

450/838

पावती

Original/Duplicate

Wednesday, January 31, 2018

नोंदणी क्र. :39म

6:58 PM

Regn.:39M

पावती क्र.: 957 दिनांक: 31/01/2018

गावाचे नाव: मलबार

दस्तऐवजाचा अनुक्रमांक: बबई3 -838-2018

दस्तऐवजाचा प्रकार : 36-अ-लिन्ड अँड लायसन्सेस

सावर करणाऱ्याचे नाव: - - तेजल एस मोदी द्या स्वताकरिता व जयंतीलाल एम मोदी आणि गौरंग जे मोदी यांच्या तर्फे कु मु

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकूण:

रु. 2080.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

7:00 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.1000000 /-

मोबदला रु.50000/-

भरलेले मुद्रांक शुल्क : रु. 7000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH009888952201718M दिनांक: 31/01/2018




बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1080/-

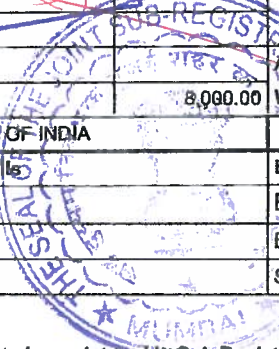
1/31/2018



CHALLAN
MTR Form Number-6

GRN MH009888952 201718M		BARCODE 		Date 27/01/2018-15:56:27		Form ID 36A	
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID (If Any)			
				PAN No.(if Applicable)			
Office Name BOM5_JT SUB REGISTRAR MUMBAI 5				Full Name		Jayantlal M Mody and others	
Location MUMBAI				Flat/Block No.		Flat No 31C 3rd Floor	
Year 2017-2018 One Time				Premises/Building		SIDDHARTH Bldg 21 NEAPEANSEA ROAD	
Account Head Details		Amount In Rs.		Road/Street			
0030045501 Stamp Duty		7000.00		Area/Locality		MUMBAI	
0030063301 Registration Fee		1000.00		Town/City/District			
				PIN		4 0 0 0 3 6	
				Remarks (If Any)			
				SecondPartyName=Priyank Digant Shah			
							
				Amount In		Eight Thousand Rupees Only	
				Words			
Total		8,000.00					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
						CPG6548452	
Cheque/DD No.				Bank Date		RBI Date	
				2018		Not Verified with RBI	
Name of Bank				Bank Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date			

भारतीय स्टेट बैंक / State Bank of India
मुंबई मुख्य शाखा / Mumbai Main Branch
29 JAN 2018
DHARAM PAL
No. 7564341



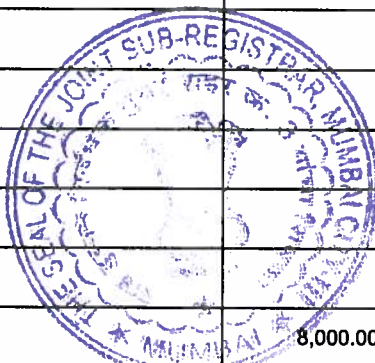
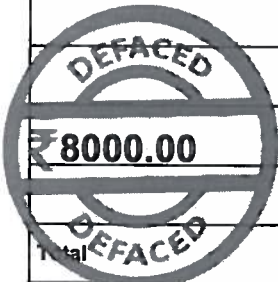
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सदर चलन केवल दस्तावेज निलंबक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6

GRN	MH009888952201718M	BARCODE		Date	27/01/2018-15:56:27	Form ID	36A
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name	BOM5_JT SUB REGISTRAR MUMBAI 5			Full Name	Jayantilal M Mody and others		
Location	MUMBAI			Flat/Block No.	Flat No 31C 3rd Floor		
Year	2017-2018 One Time			Flat/Block No.	Flat No 31C 3rd Floor		
Account Head Details		Amount In Rs.		Premises/Building			
0030045501	Stamp Duty	7000.00		Road/Street	SIDDHARTH Bldg 21 NEAPEANSEA ROAD		
0030063301	Registration Fee	1000.00		Area/Locality	MUMBAI		
				Town/City/District			
				PIN	4	0	0
				PIN	0	0	3
				PIN	6		
Remarks (If Any)				SecondPartyName=Priyank Digant Shah-			
Total				Amount In	Eight Thousand Rupees Only		
Total				Words	8,000.00		
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572018012957198	CPC6518452
Cheque-DD Details				Bank Date	RBI Date	29/01/2018-00:00:00	30/01/2018
Cheque/DD No.				Bank-Branch			
Name of Bank				STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date			
				231 , 30/01/2018			

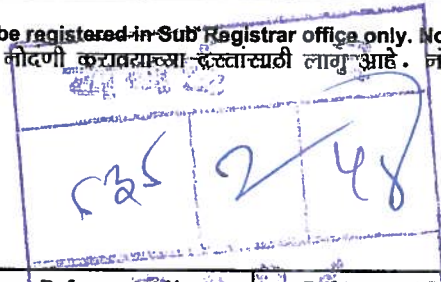


NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करायत्याच्या दस्तांसाठी लागू आहे. नोंदणी न करायत्याच्या दस्तांसाठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.01.31
18:48:28 IST
Reason: Secure
Document
Location: India

Challan Defaced Date: 2018-01-31



Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount	
1	(IS)-450-838	0005564799201718	31/01/2018-18:48:21	IGR184	1000.00
2	(IS)-450-838	0005564799201718	31/01/2018-18:48:21	IGR184	7000.00
Total Defacement Amount					8,000.00

LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENSE is made at Mumbai on this 31st day of January, 2018 BETWEEN (1) **Jayantilal M Mody** resident of Indian Inhabitants, having his address at Flat No. 105. Sapphire Apartments, Chikoti gardens, Begumpet, Hyderabad-500016 (2) **Gaurang J Mody** resident of Indian Inhabitants, having his address at Flat No. 105. Sapphire Apartments, Chikoti gardens, Begumpet, Hyderabad-500016

(3) **Tejal Soham Modi** resident of Indian Inhabitants, having her address at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad-500033 hereinafter referred to as "**THE LICENSORS**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include survivor of them and their respective legal heirs, executors, administrators (and assigns) of the **ONE**

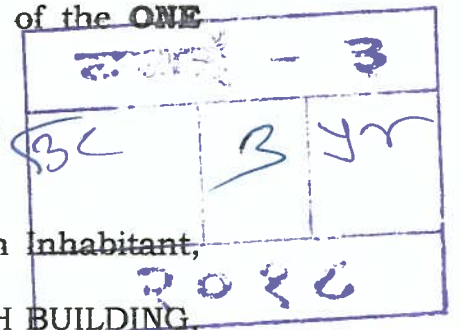
PART;

AND

Mr Priyank Digant Shah, of Mumbai, Indian Inhabitant, having his address at Flat No.12 C, SIDDHARTH BUILDING, 21 NEAPEANSEA ROAD, Mumbai-400036, hereinafter referred to as "**THE LICENSEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors and administrators) of the **OTHER PART:**

WHEREAS:-

- (a) The Licensors are the absolute Owners of and/or otherwise entitled to the Flat 31 C, Mumbai admeasuring 890 sq. ft. of carpet area including



Jayantilal Mody
Gaurang J Mody

of the building known as "SIDDHARTH" situated at 21 NEAPEANSEA ROAD referred to as "the said premises". The said premises are more particularly described in the **SCHEDULE** hereunder written.

- (b) The Licensee has approached the Licensors with a request to allow him to use the said premises for residential purpose strictly by way of pure and simple Licence and without claiming any other rights therein for a limited period and upon the terms and conditions appearing hereinafter.
- (c) The Licensors have acceded to the request of the Licensee and have agreed to permit the Licensee to use the said premises purely and strictly on Leave and License basis for a period of 36 (thirty six) months commencing from the 1st day March, 2018 and ending on the 28th February 2021 and upon the terms, conditions and consideration as hereinafter recorded;



IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES

HERETO as follows:

अनुसंधान - ३		LICENSE
३६	३५५	
२०१८		

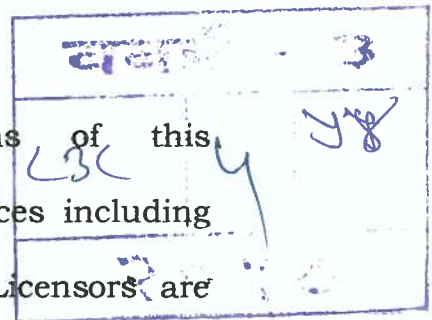
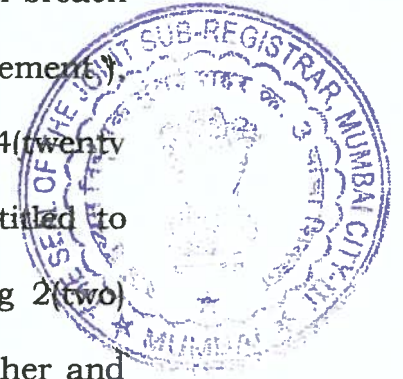
The Licensors hereby grant, to the Licensee the Leave and License to use and occupy the said premises purely and strictly on Leave and License basis subject to the fulfillment of the terms, conditions, covenants and provisions recorded in the present agreement.

Signature
X X X X *Signature*

TERM OF THE LICENSE

- (i) Unless terminated earlier in accordance with the provisions of this Agreement, the term of the License shall be for a period of 36 (thirty six) months commencing from 1st March, 2018 and expiring on 28th February 2021
- (ii) Notwithstanding the period of 36(thirty six) months provided in Sub-Clause (i) above, both the parties expressly agree that the period of first 24(twenty four) months shall be treated as the lock-in-period (which includes the notice period of 2 months) and neither party shall be entitled to terminate this Agreement during the said lock-in-period (except in the event of breach of the terms and conditions of this Agreement). Subject to the lock in period of first 24(twenty four) months, either party shall be entitled to put an end to this agreement by giving 2(two) months prior notice in writing to the other and upon expiry of such notice period, this agreement shall stand terminated and treated as cancelled and determined.

- (iii) Notwithstanding any provisions of this Agreement and in all circumstances including the circumstances wherein the Licensors are compelled to terminate the present Agreement, the Licensee shall be bound and liable to pay to the Licensors the license fee and all other applicable amounts as recorded in this Agreement for the lock in period of the first



Y. J. Shah

Shah

24(twenty four) months irrespective of the fact whether the Licensee has used the said premises for the said lock in period or not.

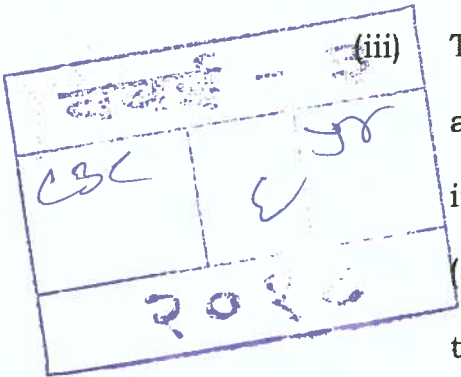
3. LICENSE FEE:

- (i) During the period of License, the Licensee shall pay to the Licensors by way of three different cheques in the respective licensor name Jayantilal Mody 66.66%, Gaurang Mody 16.67% and Tejal Modi 16.7% the monthly license fee as under:-

SR. NO.	PERIOD	AMOUNT OF LICENSE FEE PER MONTH
1.	1-3-2018 to 1-3-2019 (Lock In Period)	Rs. 50,000/-
	1-3-2019 to 1-3-2020 (Lock In Period)	Rs 75,000/-
2.	1-3-2020 to 1-3-2021	Rs. 82,500/-



(ii) The License fee shall be payable by the Licensee to the Licensors in advance for each month on or before the 8th day of every month.



