : About 53 Years, PAN : ADYPC2113R Residing at: Flat No:1st Floor, Floor No:1st Floor, Building Name:Akanksha Building, Block Sector:Vitthal Wadi, Road:Veer Savarkar Marg, Virar East, Palghar, Maharashtra, 401305

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) **Konkan education and Medical Trust's Virar Homoeopathic Medical College And Hospital(Trust)** Residing at: Building Name:Virar Homeopathic Medical College, Block Sector:Near Sharvi Hotel, Road:Naringi Bypass Road, Virar East, Palghar, Maharashtra, 401305 through Authorized Signatory Mr. Patil Bhavesh Damodar, Age : About 57 Years Residing at: Flat No:B-1306, Floor No:13th, Building Name:Ekta Bhoomi Garden, Block Sector:Borivali, Road:Duttapada Road, Borivali East, Mumbai, Maharashtra, 400066

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 33 Months commencing from 01/12/2023 and ending on 31/08/2026, 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 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 33 Months commencing from 01/12/2023 and ending on 31/08/2026

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 11 months,

b) Rs. 22000/- (Twenty-Two Thousand Only) per month for the next 11 months,

c) Rs. 24200/- (Twenty-Four Thousand Two Hundred 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:** 1] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 332093, dated – 23/11/2023, drawn on the Licensee's Banking Account with Bank of India Bank, Virar East Branch. Amount Rs. 29000/- (Twenty-Nine Thousand Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 332086, dated – 03/11/2023, drawn on the Licensee's Banking Account with Bank of India Bank, Virar East Branch. Amount Rs. 21000/- (Twenty-One 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 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/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.

**12) Miscellaneous:** THE LICENSEE SHOULD PAY 11 MONTHS RENT IN ADVANCE. Both parties will give One-month prior Notice to each other to vacate the Said Flat. If Licensee Does any illegal Activity, then the only licensee will be responsible for this hence flat registration service providers, owners, real estate agents, builders, and society members are not responsible for this including police verification.

**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 .

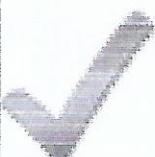
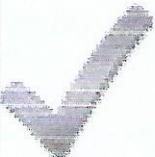
### SCHEDULE I

(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. 2nd Floor, Built-up :930 Square Feet, situated on the 2nd Floor Floor of a Building known as 'Akanksha Building' standing on the plot of land bearing Survey Number :-,Road: Veer Savarkar Marg,Vitthal Wadi, Location: Nr Saibaba Mandir, Virar East-401305, of Village:Virar, situated within the revenue limits of Tehsil Vasai and Dist Palghar and situated within the limits of Palghar 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
<b><u>Licensor</u></b> <b>Mr.Chavan Aniruddha Umakant</b> <b>Address:Flat No:1st Floor, Floor No:1st Floor,</b> <b>Building Name:Akanksha Building, Block</b> <b>Sector:Vitthal Wadi, Road:Veer Savarkar Marg,</b> <b>Virar East, Palghar, Maharashtra, 401305</b>			Not Available
<b><u>Licensee</u></b> <b>Konkan education and Medical Trust's Virar</b> <b>Homoeopathic Medical College And Hospital</b> <b>(Trust)</b> <b>through his Authorized Signatory Mr. Patil</b> <b>Bhavesh Damodar</b> <b>Address:Flat No:B-1306, Floor No:13th, Building</b> <b>Name:Ekta Bhoomi Garden, Block</b> <b>Sector:Borivali, Road:Duttapada Road, Borivali</b> <b>East, Mumbai, Maharashtra, 400066</b>			Not Available
<b><u>Witness of execution of all executants</u></b> <b>Rumao Rovina Robert</b> <b>Address: Building Name:Holy Mary Bunglow,</b> <b>Block Sector:Rumao Ali, Road:Nandakhal,Vatar,</b> <b>Virar West, Palghar, Maharashtra, 401301</b>			Not Required
<b><u>Witness of execution of all executants</u></b> <b>Thakur Kirti Bhupesh</b> <b>Address: Block Sector:Agarwadi,</b> <b>Road:Makunsar, Saphale, Palghar, Maharashtra,</b> <b>401102</b>			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)
<u>Licensor</u> Chavan Aniruddha Umakant	01/12/2023 02:27:56 PM	01/12/2023 02:28:31 PM	Aniruddha Umakant Chavan, Male, 1180070408533598208 
<u>Licencee</u> Konkan education and Medical Trust's Virar Homoeopathic Medical College And Hospital through Authorized Signatory Patil Bhavesh Damodar	01/12/2023 02:26:47 PM	01/12/2023 02:27:01 PM	Bhavesh Damodar Patil, Male, 1180070032455524352 
<u>Identifier for all</u> <u>executants</u> Thakur Kirti Bhupesh	01/12/2023 02:31:18 PM	01/12/2023 02:31:58 PM	Kirti Bhupesh Thakur, Female, 1180070807118368768 
<u>Identifier for all</u> <u>executants</u> Rumao Rovina Robert	01/12/2023 02:33:33 PM	01/12/2023 02:33:48 PM	Rovina Robert Rumao, Female, 1175387525717975040 