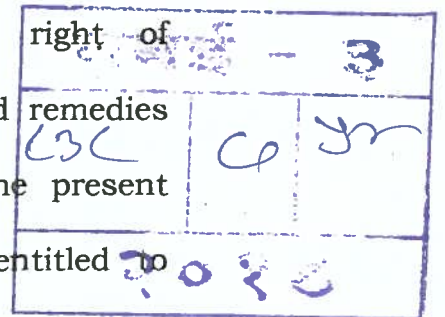
(iii) The Licensee shall execute and deliver in advance 12 post dated Account Payee cheques in favour of the Licensors towards the license fee (subject to Tax Deducted at Source - TDS) for the first 12 months and the Licensors shall be entitled to deposit the said cheques on or before 8th day of every month in advance . The Licensee shall for the balance period issue cheques for every 12(twelve) months until the expiry of the

*Amruti
Hijshah*

term of the License subject to the Tax deducted at source as applicable. If the Agreement and the license are terminated earlier, in that event the Licensors shall not deposit the remaining cheques, however, this provision will not be applicable to the lock in period. The Licensee shall deposit the TDS with the government treasury within the prescribed limit as per the prevailing Income Tax Act and shall regularly furnish to the Licensor the Certificate for TDS within the prescribed limit.

(iv) The License fee payable by the Licensee to the Licensors is net and is exclusive of GST (as may be applicable) and such taxes shall be borne and paid by the Licensee alone.

(v) If there is any delay in payment of the license fee and/or other amounts as provided in this Agreement by the Licensee to the Licensors, the Licensors (without affecting their right of termination and all other rights and remedies available to the Licensors under the present Agreement and in law) shall be entitled to recover the outstanding license fee together with interest thereon @ 18% per annum for the period of delay and the Licensee shall be liable to pay such interest.



4. **REFUNDABLE SECURITY DEPOSIT**

(i) The Licensee shall on or before execution hereof deposit with the Licensors a sum of Rs. 10,00,000/- (Rupees ten lakhs only) as and by

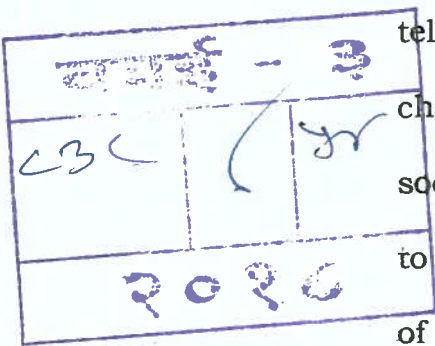
Prakash
S. S. S.

way of interest free refundable Security Deposit for due observance and performance by the Licensee of the terms, conditions, provisions and covenants of this Agreement.

(ii) The said Security Deposit will be refunded to the Licensee without interest upon the expiry of this Agreement by efflux of time or on earlier determination of the License hereby granted and after deducting therefrom the amounts of arrears of License fees, damage to the said premises (normal wear and tear excepted) and all other amounts payable by the Licensee under this Agreement and only upon the Licensee handing over vacant and peaceful possession of the said premises along with Keys to the Licensors.

(iii) The said Security Deposit shall be refunded by the Licensors to the Licensee without interest (subject to deductions, if any, as per clause 4 (ii) above) only against the Licensee producing before the Licensors, duly receipted bills/receipts of payments of electricity charges, telephone charges, cable charges and internet charges upto the end of the License period or sooner determination thereof and simultaneous to the Licensee handing over vacant possession of the said premises as aforestated.

(iv) In the event and notwithstanding all clearances by the Licensee, if the Licensors do not refund to the Licensee the said Security Deposit as provided herein, the Licensee shall be entitled



Shah.

Shah.

(c) If the Licensee and/or his family members make any application in any court of law for standard / fair compensation;

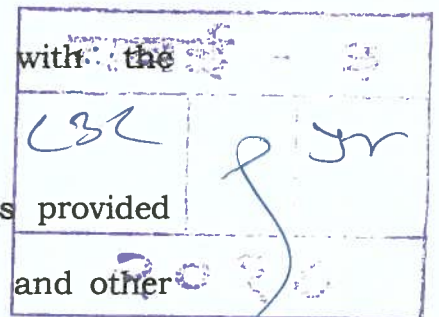
5. TAXES AND OUTGOINGS

- (i) The existing property taxes payable to Municipal Corporation and the maintenance charges (including non occupancy charges) payable to the body of Owners of all the Occupants in respect of the said premises payable on the date of this Agreement shall be borne and paid by the Licensors alone.
- (ii) The Licensee shall in addition to the aforesaid License fee also bear and pay electricity bills, telephone charges, Cable Charges, Internet connection charges in respect of the said premises.



6. COVENANTS OF THE LICENSEE:

The Licensee hereby covenants with the Licensors as follows:



- (i) to pay regularly and punctually, as provided hereinabove, the monthly license fee and other amounts payable by them to the Licensors or to the concerned authorities i.e. electricity bills, telephone charges, Cable Charges, Internet connection charges in respect of the said premises.
- (ii) The Licensee shall be responsible for the internal cleaning and general upkeep of the said premises occupied by the Licensee, normal wear and tear accepted.

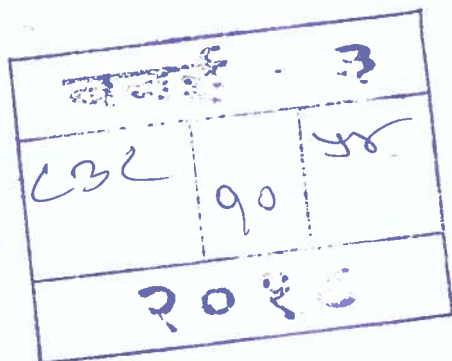
Signature:
Prakash
Dhruv

to receive from the Licensors interest thereon @ 18 % per annum till its repayment and will have the right to occupy the said premises until such time.

- v) It is expressly agreed by and between the parties hereto that in case of occurrence of any of the following events, the said amount of the Security Deposit of Rs. 10,00,000/-(Rupce Ten Lakh only) shall stand forfeited and become non-refundable to the Licensee. The said forfeiture of Security Deposit is without prejudice to Licensors' other right including right to enter the said premises, claiming other damages and to get the Licensee ejected from the said premises under law, that is to say :-

(a) If the Licensee and/or his family members, servants and representatives fail to quit, vacate and handover quiet, peaceful and vacant possession of the said premises or any part thereof to the Licensors on the expiration or sooner determination of the Leave and License hereby granted;

(b) If the Licensee and/or his family members claim any tenancy right in the said premises or any part thereof or any other superior right to that of the right of the Licensee whether given by any statute or otherwise howsoever;



Y. Shah
Indra

approved by the Licensors and by using standard material.

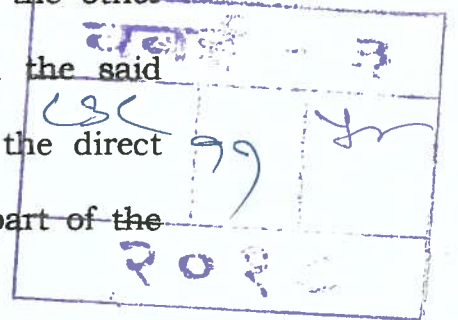
The gross license fee payable from 1-3-2018 to 1-3-2019 is INR 75,000 per month however on account of repairs INR 25,000 per month adjusted and hence the net license fee payable from 1-3-2018 to 1-3-2019 is INR 50,000 per month.

(vi) The Licensee shall not carry out any unlawful activities or any such activities in the said Premises

(vii) not to hold the Licensors responsible or liable for any loss or damage suffered by the Licensee on account of destruction caused to or in the said premises or to any property or assets or goods brought by the Licensee into the said premises either by fire, accident, theft or otherwise or by any act or omission on the part of the other occupants of the other premises in the said property or the building except for the direct willful default or negligence on the part of the Licensors.

(viii) The Licensee shall perform and observe strictly all the rules, regulations of the body of Owners of all the Occupants as also the provisions of this Leave and License.

ix) To make good to the Licensors any loss or damage that may be caused to the said premises and/or equipment or apparatus or any other fittings, fixtures, articles or property of the Licensors therein as a result of default and/or



Handwritten signature: Mujib Shah
Handwritten signature: Anas

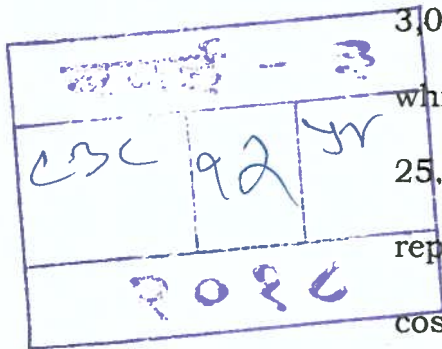
(iii) to use in a prudent manner the said premises as residential premises only and for no other purpose whatsoever. The Licensee shall not directly and/or indirectly carry out any illegal or unlawful or non permissible activities in the said premises.

(iv) not to damage any of the walls, partition walls, flooring and/or ceiling of the licensed premises or any of the Licensors' fixtures, fittings and articles therein and to maintain the same in good order and condition (normal wear and tear excepted).

(v) the Licensee shall carry out work of alteration whether structural or not in the said premises or in any portion thereof to make the premises in a habitable condition. The Licensee shall be permitted to carry out structural only after obtaining prior written permission of the body of Owners of all the Occupants of the Building, Brihanmumbai Corporation of Mumbai and the Licensor. The Licensor has agreed to an adjustment of amount equivalent to INR

3,00,000 for repairs to the current premises which will be adjusted in monthly license fees by 25,000 for the first 12 months. Any further repairs by the Licensee to carry out at his own cost, expense and efforts all interior and fit out

works as may be required by him in the said premises in accordance with the applicable laws, rules and regulations through authorized architects, engineers and other personnel

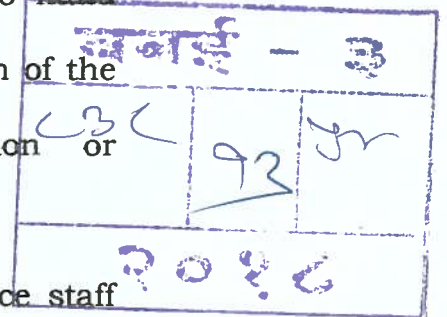
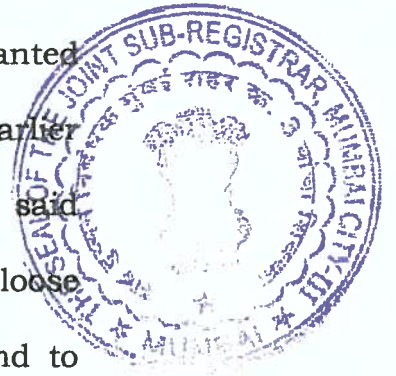


Yijshah
Director

damage that may be suffered as a result of breach of any of the provisions herein contained and caused due to any act or conduct of the Licensee. their legal heirs, relatives, representatives, servants, visitors and/or agents leading to the breach of any of the provisions hereof or of law or of the rules and regulations and bye-laws of the concerned and appropriate authorities including the body of all the premises Owners in the said building as may be in force for the time being and from time to time.

(xv) upon the termination of the license hereby granted either by the efflux of time or its earlier termination to remove themselves from the said premises alongwith their items of loose furniture, fixtures and their belongings and to restore the said premises to its original condition (normal wear and tear excepted) and to hand over to the Licensors peaceful possession of the said premises without any objection or obstruction.

xvi) The Licensee shall allow the maintenance staff on the instructions of the Licensors or the body of the premises Owners of the building, to enter into the licensed premises for carrying out necessary plumbing, checking of electrical connections and other repairs as may be necessary for the maintenance of the building in which the said premises is situated after giving 48 hours advance notice to the Licensees.



Handwritten signature:
fij/snah
duads

negligence on the part of the Licensee, his representatives, relatives, and/or persons visiting the said premises in connection with the Licensee or otherwise.

(x) not to do or permit to be done upon the said premises anything which may be or become a nuisance to the Licensors or to other Occupants of the said property or which may prejudicially affect the rights of the Licensors therein.

(xi) not to bring or store in the said premises any combustible and/or otherwise hazardous material as may impair the safety of the building or as may increase the premium of Insurance of the said premises or the building or render the Insurance void.

(xii) to perform and observe strictly the provisions hereof, the laws for the time being in force and also the rules and regulations and bye-laws of all the concerned authorities (including those of the body of all the Owners of other premises in the building), for the time being and from time to time in force, applicable to the said property in which the said premises is situated.



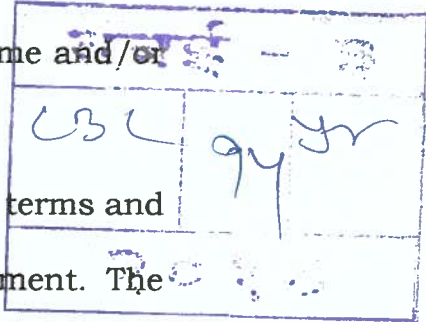
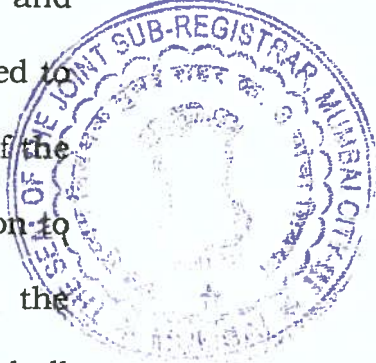
महाराष्ट्र - ३	
CSC	9/8
२०१०	

(xiii) To permit the Licensors, their legal heirs and representatives and all persons authorized by the Licensors, to enter upon the said premises at all reasonable hours to inspect and examine the state and condition of the said Premises after giving 48 hours advance notice to the Licensee.

(xiv) the Licensee to keep indemnified and hereby indemnify the Licensors against any loss or

Y. P. Shah
D. N. Doshi

- (xvii) The Licensee shall not object to the Licensors showing the premises to any prospective future Licensee and/or Purchaser of the said premises who may be brought by the Licensors after giving 48 hours advance notice to the Licensees.
- (xix) The Licensee hereby declares that it has seen and inspected the said Premises and found the agreed monthly license fee/ compensation to be fair and reasonable.
- (xx) Not to put any claim of tenancy or any other right or title or interest into or in respect of the said premises or any part or portion thereof and this Leave and License shall not be construed to create any such right whatsoever in favour of the Licensee save and except the mere permission to use the said premises as License during the validity of the License and such License shall automatically come to an end on the expiry of this Leave and License (by efflux of time and/or on sooner termination thereof).



- (xxi) to fulfill all the obligations, covenants, terms and conditions as recorded in this Agreement. The Licensee shall be jointly and severally liable to fulfill all their obligations qua the Licensors under this Agreement.

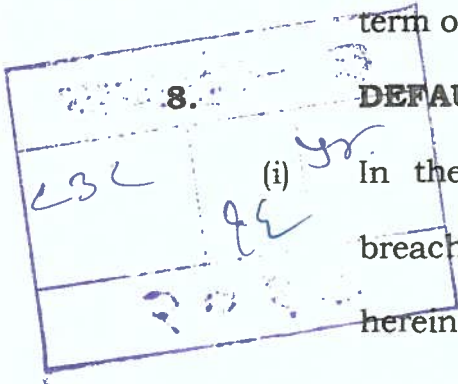
7. COVENANTS OF THE LICENSORS:

The Licensors hereby covenant with the Licensee as under:

- (i) they are the legal and beneficial Owners of the said premises and have full right, power and authority to enter into the present Agreement.

Handwritten signatures:
Hyfshah
Amrath

- (ii) on the execution of this Agreement, to permit the Licensee to have access to the said premises for its use by the Licensee in terms hereof.
- (iii) to promptly pay, during the term of the Leave and License, all the maintenance charges in respect of the said premises (other than the payment of charges which are the responsibility and liability of the Licensee to pay under this Agreement) and to ensure that in case of non payment thereof by them, the use of the said premises by the Licensee is not disturbed in any manner.
- (iv) upon the commencement of the license and upon the Licensee regularly paying all the amounts as provided in the present Agreement and observing all the obligations, covenants, terms and conditions of the license to be observed and performed on the part of the Licensee, the Licensee shall be entitled to peacefully use and occupy the said premises as Licensee in terms of this Agreement during the term of the Licence.

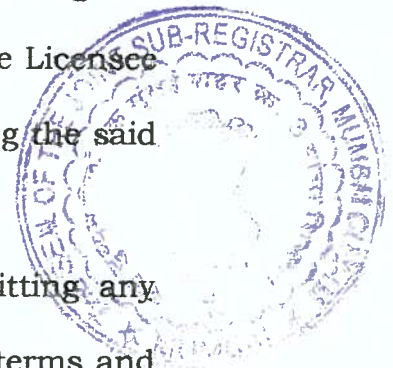


8. DEFAULT OR BREACH AND TERMINATION:

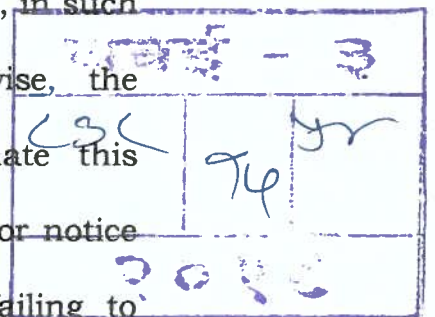
(i) In the event of the Licensee committing any breach of any of the terms and conditions as herein contained, the Licensors shall be entitled to revoke, cancel and/or terminate this License hereby granted after giving to the Licensee 60 (sixty) days written notice in that behalf to remedy such breach/breaches and rectify the same. On expiry of the said stipulated period of

Handwritten signatures:
 Jij/shah.
 dhaab.

60 (sixty) days, if the Licensee fails to remedy/rectify such breach as may have been committed by the Licensee, then and in such event the License granted herein to the Licensee shall stand terminated/determined on expiry of the aforesaid notice period and the Licensee shall vacate and handover possession of the said Premises to the Licensors and the Licensee agrees and undertakes not to prevent the Licensors and/or their representatives from entering the said premises and taking its physical possession and preventing the Licensee and all their representatives from using the said premises in any manner.



- (ii) In the event of the Licensors committing any material or vital breach of any of the terms and conditions of this Agreement and by virtue of which the Licensee is prevented and/or restrained from using the said premises, in such circumstances only and not otherwise, the Licensee shall be entitled to terminate this Agreement by giving 60 (sixty) days prior notice in writing and upon the Licensors failing to rectify the said breach within the said period.



9. CONSEQUENCES OF TERMINATION:

- (i) Upon expiration of the term or early determination of this Agreement, the Licensee shall immediately remove themselves from the said premises alongwith their articles of loose furniture, fixtures and belongings belonging to the Licensee simultaneously against receipt of

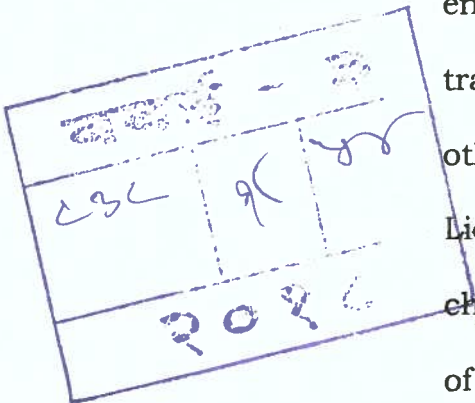
Signature
Director

the interest free refundable Security Deposit (subject to permissible deductions therefrom) and giving and handing over vacant and peaceful possession of the said premises to the Licensors without any objection.

- (ii) The possession of the said premises shall be returned to the Licensors in its original condition (normal wear and tear excepted).
- (iii) If the Licensee fails to handover possession of the said premises to the Licensors as above and upon completion of the license period, in that event, without affecting all other rights and remedies of the Licensors, the Licensors shall be entitled to recover from the Licensee a sum of Rs. 10,000/- (Rupees ten thousand only) per day along with other amounts as provided in this agreement after the grace period of ten (10) days on expiry or termination of the license period by way of mutually agreed liquidated damages for the period of wrongful retention.

ASSIGNMENT:

- (i) The Licensee shall under no circumstances be entitled directly or indirectly to assign or transfer the benefit of this agreement to any other person/s on any basis whatsoever. The Licensee shall not assign, mortgage, create charge or sub-license, part with the possession of the said Premises and/or allow any person/s to use and occupy the said premises or any portion thereof in any manner whatsoever and the Licensee confirms and declares that the



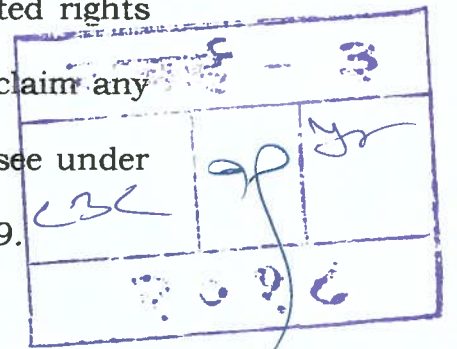
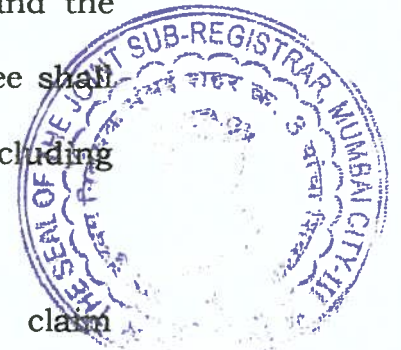
H. Shah
20/12

License granted is personal to the Licensee only for the residential use of the Licensee and his family members and is neither transferable nor intended to be transferable or assignable.

(ii) It is hereby expressly agreed and declared that nothing herein contained shall be deemed to create any tenancy or any other interest legal or otherwise in the said Premises or any part thereof in favor of Licensee, the intention being that the relation between the parties hereto shall be purely as a Licensor and Licensee and the use of the said Premises by the Licensee shall be permissive and temporary in nature including the use and occupation.

(iii) The Licensee shall also at no point claim exclusive/de jure possession of the said Premises and will not claim tenancy rights or any other rights, higher than the limited rights to use the said Premises and not to claim any protection as tenant or protected licensee under the Maharashtra Rent Control Act, 1999.

(iv) The Licensors shall be fully entitled to create all kinds of third party rights in respect of the said premises including assignment, mortgage, exchange etc. but subject to the Licensees' right under this Agreement. The Licensee, upon written intimation by the Licensors to them in that regard, recognize and accept such third



Hytshah
dharti

party as the Licensors hereunder in place of the Licensors.

11. GENERALLY

(i) No delay in enforcing any right of a Party under this Agreement shall constitute a waiver of such right, or an acquiescence, in the event giving rise to such right and any such right may be exercised at any time and from time to time as the Party to whom such right shall belong deems fit and proper.

(ii) The relationship between the Parties hereto shall be of an individual nature and as principal to principal. The parties to this Agreement shall have no authority or power to act or contract on behalf of each other or to bind the other.

(iii) This Agreement shall (a) supercede and take the place of all prior written and oral understandings and Agreements, if any, between the Parties hereto with respect to the subject matter hereof and (b) shall not be modified, altered or amended in any manner whatsoever except by an Agreement in writing signed and executed by both the parties hereto in which this Agreement is expressly referred to.