**AGENT NAME :-**



# LEAVE AND LICENSE

## AGREEMENT

3rd Floor



**OWNER NAME:-** Dr. Anandha U Chavan

**TENANT NAME:-** KEMTS V HMC Hospital

**ADDRESS:-** Bypass Road, Narainji Vihar E

**DATE :-** 15/11/2024 **TO** 14/08/2027



**Mira-Bhayandar, Vasai-Virar Police**

**Tenant Information / भाडेकरुची माहिती:** Register Id.:186145/2024  
**Police Station / पोलीस ठाणे: Virar** Date:14/12/2024 01:28:13

**Owner Details / जागा मालकाचे तपशील:-**

Owner Name / पूर्ण नाव :Mr.Chavan Aniruddha Umakant  
Owner Mobile / भ्रमणधनी क्रमांक :8208328677  
Owner Email / ई-मेल आयडी :draniruddhachavan@gmail.com  
Owner Address / पत्ता :Flat No:1st Floor, Floor No:1st, Building Name:Akanksha Building, Block Sector:Vitthal Wadi, Road:Veer Savarkar Marg, Virar East, Palghar, Maharashtra, 401305  
Owner City/District / शहर/जिल्हा :Palghar  
Owner State / राज्य :Maharashtra

**Rented Property Details / भाड्याने दिलेल्या जागेचा तपशील:-**

Address of Rented Property / भाड्याने दिलेल्या मालमतेचा पत्ता :3rd Floor Akanksha Building Veer Savarkar Marg,Vitthal Wadi, Virar East  
Rented Property Pin code / पिनकोड :401305  
Rented Property Agreement Start Date / करार प्रारंभ तारीख :15/11/2024  
Agreement End Date / करार शेवटची तारीख :14/08/2027

**Tenant Details / भाडेकरुचा तपशील:-**

Tenant's Name / पूर्ण नाव :Patil Bhavesh Damodar  
Tenant Permanent Address / कायमचा पत्ता :Flat No:B-1306, Floor No:13th, Building Name:Ekta Bhoomi Garden, Block Sector: Borivali, Road:Duttapada Road, Borivali East, Mumbai, Maharashtra, 400066  
Tenant City/District / शहर/जिल्हा :Mumbai  
Tenant State / राज्य :Maharashtra  
Pin code / पिनकोड :400066  
Identity Proof of Tenant / भाडेकरु ओळख पुरावा :Aadhar Card  
Tenant's Identity Proof no / भाडेकरुचे ओळखपत्र क्रमांक :429368717737  
No.of Male / पुरुष संख्या :  
No of Female / स्त्री संख्या :14  
No.of Child / लहान मुले संख्या :

**Tenants Work Place Details / भाडेकरुच्या कामाचे ठिकाण:-**

Tenants Occupation / भाडेकरुचा व्यवसाय :Service  
Tenants Mobile Number / भाडेकरुचा मोबाइल क्रमांक :9665516778  
Tenants email id / भाडेकरुची ई-मेल आयडी :bhaveshpatil21@gmail.com  
Address of Tenant Place Of Work / भाडेकरुची कामाचे ठिकाण :Virar Homeopathic College Virar East

**Persons Knowing Tenant / भाडेकरूला ओळखणारे लोक:-**

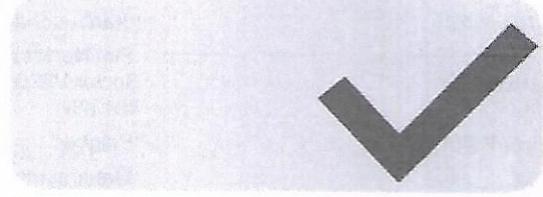
Person 1 Name / प्रथम व्यक्तीचे नाव	:Chandrashekhhar Verma
Contact number1 / संपर्क क्रमांक १	:9588480840
Person 2 Name / दुस-या व्यक्तीचे नाव	:Mamta Meher
Contact number2 / संपर्क क्रमांक २	:9892228906
Agent Name / एजन्टचे नाव	:
Agent Details / एजन्टची माहिती	:

**Note / टीप:**

1. The homeowner's address and the leased property address should not be same. / घरमालकाचा पत्ता व भाडे तत्त्वावर 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 Mira-Bhayandar, Vasai-Virar only is to inform Mumbai Police. / फक्तमीरा भायन्दर वसई विरारच्या 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: Mira-Bhayandar, Vasai-Virar Police**

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SroName : S.R. Vasai 1

Doc No. : 17147/2024

Regn:63m

**Village Name : Virar**

1) Article	Leave and Licenses(36 A)
2) Deposit	Rs.50000/-
3) Licence Fee	a) Rs. <u>25000/-</u> per month for the first <u>11</u> months, b) Rs. <u>27500/-</u> per month for the next <u>11</u> months, c) Rs. <u>30250/-</u> per month for the next <u>11</u> months.
4) Property Description	Corporation: Palghar, Other details: Apartment/Flat No:3rd Floor, Floor No:3rd, Building Name: Akanksha Building, Block Sector: Virar East-401305, Road: Veer Savarkar Marg, Vitthal Wadi, City: Virar, District: Palghar, Survey Number : -, Leave and License Months: 33
5) Area	1300 Square Feet
6) Assessment or Judi	-
7) Licensor Name and Address	Name: Chavan Aniruddha Umakant Age: 54 Address: Flat No: 1st Floor, Floor No: 1st, Building Name: Akanksha Building, Block Sector: Vitthal Wadi, Road: Veer Savarkar Marg, City: Virar East, District: Palghar, State: Maharashtra, Pin: 401305 PAN: ADYPC2113R
8) Licensee Name and Address	Trust: Konkan education and Medical Trust's Virar Homeopathic Medical College And Hospital Address: Building Name: Virar Homeopathic Medical College, Block Sector: Near Sharvi Hotel, Road: Naringi Bypass Road, City: Virar East, District: Palghar, State: Maharashtra, Pin: 401305 PAN: AAATK6776H through their P.O.A <u>Patil Bhavesh Damodar</u> Age: 58; Address: Flat No: B-1306, Floor No: 13th, Building Name: Ekta Bhoomi Garden, Block Sector: Borivali, Road: Duttapada Road, City: Borivali East, District: Mumbai, State: Maharashtra, Pin: 400066 PAN:
9) Date of Execution	11/12/2024
10) Date of Registration	11/12/2024
11) Registration Number/Year	17147/2024
12) Stamp Duty	Rs.2310.00/-
13) Registration Fee	Rs.1000.00/-
14) Remark	-

Thumb Impression of S.R. Vasai 1 :

79/17147/2024

Registration No. :39M

4:25 PM

## Receipt

Village Name: **Virar**

Receipt No.:20383

Date: 11/12/2024

Document No.: **VSI1/17147/2024**Document Type :**Leave and Licenses(36 A)**Presenter Name: **Chavan Aniruddha Umakant**

Registration Fee:

**1000.00**

Document Handling:

**300.00**

Total:

**1300.00**

Leave and Licenses Agreement executed by presenter and Patil Bhavesh Damodar is received for registration.

**S.R. Vasai 1**Stamp duty of Rs.**2310.00/-** is paid by GRN **MH012417882202425P** on **11/12/2024**Document Handling Charges of Rs.**300/-** is paid by PRN **1224117515211** on **11/12/2024**Registration fee of Rs.**1000.00/-** is paid by GRN **MH012417882202425P** on **11/12/2024**Thumb Impression of S.R. Vasai 1 :

**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.



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 2310.00/-	MH012417882202425P	11/12/2024
DHC	Rs. 300/-	1224117515211	11/12/2024
Registration Fee	Rs. 1000.00/-	MH012417882202425P	11/12/2024

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/12/2024 at Virar

Between,

1) **Name:** Mr.Chavan Aniruddha Umakant, Age : About 54 Years, PAN : ADYPC2113R Residing at: Flat No:1st Floor, Floor No:1st, Building Name:Akanksha Building, Block Sector:Vitthal Wadi, Road:Veer Savarkar Marg, Virar East, Palghar, Maharashtra, 401305