(iv) Any notice to a Party to this Agreement shall be given in writing and delivered personally or by email, facsimile, cable (to be confirmed by registered mail), or registered or certified air mail with return receipt requested, at the address as follows:



2086	
236	2086
2086	

Handwritten signatures:
Hij/shah
Dhadh

If to Licensors: Name: **Jayantilal M Mody**
Gaurang J Mody
Tejal Soham Modi

Address: Flat No. 105
Sapphire Apartments,
Chikoti gardens, Begumpet,
Hyderabad-500016

Attention:

Fax:

E-mail:

If to Licensee: Name: Mr Priyank Shah

Address: 12 C Siddharth Building,
21 neapeansea road, Mumbai 40036

Attention: Mr Priyank Shah

Fax: 022-22664722

E-mail: shahpriyank@hotmail.com

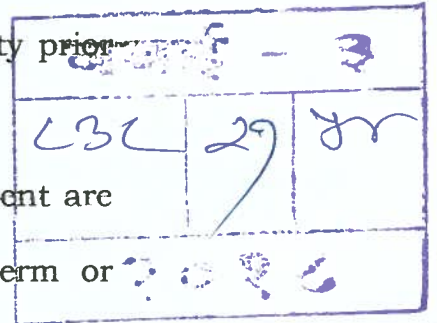


or to such other addresses that either Parties by
like notice, may hereafter designate with respect
to his own address. All notices shall be deemed
to have been properly and effectively given when
received and/or delivered at such address. Any
party may change his aforesaid address or
representative by giving to the other party prior
written notice of not less than 30 days.

- (v) The terms and provisions of this Agreement are severable and in the event that any term or condition hereof is found to be unenforceable by a court of law or otherwise, then all other provisions of this Agreement not found unenforceable shall remain in full force and effect.

- (vi) In the present Agreement, the Licensors and the Licensee are collectively referred to as "the

Handwritten signature:
Priyank Shah
Dhans



Parties” and individually as “the Party” and/or as “the Licensors” and “the Licensee”.

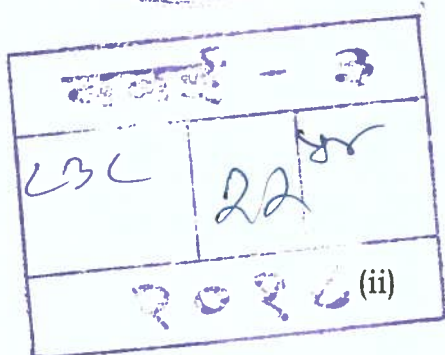
- (vii) The stamp duty, registration charges and other incidental expenses to this agreement shall be borne and paid by the Licensors. The parties shall bear professional fees of their respective Advocates.
- ix) The terms of this Leave and License Agreement shall not be altered or added to and nor shall anything be omitted there from except by a Supplementary Agreement in writing duly signed by the parties hereto.
- (x) It has been agreed between the Licensors and Licensee that the original Leave and License Agreement shall be kept with the Licensors and the duplicate shall be kept with the Licensee.

12.

RIGHTS OF LICENSEE:

- (i) Nothing herein contained shall be construed or deemed to be construed as creating any tenancy or sub-tenancy or any other right or title of any nature whatsoever in favour of the Licensee in respect of the said premises or as transferring any interest in favour of the Licensee other than the limited and temporary license to use the said premises as pure and simple Licensee during the term hereby granted.

(ii) In the event of any change, modification or amendment in Law relating to Leave and License by any Act of Legislation, Notification, Ordinance, Judgment or otherwise howsoever, by virtue whereof the Licensee is granted.

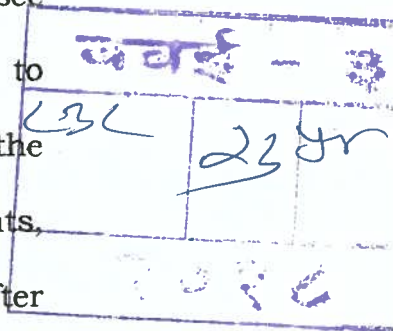


Handwritten signatures:
Jit Shah
Anand

conferred upon and/or entitled to any higher rights other than limited right to use the said Premises as a bare Licensee for the limited period. then in such event, this Agreement shall at once come to an end and stand automatically revoked and terminated on the day prior to the coming into force of such legislation notwithstanding the tenure of the license granted hereunder.

- (iii) The Leave and License granted hereunder is strictly for the use of the Licensee during the term of the License as bare Licensees only and for his residential use only. The Licensee shall not induct any other person in the said premises or directly and/or indirectly allow any other person to use or occupy the said premises or any part thereof for any purpose. It is expressly agreed that the Licence granted to the Licensee to use the said premises is purely personal to the Licensee and shall in no case exclude the Licensors or their heirs, executors, agents, servants, representatives etc. from looking after the said premises.

- (iv) The Licensors shall deliver one set of duplicate keys of the main door of the said premises to the Licensee to enable him to enter and make use of the said premises. However, the possession of the said premises physical and judicial along with the original set of keys shall always remain with the Licensors. The Licensee shall not directly and/or indirectly alter the existing



Shri. S. S. Mah.
Shri. S. S. Mah.

locking device nor shall the Licensee fix any additional locks or locking devices on the main entrance door of the said flat and in case that is done the same shall be treated as breach on the part of the Licensee and the Licensors shall be at liberty to break open such additional lock or locking device as the case may be.

13. GOVERNING LAW AND JURISDICTION OF THE COURTS:

- (i) This Agreement as also its formation, execution, validity, interpretation and implementation shall be governed by and construed in accordance with the laws of India.
- (ii) It is agreed between the parties thereto that Agreement is a bare License and shall be governed by the provisions of Section 24 of Maharashtra Rent Control Act, 1999.
- (iii) The Competent Authority / Courts at Mumbai, India, alone shall have the jurisdiction to entertain and try all and/or any disputes between the parties directly and/or indirectly arising from the present Agreement.



IN WITNESS WHEREOF the parties have executed this Agreement, in duplicate, on the day and year first hereinabove written.

[Handwritten Signature]	
CSC	28/08
[Handwritten Signature]	

[Handwritten Signature]

**THE SCHEDULE ABOVE REFERRED TO:
("the said premises")**

Flat no 31C, admeasuring 875 sq. ft. of carpet area
on the 3rd Floor of the Building known as "SIDDHARTH"
situated at 21 NEAPEANSEA ROAD, MUMBAI 400036 and
which building is constructed on the land bearing C.S
No 576 of Malabar Division.

SIGNED AND DELIVERED by the)

Withinnamed THE LICENSORS)

Mr Jayantilal M Mody)

Through Constitute Attorney)

Mrs Tejal Soham Modi)



Tejal

Mr.Gaurang J Mody)

Through Constitute Attorney)

Mrs Tejal Soham Modi)



Tejal

Mrs Tejal Soham Modi)

in the presence of:-)

- 1)
- 2) RPRao

31C - 3	
CSC	24/12
2016	



Tejal



SIGNED AND DELIVERED by the)

Withinnamed THE LICENSEES)

MR.PRIYANK DIGANT SHAH)

in the presence of: -)

- 1)
- 2) RPRao

Priyank



RECEIPT

Received of and from the withinnamed the Licensees a sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) being refundable Security Deposit as mentioned hereinabove by Funds Transfer dated 22nd Jan. 2018 HDFC bank.

<u>FUNDS TRANSFER</u>		<u>REF</u>
Rs. 6,66,000.00	JAYANTILAL MODI	50100072370194
Rs. 1,67,000.00	TEJAL MODI	00421200024497
Rs. 1,67,000.00	GAURANG J MODY	00421050039646

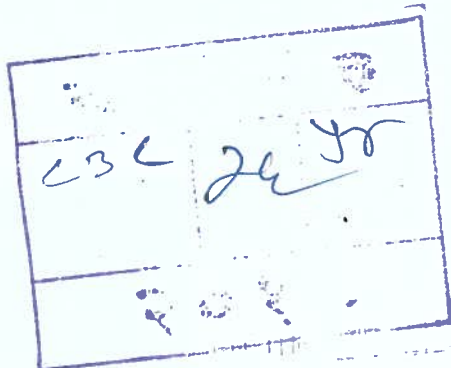
We say received;



_____(1)

Witness:

1. Digant Shah
2. RPRao



घोषणापत्र

मी Tejal S. Modi याद्वारे घोषित करतो कि:

दुय्यम निबंधक Mumbai III यांचे कार्यालयात Leaves W/case

या शिर्षकाचा दस्त नांदणीसाठी सादर करण्यात आला आहे. श्री Gaurang

J. Mody व इ. यानी दि. 14/12/2017 रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे.

निष्पापित करून कवुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार

यांनी कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार

व्यक्तिपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे

कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे टिक

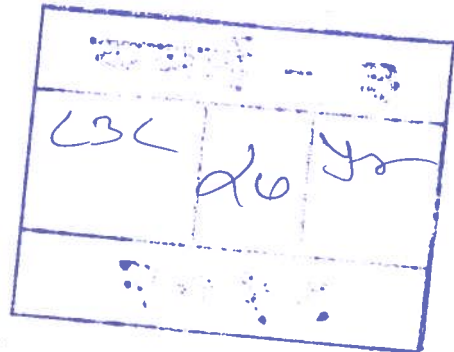
भरून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन कुलीज

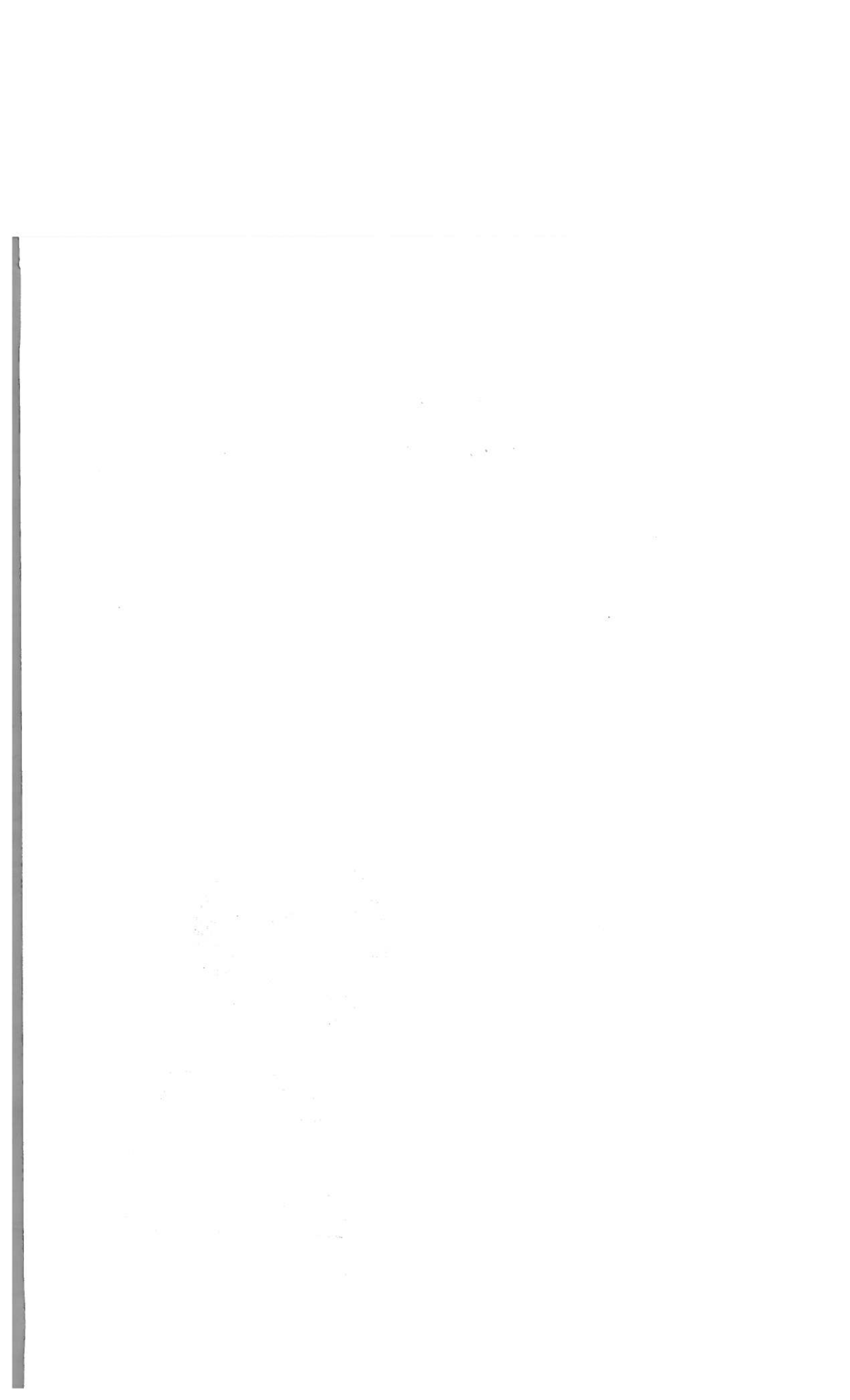
आढळून आल्यास, नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेत मी

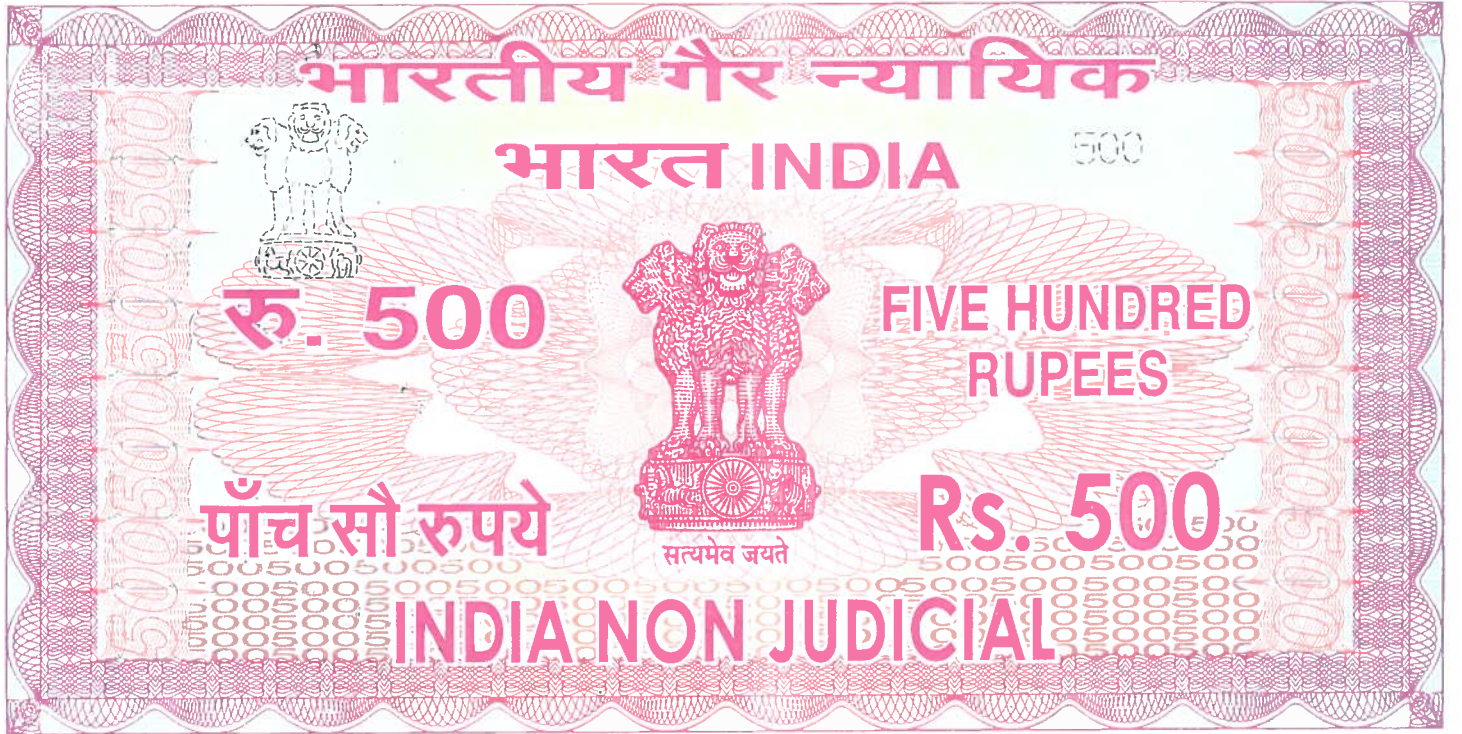
पात्र राहिन याची मला जाणीव आहे.

Tejal S. Modi
कुलमुखत्यारपत्रावर दस्त नाव व सही

Tejal S. Modi







महाराष्ट्र MAHARASHTRA

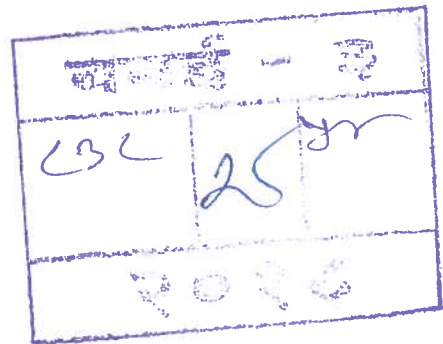
© 2017 ©

AH 741647

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००६
23 JAN 2018
सक्षम अधिकारी



श्री. प्र. ना. चिंचघरे



003

ऑडिटपत्र-9 Annexure - 1
 Only for Affidavit
 गौरांग अ. स्पेड्डे
 31 JAN 2018
 मुंबई - 09.

31 JAN 2018

00001491



2018	
2018	2018
2018	

S.R.O. SECUNDERABAD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

60
5/12

తెలంగాణ తెలంగాణ TELANGANA

No. 5660

Dt. 11/12/2017

Name

Ayyaiah s/o Uthappaiah &

Whom

Gaurang mody s/o Jayantical mody & P

N 023396
DUSA SRINIVAS RAO
 LICENSED STAMP VENDER
 LIC No: 16-05-23/1998
 RL No: 16-05-025/2017
 No: 12-11-896, Warasiguda, Secunderabad.
 Cell No: 9247420863

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SHRI. GAURANG MODY aged about 49 years, Occupation : Business, resident of Flat no. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad SEND GREETINGS

WHEREAS:





- I am presently residing at Flat no. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad; and
- I am 1/6th owner of flat no. C 31 (admeasuring about 875 sft.) in building known as Siddharth Building situate at 21 Nepean Sea Road, Mumbai, 400 036. (hereinafter referred to as the Said Property)
- Due to my ill health, I am unable to look after/maintain/manage the Said Property and I am therefore desirous of appointing my sister Tejal Modi as my lawful Attorney for the following purposes:



(Signature)
 C31
 2017







Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 12 and 2 on the 14th day of DEC, 2017 by Sri Gaurang Mody

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	AY		 TEJAL MODI::14/12/ [1606-4-2017-225]	TEJAL MODI W/O. SOHAM MODI PLOT NO.280,RD NO.25,JUBILEE HILLS, HYD
2	PL		 GAURANG MODY::14 [1606-4-2017-225]	GAURANG MODY S/O. JAYANTILAL MODY F.105,SAPPHIRE APARTMENTS,CHIKOTI GARDEN, BEGUMPET,HYD



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 JAYANTILAL MOHILA [1606-4-2017-225]	JAYANTILAL MOHILAL MODY FLAT NO. 105 SAPPHIRE APTS BEGUMPET	
2		 NISHA MODI::14/12/ [1606-4-2017-225]	NISHA MODI PLOT NO. 280 ROAD NO. 25 JUBILEE HILLS HYD	

14th day of December, 2017

Signature of Sub Registrar
Secunderabad

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	0	1000	0	0	1000
User Charges	NA	0	0	100	0	0	100
Total	100	0	0	1100	0	0	1200

Rs. /- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through Cash,

Date:
14th day of December, 2017

Signature of Registering Officer
Secunderabad

Generated on: 14/12/2017 01:33:24 PM



BK - 4, CS No 225/2017 & Doct No 225/IV/2017 - Sheet 1 of 4 Sub Registrar Secunderabad



Handwritten notes and signatures in a box, including 'CSC' and a signature.

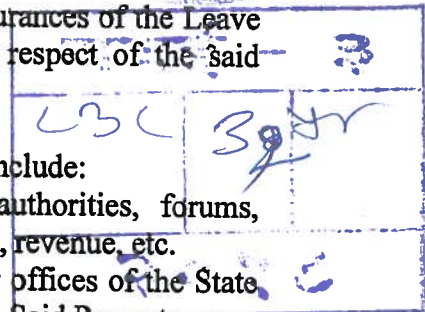
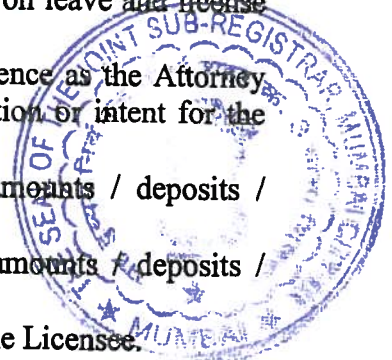


NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT, I SHRI. GAURANG MODY do hereby irrevocably, nominate, constitute and appoint Mrs. TEJAL MODI (my sister), without consideration, as my true and lawful attorney to do and execute the following acts, deeds and things that is to say;

1. Take care and maintenance of the said Property which shall include:
 - i) Deploying men and procuring material for up-keep, maintenance, renovation, additions and alterations of the said Property.
 - ii) To employ full time, part time maintenance staff like watchmen, electrician, plumber, engineer, supervisor, etc., that may be required for the of the said Property.
 - iii) To negotiate and enter into contracts with service providers like security services, housekeeping services, maintenance of equipment, annual maintenance contract for equipment, etc.
 - iv) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.

2. To give the said Property on Leave & License basis, which shall include:
 - i) To identify a suitable licensee for giving the said Property on leave and license basis.
 - ii) To negotiate the terms and conditions of the leave and licence as the Attorney deem fit and proper, including signing letters of confirmation or intent for the said purpose.
 - iii) To collection of monthly License fees and such other amounts / deposits / charges from the Licensee.
 - iv) Issue receipts for monthly License fees and such other amounts / deposits / charges to the Licensee.
 - v) To make, sign, execute, Leave & License Agreement with the Licensee.
 - vi) To sign, execute and admit before the Sub-Registrar of Assurances of the Leave & License Agreement and other necessary documents in respect of the said Property and to do everything necessary to register the same.

3. For representing me in various courts, tribunals, etc., which shall include:
 - i) To appear and act in all courts, tribunals, appellate authorities, forums, competent authority, arbitration, etc. related to civil, criminal, revenue, etc.
 - ii) To appear and act at the District or Sub-Registrar and other offices of the State and Central Government and of local bodies in relation to the Said Property.
 - iii) To appear and act at any statutory authority in relation to the said Property.
 - iv) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
 - v) To sign and verify complaints, written statements, petitions of claim, applications and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the Said Property.
 - vi) To sign, execute, file, etc., any documents or deeds or forms that may be required by Cosmopolitan Siddharth Premises Co-operative Society Limited, from time to time.