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) **Konkan education and Medical Trust's Virar Homeopathic Medical College And Hospital(Trust)** Residing at: Building Name:Virar Homeopathic Medical College, Block Sector:Near Sharvi Hotel, Road:Naringi Bypass Road, Virar East, Palghar, Maharashtra, 401305

through Authorized Signatory Mr. Patil Bhavesh Damodar, Age : About 58 Years Residing at: Flat No:B-1306, Floor No:13th, Building Name:Ekta Bhoomi Garden, Block Sector: Borivali, Road:Duttapada Road, Borivali East, Mumbai, Maharashtra, 400066

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 33 Months commencing from 15/11/2024 and ending on 14/08/2027, 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 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 33 Months commencing from 15/11/2024 and ending on 14/08/2027

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. 25000/- (Twenty-Five Thousand Only) per month for the first 11 months,

b) Rs. 27500/- (Twenty-Seven Thousand Five Hundred Only) per month for the next 11 months,

c) Rs. 30250/- (Thirty Thousand Two Hundred and Fifty 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. 359870, dated – 26/11/2024, drawn on the Licensee's Banking Account with Bank of baroda Bank, Virar East 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 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/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.

**12) Miscellaneous:** Family Members-Snehal Sagar Patil,Sakshi Nikam,Kishori Mote,Samruddhi Shigawan,Isha Bhande,Anushka Shrikhande Akansha,Prachi,Aastha,Priyanka Shinde,Shubhangi Phaskalwad,Shweta Avdhut,Ashwini Vasave.

**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. 3rd Floor, Built-up :1300 Square Feet, situated on the 3rd Floor of a Building known as 'Akanksha Building' standing on the plot of land bearing Survey Number :-,Road: Veer Savarkar Marg,Vitthal Wadi, Location: Virar East-401305, of Village:Virar,situated within the revenue limits of Tehsil Vasai and Dist Palghar and situated within the limits of Palghar 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
<b>Licensors</b> <u>Mr.Chavan Aniruddha Umakant</u> <b>Address:</b> Flat No:1st Floor, Floor No:1st, Building Name:Akanksha Building, Block Sector:Vitthal Wadi, Road:Veer Savarkar Marg, Virar East, Palghar, Maharashtra, 401305			Not Available
<b>Licensee</b> <u>Konkan education and Medical Trust's Virar Homeopathic Medical College And Hospital (Trust)</u> through his Authorized Signatory Mr. <u>Patil Bhavesh Damodar</u> <b>Address:</b> Flat No:B-1306, Floor No:13th, Building Name:Ekta Bhoomi Garden, Block Sector:Borivali, Road:Duttapada Road, Borivali East, Mumbai, Maharashtra, 400066			Not Available
<b>Witness of execution of all executants</b> <u>Raut Anjali Ashish</u> <b>Address:</b> Flat No:B-102, Floor No:1st, Building Name:Arati Apartment, Block Sector:Near Joshi Hospital, Road:Vartak Road, Virar West, Palghar, Maharashtra, 401303			Not Required
<b>Witness of execution of all executants</b> <u>Patil Vinuta Nitesh</u> <b>Address:</b> Flat No:Ghar No 14, Block Sector:Vadval Ali, Road:At Mande Po Virathan, Mande Saphale West, Palghar, Maharashtra, 401102			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)	
<b>Licensor</b> Chavan Aniruddha Umakant	22/11/2024 02:12:33 PM	22/11/2024 02:13:05 PM	Aniruddha Umakant Chavan, Male, 1180070408533598208	
<b>Licencee</b> Konkan education and Medical Trust's Virar Homeopathic Medical College And Hospital through Authorized Signatory Patil Bhavesh Damodar	22/11/2024 02:14:14 PM	22/11/2024 02:14:25 PM	Bhavesh Damodar Patil, Male, 1180070032455524352	
<b>Identifier for all executants</b> Raut Anjali Ashish	22/11/2024 02:15:30 PM	22/11/2024 02:15:50 PM	Anjali Ashish Raut, Female, 1167700625062387712	
<b>Identifier for all executants</b> Patil Vinuta Nitesh	22/11/2024 02:17:05 PM	22/11/2024 02:17:23 PM	Vinuta Nitesh Patil, Female, 1309440082089369600	