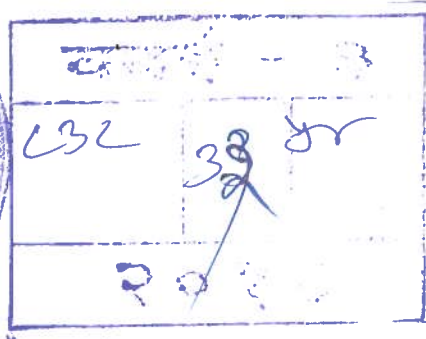


[Handwritten signature]

Bk - 4, CS No 225/2017 & Doct No
213/IV/2017 - Sheet 2 of 4 Sub Registrar
Secunderabad

CERTIFICATE OF REGISTRATION
Registered as Doct. No. 213 of 2017
(193) SC) of Book IV and
assigned the Identification Number
1606-IV-225-2017 for Scanning

Date: 14/12/2017  Registering Officer



Generated on: 14/12/2017 01:33:24 PM



4. For making applications and representations to statutory authorities which shall include:
 - i) To apply, execute, sign all such documents, forms, affidavits, undertakings, plans etc., that may be required for obtaining electricity connections, water connections, drainage connections, building permissions from statutory authorities and to make such necessary payments in my name.
 - ii. To execute, sign and file all the statements, returns, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
5. GENERALLY to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could in my person do.
6. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to the Laws and Customs of India.
7. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these present.

SCHEDULE OF THE PROPERTY

1/6th share of in the Flat bearing no. C 31 (admeasuring 875 sq. ft.) in building known as Siddharth Building situate at 21 Nepean Sea Road, Mumbai on a Plot of Land and bounded

East: By open to sky,
 West: By Staircase, lift & flat no. 32C
 North: By Staircase, lift, open to sky and
 South: By open to sky.

IN WITNESS WHEREOF, I, the said **SHRI. GAURANG MODY**, have set my hand this 14th day of December 2017.

SIGNED AND DELIVERED by the withinnamed

SHRI. GAURANG MODY
 In the presence of :



Before me	232
I accept	33
	10/12/17

Before me

I accept

Mrs. TEJAL MODI



Witness :

1. Jayantilal Mojilal Mody
Jayantilal Mojilal Mody
2. Nisha Modi
Nisha Modi

Bk -4, CS No 225/2017 & Doct No
213/M/2017 Sheet 3 of 4 Sub Registrar
Secunderabad



बका	
CSL	34/50 38/50
२०१७	

Generated on: 14/12/2017 01:33:24 PM



గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన సంవత్సరం / Year of Birth: 1967
పురుషుడు / Male

3594 5138 3669

ఆధార్ - సామాన్యని హక్కు

నమోదు సంఖ్య / Enrollment No. : 1118/60013/00401

To
Gaurang Mody
గౌరంగ్ మోడి
S/O: Jayantilal
Sapphire Apts Apt-105
Chikoti Gardens
Next to HDFC lane
Begumpet
Secundarabad
Begumpet, Hyderabad
Andhra Pradesh - 500016
9848042087

20/05/2013



KL130447863FT

తేజల్ మోడి
Tejal Modl

పుట్టిన సం./YoB:1970
స్త్రీ Female

3987 5220 4530

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O: శోహం సతిష్ మోడి,
ప్లాట్ నె-280, రోడ్ నె-25,
పెద్దమ్మ దేవాలయం దగ్గర
జదిరి హిల్స్, ఖైరతాబాద్,
బంజారా హిల్స్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
W/O: Soham Satish Modi, plot
no-280, road no-25, near
peddamma temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar

జయంతీలాల మోజీలాల మోడి
Jayantilal Mojilal Mody

జన్మ వర్ష / Year of Birth : 1935
పురుష / Male

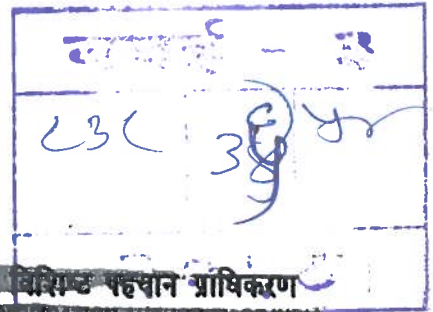
9911 5840 4123

आधार - सामान्य माणसाचा अधिकार

नोंदविण्याचा क्रमांक / Enrollment No 1093/60301/06224

To,
जयंतिलाल मोजीलाल मोदी
Jayantilal Mojilal Mody
31-C, Siddharth Building
Nepean Sea Road
Nepeansea Road
Mumbai
Maharashtra 400036
9922898904

28/10/2011



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
D/O: శోహం మోడి, ప్లాట్ నె-
280, రోడ్ నె-25, పెద్దమ్మ
దేవాలయం దగ్గర జదిరి హిల్స్,
ఖైరతాబాద్, బంజారా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
D/O: Soham Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



Bk 4, CS No 225/2017 & Doct No
213/IV-1017 Sub Registrar
Secunderabad



Handwritten notes in a box: 'CB2', '24 yr', and a signature.

Generated on: 14/12/2017 01:33:24 PM

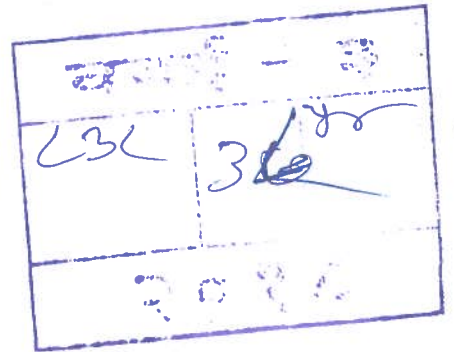


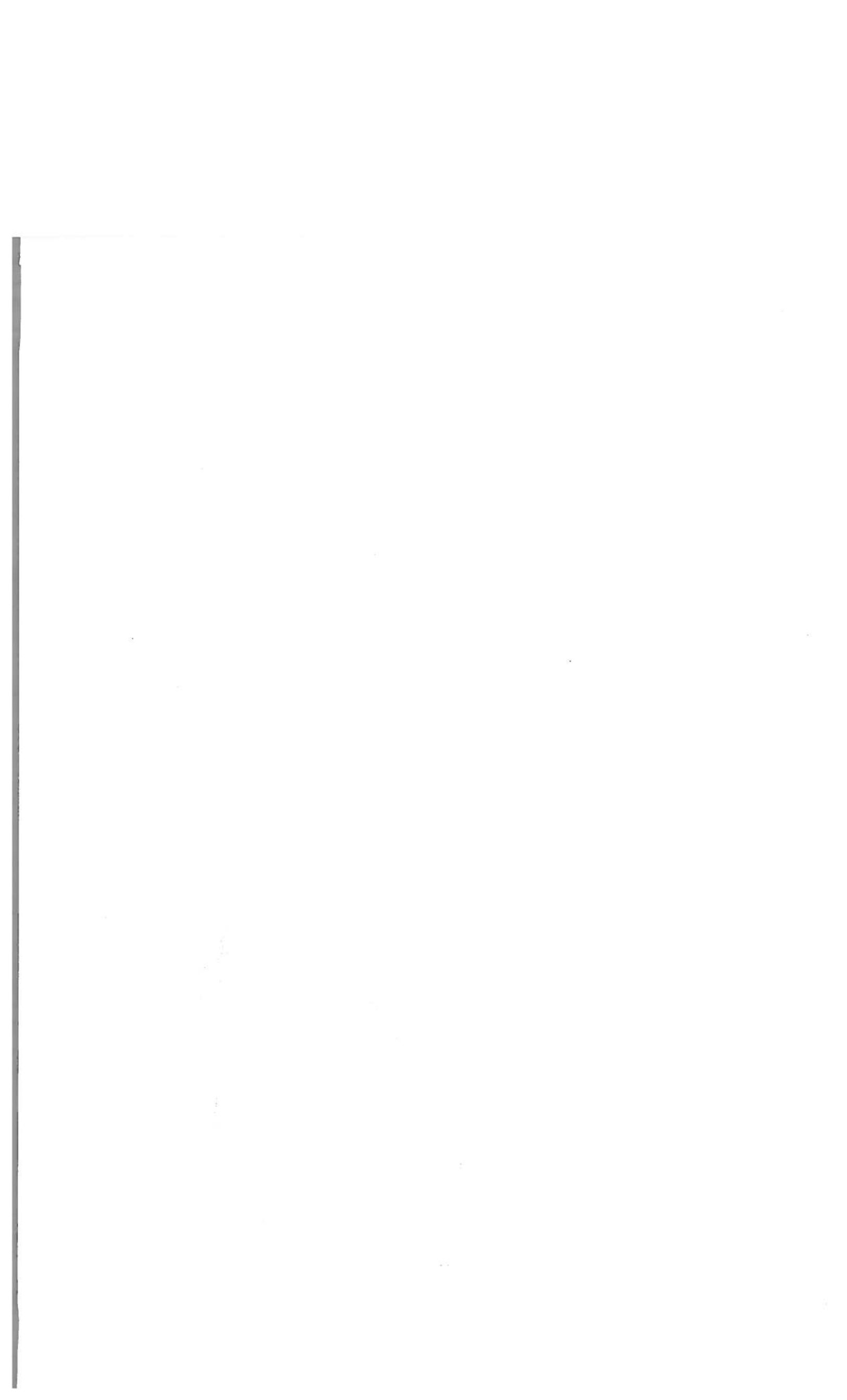
घोषणापत्र

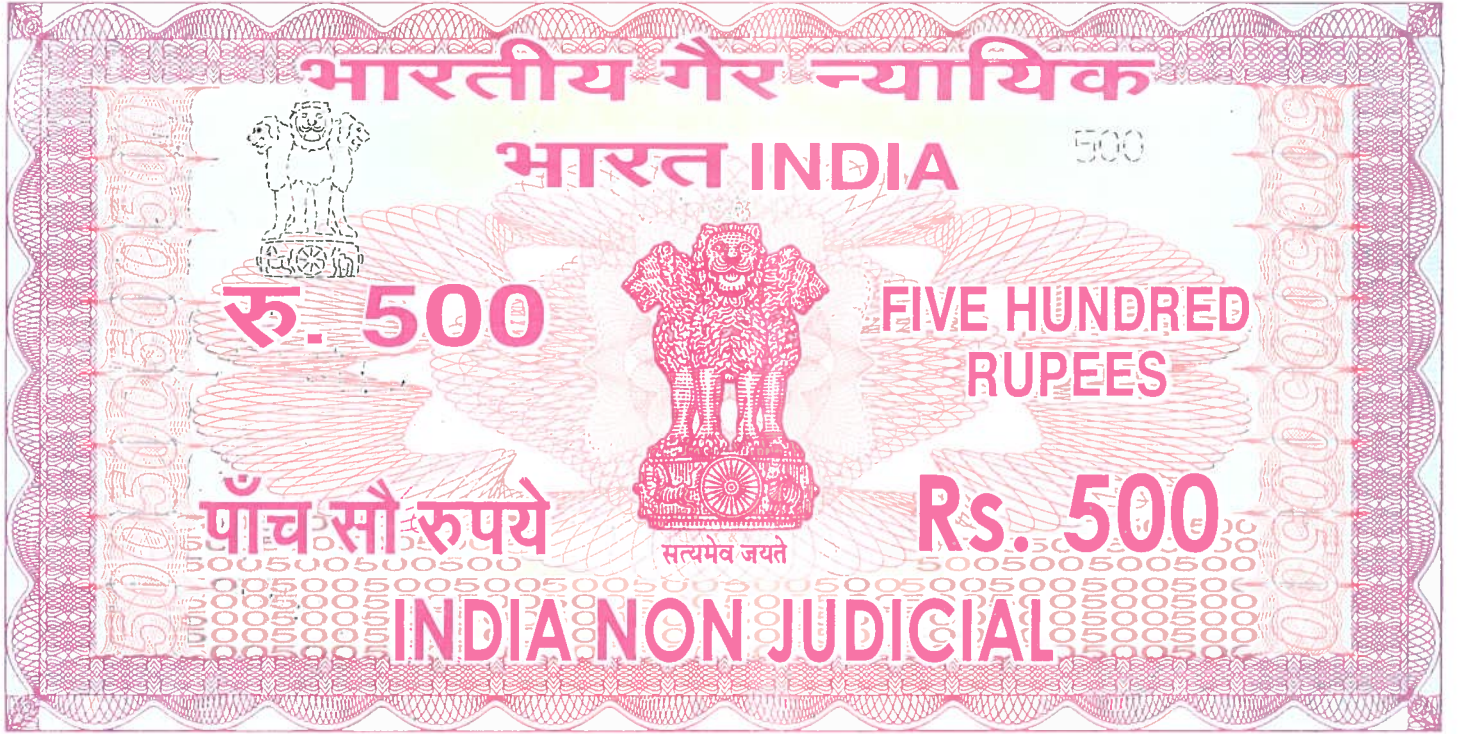
मी Tejal S. Modi याद्वारे घोषित करतो कि:
दुय्यम निबंधक MUMBAI III यांचे कार्यालयात Leave & License
Agree
या शिर्षकाचा दस्त नांदणीसाठी सादर करण्यात आला आहे. श्री Jayantilal
Memody व इ. यानी दि. 14/12/2017 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे
/ निष्ठापित करून कबुलीवाच दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार
यांनी कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार
व्यक्तिपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे
कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध
असून उपरोक्त कृती करण्यास मी पूर्णतः सदाय आहे. सादरचे कयन कुळीचे
आढकून आल्यास, नोंदणी अधिनियम 1908 चे यल्लम 82 अन्वये शिक्षेत मी
पात्र राहीन याची मला जाणीव आहे.

Tejal S. Modi
कुलमुखत्यारपत्रपारजाचे नाव व सही

Tejal S. Modi







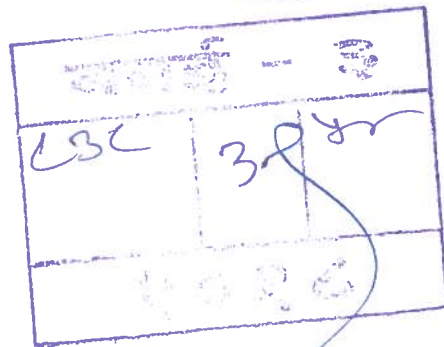
महाराष्ट्र MAHARASHTRA

© 2017 ©

AH 741646

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००६
23 JAN 2018
सक्षम अधिकारी

श्री. प्र. ना. चिंचघरे



008

जीडब्ल्यू-9 Annexure - 1
फक्त प्रतिक्षापत्रासाठी Only for

व्यक्तिगत विकत घेणाऱ्याचे नाव Jayantilal M. Mody
मुद्रांक क्रमांक 118/Pet 6
मुद्रांक दिनांक 31 JAN 2018
मुद्रांक स्थान मुंबई - 09.
मुद्रांक प्रमाण ...
मुद्रांक मूल्य ...
मुद्रांक कर ...
मुद्रांक शुल्क ...
मुद्रांक प्रमाण ...
मुद्रांक मूल्य ...
मुद्रांक कर ...
मुद्रांक शुल्क ...

31 JAN 2018

00801490



...		
...
...
...		

S. NO. SECUNDERABAD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

2761
226/12

తెలంగాణ తెలంగాణ TELANGANA

SI. No. 15659 Dt. 11/12/2017 Rs. 100

Name: Anjaiah & Co. Lingaraj &

Jyantilal motilal mody & Co. motilal mody

11/12/2017
N 023395
DUSA SRINIVAS FAC
LICENSED STAMP VENDER
LIC No: 16-05-23/1998
RL No: 16-05-025/2017
P.No: 12-11-696, Warasiguda, Secunderabad
Call No: 9247420863

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SHRI. JAYANTILAL MOJILAL MODY aged about 80 years, Occupation : Business of Mumbai Indian Inhabitant having my permanent residence at C 31, Siddharth Building, 21 Nepean Sea Road, Mumbai SEND GREETINGS.

WHEREAS:

- (a) I am presently residing at Flat no. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Hyderabad; and
- (b) I am 2/3rd owner of flat no. C 31 (admeasuring about 875 sq. ft.) in building known as Siddharth Building situate at 21 Nepean Sea Road, Mumbai, 400 036. (hereinafter referred to as the Said Property)
- (c) Due to my old age I am unable to look after/maintain/manage the Said Property and also look after and manage certain other personal day to day affairs and I am therefore desirous of appointing my daughter Tejal Modi as my lawful Attorney for the following purposes:

(Left thumb imp. of Jyantilal M. Mody)

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1000/- paid between the hours of 2 and 2 on the 14th day of DEC, 2017 by Sri Jayantilal Mojilal Mody

Execution admilted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	AY		 TEJAL MODY:14/12/2017 [1606-4-2017-226]	TEJAL MODI W/O. SOHAM MODI PLOT NO280,RD NO.25,JUBILEE HILLS, HYD
2	PL		 JAYANTILAL MOJILAL MODY:14/12/2017 [1606-4-2017-226]	JAYANTILAL MOJILAL MODY S/O. LATE MOJILAL MODY C31,SIDDHARTH BUILDING,21 NEPEAN SEA RD, MUMBAI

(X-marked: Jayantilal Mojilal Mody)

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 NISHA MODY:14/12/2017 [1606-4-2017-226]	NISHA MODI PLOT NO. 280 ROAD NO. 25 JUBILEE HILLS HYD	
		 GAURANG MODY:14/12/2017 [1606-4-2017-226]	GAURANG MODY FLAT NO. 105 SAPPHIRE APTS BEGUMPET	

Bk - 4, CS No 226/2017 & Doc No 2017/2017
Sub Registrar Secunderabad

14th day of December, 2017
Signature of Sub Registrar Secunderabad

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	Stamp Papers	In the Form of					Total
		Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	0	1000	0	0	1000
User Charges	NA	0	0	100	0	0	100
Total	100	0	0	1100	0	0	1200

Rs. 7/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1000/- towards Registration Fees on the chargeable value of Rs. /- was paid by the party through Cash.

Date: 14th day of December, 2017

Signature of Registering Officer Secunderabad

Generated on: 14/12/2017 01:36:55 PM

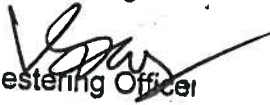


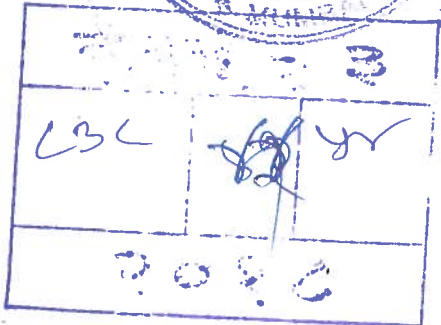
NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT, I SHRI. JAYANTILAL MOJILAL MODY do hereby irrevocably, nominate, constitute and appoint Mrs. TEJAL MODI (my daughter), without consideration, as my true and lawful attorney to do and execute the following acts, deeds and things that is to say;

1. Take care and maintenance of the said Property which shall include:
 - i) Deploying men and procuring material for up-keep, maintenance, renovation, additions and alterations of the said Property.
 - ii) To employ full time, part time maintenance staff like watchmen, electrician, plumber, engineer, supervisor, etc., that may be required for the Said Property.
 - iii) To negotiate and enter into contracts with service providers like security services, housekeeping services, maintenance of equipment, annual maintenance contract for equipment, etc.
 - iv) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
2. To give the said Property on Leave & License basis, which shall include:
 - i) To identify a suitable licensee for giving the said Property on leave and license basis.
 - ii) To negotiate the terms and conditions of the leave and licence as the Attorney deem fit and proper, including signing letters of confirmation or intent for the said purpose.
 - iii) To collection of monthly License fees and such other amounts / deposits / charges from the Licensee.
 - iv) Issue receipts for monthly License fees and such other amounts / deposits / charges to the Licensee.
 - v) To make, sign, execute, Leave & License Agreement with the Licensee.
 - vi) To sign, execute and admit before the Sub-Registrar of Assurances of the Leave & License Agreement and other necessary documents in respect of the said Property and to do everything necessary to register the same.
3. For representing me in various courts, tribunals, etc., which shall include:
 - i) To appear and act in all courts, tribunals, appellate authorities, forums, competent authority, arbitration, etc. related to civil, criminal, revenue, etc.
 - ii) To appear and act at the District or Sub-Registrar and other offices of the State and Central Government and of local bodies in relation to the Said Property.
 - iii) To appear and act at any statutory authority in relation to the said Property.
 - iv) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.
 - v) To sign and verify plaints, written statements, petitions of claim, applications and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the Said Property.
 - vi) To sign, execute, file, etc., any documents or deeds or forms that may be required by Cosmopolitan Siddharth Premises Co-operative Society Limited, from time to time.
4. For making applications and representations to statutory authorities which shall include:
 - i) To apply, execute, sign all such documents, forms, affidavits, undertakings, plans etc., that may be required for obtaining electricity connections, water connections, drainage connections, building permissions from statutory authorities and to make such necessary payments in my name.
 - ii. To execute, sign and file all the statements, returns, petitions, applications and declarations etc., necessary for and incidental to the above referred purposes.

Bk - 4, CS No 225/2017 & Doct No
244/N/2017 . Sheet 2 of 4 Sub Registrar
Secunderabad

CERTIFICATE OF REGISTRATION
Registered as Doct. No. 2-14 of 2017
(1939SC) of Book 14 and
assigned the Identification Number
1606-14-225-2017 for Scanning

Date: 14/12/2017 Registering Officer 



Generated on: 14/12/2017 01:36:55 PM

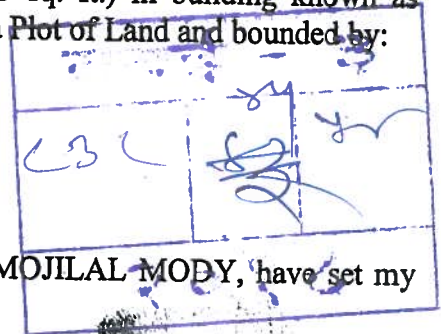


5. To operate my bank accounts with Axis Bank and Bank of Baroda Bank, which shall include:
 - i) To act as my mandate holder.
 - ii) Issue cheques, withdraw cash, deposit cash/cheques, prepare payorders/DDs, NEFT, RTGS, wire transfers, etc. from my said account.
 - iii) Make/cancel fixed deposits and break fixed deposits from my account.
 - iv) Collect bank statements.
6. To maintain accounts on behalf of the Principal which shall include:
 - i) Appointment of accountant for the said purpose.
 - ii) Certifying all vouchers of payments, receipts, JVs, debit/credit vouchers, bills, etc.
 - iii) Preparing of P&L statement, balance sheets and tax returns.
 - iv) Certifying photocopies of books of accounts as true copies for purpose of application of loans and for providing information to statutory authorities.
 - v) To appoint legal representatives like chartered accountants, company secretaries, lawyers, etc. and authorize them to represent the Principal.
 - vi) To do all such other acts and deeds that are generally required for an efficient management of the Said Property.
7. GENERALLY to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could in my person do.
8. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to the Laws and Customs of India.
9. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these present.

SCHEDULE OF THE PROPERTY

2/3rd share of in the Flat bearing no. C 31 (admeasuring 875 sq. ft.) in building known as Siddharth Building situate at 21 Nepean Sea Road, Mumbai on a Plot of Land and bounded by:

East: by open to sky,
 West: by Staircase, lift & flat no. 32C
 North: by Staircase, lift, open to sky and
 South: by open to sky.



IN WITNESS WHEREOF, I, the said SHRI. JAYANTILAL MOJILAL MODY, have set my hand this 14th day of December 2017.

SIGNED AND DELIVERED by the
 Within named

SHRI. JAYANTILAL MOJILAL MODY)
 In the presence of :

(left thumb impression of Jayantilal m. mody)

Before me

I accept

Tejal Modi

Witness :

1. Nisha Modi

Nisha Modi

2. Gaurang Mody

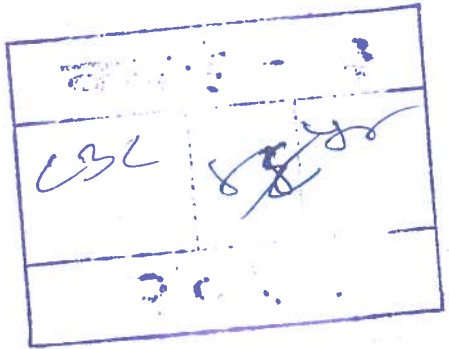
Gaurang Mody



Mrs. TEJAL MODI



Bk. 4, CS No 226/2017 & Doct No
24/IV-1217 Sheet 3 of 4 Sub Registrar
Secunderabad



Generated on: 14/12/2017 01:36:55 PM



గౌరంగ్ మోడి
Gaurang Mody

పుట్టిన తేదీ/Year of Birth: 1987
పురుషుడు / Male

3594 5138 3669

ఆధార్ - సామాన్యని హక్కు

ముందు సంఖ్య / Enrollment No. : 1118/60013/00401

To
Gaurang Mody
గౌరంగ్ మోడి
S/O: Jayantil Lal
Sapphire Apts Apt-105
Chilkoti Gardens
Next to HDFC lane
Begumpet
Secunderabad
Begumpet, Hyderabad
Andhra Pradesh - 500018
9848042087

G Mody



KL130447863FT

తేజాల్ మోడి
Tejal Modi
పుట్టిన సం./YoB: 1970
స్త్రీ Female

3987 5220 4530

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
W/O: శోహం సతీష్ మోడి.
ప్లాట్ నె-280, రోడ్ నె-25,
పద్దమ్మ దేవాలయం దగ్గర
జుబిలీ హిల్స్, ఖైరతాబాద్,
బంజారా హిల్స్, హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
W/O: Soham Satish Modi, plot
no-280, road no-25, near
peddamma temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar



జయంతీలాల మోజీలాల మోడి
Jayantilal Mojilal Mody
జన్మ తేదీ / Year of Birth : 1935
పురుషుడు / Male

9911 5840 4123

आधार - सामान्य माणसाचा अधिकार

नोंदविण्याचा क्रमांक / Enrollment No. : 9322898904

To,
जयंतिलाल मोजीलाल मोदी
Jayantilal Mojilal Mody
31-C, Siddharth Building
Nepean Sea Road
Nepeansea Road
Mumbai
Maharashtra 400036
9322898904

*left thimp lump गु
Jenankal m. mody*

निशा मोदी
Nisha Modi
పుట్టిన సం./YoB: 1995
స్త్రీ Female

9873 4468 0462

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

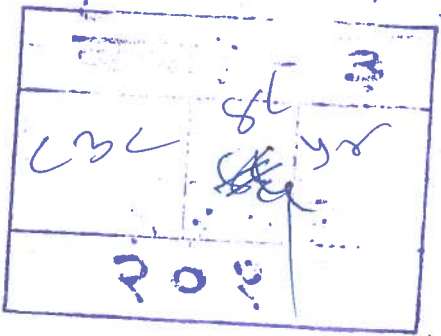
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
D/O: శోహం మోడి, ప్లాట్ నె-
280, రోడ్ నె-25, పద్దమ్మ
దేవాలయం దగ్గర జుబిలీ హిల్స్,
ఖైరతాబాద్, బంజారా హిల్స్,
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
D/O: Soham Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

Aadhaar - Aam Aadmi ka Adhikar


Bk -4, CS No 226/2017 & Doct No
214/IV 1217 Sub Registrar
Secunderabad



Generated on: 14/12/2017 01:36:55 PM



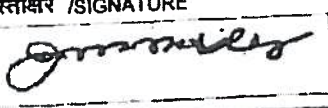
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAAPM9958P




नाम /NAME
JAYANTILAL MOJILAL MODY

पिता का नाम /FATHER'S NAME
MOJILAL MODY


जन्म तिथि /DATE OF BIRTH
13-08-1935

हस्ताक्षर /SIGNATURE


आयकर निदेशक (पद्धति)
 DIRECTOR OF INCOME TAX (SYSTEMS)



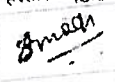
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADDPM3623R



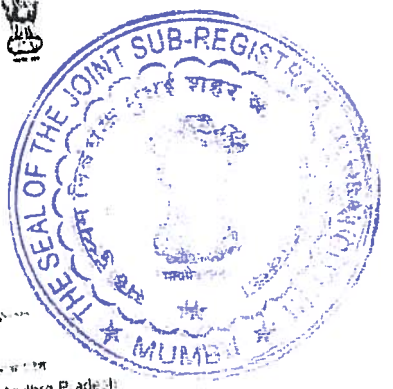
नाम /NAME
TEJAL SOHAM MODI

पिता का नाम /FATHER'S NAME
JAYANTI LAL MODI

जन्म तिथि /DATE OF BIRTH
19-10-1970

हस्ताक्षर /SIGNATURE


मुख्य आयकर अधिकारी
 Chief Commissioner of Income-tax, Andhra Pradesh



3

CL

80



20

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

GAURANG J MODY
 JAYANTILAL MOJILAL MODY
 24/11/1967
 Permanent Account Number
AIZPM3748A

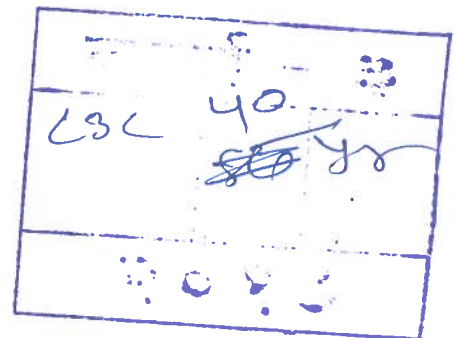
Signature


for trial



for trial



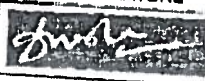
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAIPS3506P



नाम /NAME
DIGANT MADHUSUDAN SHAH

पिता का नाम /FATHER'S NAME
MADHUSUDAN HIRALAL SHAH

जन्म तिथि /DATE OF BIRTH
31-10-1960


हस्ताक्षर /SIGNATURE


आयकर निदेशक (पद्धति)
 DIRECTOR OF INCOME TAX (SYSTEMS)

R. Prasad

R. Prasad

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFCPR1252E



नाम /NAME
RADHAKRISHNA PRABHAKAR RAO

पिता का नाम /FATHER'S NAME
PRABHAKAR KRISHNASWAMI RAO

जन्म तिथि /DATE OF BIRTH
01-11-1956

हस्ताक्षर /SIGNATURE
R.P. Rao

आयकर आयुक्त (कम्प्यूटर केन्द्र)
 Commissioner of Income-tax (Computer Operations)

R.P. Rao

49-3
U.S.C.
[Signature]



450/838

बुधवार, 31 जानेवारी 2018 6:58 म.नं.

दस्त गोपवारा भाग-1

बबई-3

दस्त क्रमांक: 838/2018

दस्त क्रमांक: बबई-3 /838/2018

बाजार मूल्य: रु. 10,00,000/-

मोबदला: रु. 50,000/-

भरलेले मुद्रांक शुल्क: रु. 7,000/-

दु. नि. सह. दु. नि. बबई-3 यांचे कार्यालयात

पावती: 957

पावती दिनांक: 31/01/2018

अ. क्र. 838 वर दि. 31-01-2018

सादरकरणाचे नाव: - - तेजल एस मोदी ह्या स्वताकरिता व जयंतीलाल एम मोदी आणि गौरंग जे मोदी यांच्या तर्फे कु मु

रोजी 6:39 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

दस्त हजर करणाऱ्याची सही:

एकुण: 2080.00

सह दुय्यम निबंधक, मुंबई-3

सह दुय्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: 36-अ-लिक्ड अँड लायसन्सेस

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिकका क्र. 1 31 / 01 / 2018 06 : 39 : 07 PM ची वेळ: (सादरीकरण)

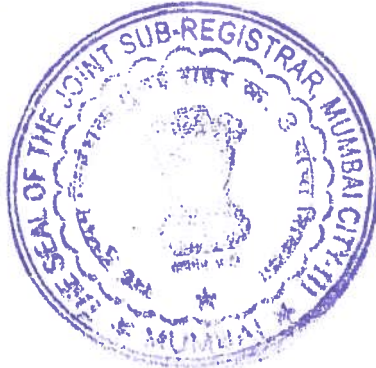
शिकका क्र. 2 31 / 01 / 2018 06 : 40 : 21 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी क्रमांक 838 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. या नोंदणी मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे *दस्ताची सत्यता, वैधता कायदेशीर पद्धतीने जाणवदार राहतील.

लिहून देणारे:

लिहून घेणारे:





दस्त गोषवारा भाग-2

बबई3

31/01/2018 7 00:14 PM

दस्त क्रमांक:838/2018

43/48

दस्त क्रमांक :बबई3 /838/2018

दस्ताचा प्रकार :-36-अ-लिव्ह अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- - तेजल एस मोदी ह्या स्वताकरिता व जयंतीलाल एम मोदी आणि गौरंग जे मोदी यांच्या तर्फे कु मु पत्ता:प्लॉट नं: प्लॉट नं 280, माळा नं: -, इमारतीचे नाव: जुबली हिल्स, ब्लॉक नं: रोड नं 25, हैदराबाद, रोड नं: -, आंध्रा प्रदेश, हैदराबाद. पॅन नंबर:ADDPM3623R	लायसेन्सार वय :-47 स्वाक्षरी:- <i>Tejash</i>		
2	नाव:- - प्रियांक दिंगत शाह पत्ता:प्लॉट नं: सदनिका नं 12 सी, माळा नं: -, इमारतीचे नाव: सिद्धार्थ बिल्डींग, ब्लॉक नं: 21 नेपेन्सी रोड, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:BDXPS2825L	लायसेन्सी वय :-30 स्वाक्षरी:- <i>Priyank</i>		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिव्ह अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ:31 / 01 / 2018 06 : 41 : 22 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- - दिंगत मधुसुधन शाह वय:57 पत्ता:12 सी, सिद्धार्थ बिल्डींग 21 नेपेन्सी रोड, मुंबई पिन कोड:400036	स्वाक्षरी <i>Dingant</i>	
2	नाव:- - आर पी राव वय:60 पत्ता:भार्दन नगर, एस व्ही रोड, मालाड प मुंबई पिन कोड:400064	स्वाक्षरी <i>R.P.Rao</i>	

शिक्का क्र.4 ची वेळ:31 / 01 / 2018 06 : 41 : 59 PM

सह दुय्यम निबंधक, मुंबई-3

पाह पुण्या निबंधक
मुंबई शहर क्र. ३

EPayment Details.

sr.	EPayment Number
1	MH009888952201718M

Defacement Number
0005564799201718



838 /2018

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

बबई - ३		
८३८	५४	५४
२०१८		

प्रमाणित करणें येने की दस्तामध्ये
एकूण...५४...पाने आहेत, पुस्तक
क्रमांक १, बबई-३/८३८/२०१८
नोंदला. ३१ JAN 2018
दिनांक

[Signature]

सह दुय्यम निबंधक, मुंबई शहर-३.

