

451/2362
Monday, September 28, 2020
3:34 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 2652 दिनांक: 28/09/2020

गावाचे नाव: मालवणी
दस्तावेजाचा अनुक्रमांक: बरल7-2362-2020
दस्तावेजाचा प्रकार: 65-चुक दुरुस्ती पत्र
सादर करणाऱ्याचे नाव: कैजान फ़िरोज पटेल

नोंदणी फी
दस्त हाताळणी फी
पुष्पाची संख्या: 12

रु. 100.00
रु. 240.00

एकूण:

रु. 340.00

आपणास मूळ दस्त, थ्रॉनेल प्रिंट, सूची-२ अंदाजे
3:53 PM हा वेळेस मिळेल.

सह दु. नि. का. बोरीवली 7
Shawar

बाजार मूल्य: रु. 1/-
मोबदला रु. 0/-
भरलेले मुद्रांक शुल्क: रु. 100/-

सह: दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 240/-
डीडी/क्षनादेश/पे ऑर्डर क्रमांक: 2809202007485 दिनांक: 28/09/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: रु. 100/-
डीडी/क्षनादेश/पे ऑर्डर क्रमांक: MH004869739202021E दिनांक: 28/09/2020
बँकेचे नाव व पत्ता:

[Signature]

/J298h

9/28/2020

CHALLAN
MTR Form Number-6



GRN	MH004869739202021E	BARCODE						Date	28/09/2020-13:33:12	Form ID	36A
Department	Inspector General Of Registration	Payer Details									
Stamp Duty		TAX ID / TAN (If Any)									
Type of Payment	Registration Fee	PAN No.(If Applicable)			AUSPP1298B						
Office Name	BRL7 JT SUB REGISTRAR BORIVALI 7	Full Name			Faizan Firoz Patel						
Location	MUMBAI										
Year	2020-2021 One Time	Flat/Block No.			Bunglow/Plot no 46, RSC-01.						
Account Head Details		Amount In Rs.			Premises/Building						
0030045501	Stamp Duty	100.00			Road/Street			Mhada, Malvani			
0030063301	Registration Fee	100.00			Area/Locality			malad west mumbai			
					Town/City/District						
					PIN			400095			
Remarks (If Any) SesandPartyName=ZAS LEARNING SOLUTIONS PVT LTD-											
Total		200.00			Amount In Words			Two Hundred Rupees Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK							
Cheque/DD Details		Bank CIN		Ref. No.		69103332020092813748 2631922648					
		Bank Date		RBI Date		28/09/2020-13:36:13 Not Verified with RBI					
Name of Bank		Bank-Branch		IDBI BANK							
Name of Branch		Scroll No.		Date		Not Verified with Scroll					

Department ID : 9223354337
NOTE : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
MTR Form Number-6
23322 2 92



MTR Form Number-6



GRN	MH004869739202021E	BARCODE											Date	28/09/2020-13:33:12	Form ID	36A	
Department	Inspector General Of Registration	Payer Details															
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)															
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7	PAN No.(If Applicable)		AUSPP1298B													
Location	MUMBAI	Full Name		Faizan Firoz Palel													
Year	2020-2021 One Time	Flat/Block No.		Bunglow/Plot no 46, RSC-01,													
Account Head Details		Premises/Building															
0030045501 Stamp Duty		Road/Street		Mhada, Malvani													
0030063301 Registration Fee		Area/Locality		mated west mumbai													
		Town/City/District															
		PIN				4		0		0		0		9		5	
		Remarks (If Any)		SecondPartyName=ZAS LEARNING SOLUTIONS PVT LTD-													
Total		Amount In Words		Two Hundred Rupees Only													
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK													
Cheque/DD Details		Bank CIN		Ref. No.		69103332020092813748 2631922648											
Cheque/DD No.		Bank Date		RBI Date		28/09/2020-13:36:13 Not Verified with RBI											
Name of Bank		Bank-Branch		IDBI BANK													
Name of Branch		Scroll No. , Date		Not Verified with Scroll													



बारा - ७१		
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-: DEED OF RECTIFICATION :-

THIS DEED OF RECTIFICATION IS MADE and entered into at
Mumbai, this 28 day of SEPTEMBER 2020

BETWEEN :

MR FAIZAN FIROZ PATEL, adult, indian inhabitant of Mumbai,
residing at, 301, GSA Serene, Plot No; 21,Pushtikar Chs, Near Amboli Police
Station, Jogeshwari-West, Mumbai: 400 102 hereinafter referred to as the
“**LICENSOR**” (which expression unless it be repugnant to the context or the
meaning thereof shall mean and include his heirs, executors, administrators
and assigns) of the ONE PART;

AND

ZAS LEARNING SOLUTIONS PVT LTD Company through its Director , **MR.**
MOHD ANIS MOHD YUNUS SIDDIQUI hereinafter having Address at Flat
no.71, Bldg D/11 Ashmita Jyoti Chsl, Charkop Naka, Malad West Mumbai-
400095 referred to as the “**LICENSEE**” (which expression unless it be
repugnant to the context or the meaning thereof shall mean and include
their heirs, executors, administrators and assigns) of the OTHER PART.

MOHD ANIS MOHD YUNUS SIDDIQUI


DIRECTOR



WHEREAS:

a. By Agreement of Leave and License on dated 10th day of SEPTEMBER, 2020, executed between **MR FAIZAN FIROZ PATEL** therein called "**THE LICENSOR**" and **ZAS LEARNING SOLUTIONS PVT LTD** Company through its Director , **MR. MOHD ANIS MOHD YUNUS SIDDIQUI**, therein called the "**THE LICENSEE**" agree to for LEAVE and LICENSE for Bungalow/Plot no 46, RSC-01, Mhada, Malvani, Malad(West), Mumbai-400095

b. The said Agreement For Leave and Licensee registered on dated 10th day of SEPTEMBER, 2020, is registered with the Joint-Sub Registrar, BORIVALI -7, duly registered Vide Registration No. BRL-7 - 2132 - 2020, Dated 11/09/2020.

बॉरिवली - ७/
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NOW THIS DEED WITNESSETH THAT PURSUANT TO THE SAID AGREEMENT FOR SALE BOTH THE PARTIES HEREBY AS FOLLOWS

And whereas certain mistakes and overwriting have taken place accidentally inadvertently in the said original LEAVE N LICENSE AGREEMENT registered on dated 10th day of SEPTEMBER, 2020, which the parties have agreed to rectify in the manner herein after appearing:

SR NO	MISTAKE (Erroneously written)	CORRECTION/RECTIFICATION (to be read as)
1.	Page no.1/2 (and wherever applicable) Chalan - MUMBAI 400064	Chalan - MUMBAI 400095
2.	Page no.3 (and wherever applicable) PARA 4. MUMBAI 400064	PARA 4. MUMBAI 400095
3.	Page no.9 (and wherever applicable) Schedule of property address MUMBAI 400064	Schedule of property address MUMBAI 400095

FOR ZAS LEARNING SOLUTIONS PRIVATE LTD

DIRECTOR

SCHEDULE OF THE PROPERTY

ALL THAT PIECE OR PARCEL of the bearing Bungalow/Plot No. no 46, RSC-01, Mhada, Malvani, Malad(West), Mumbai-400095 Of Village: MALVANI, in Taluka BORIVALI, in the Registration Sub-District of BORIVALI, Mumbai Suburban District.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day the year first hereinabove written.

SIGNED, SEALED AND DELIVERED

}

By the within named **"THE LICENSOR"**

}

MR FAIZAN FIROZ PATEL

}

Who have hereunto affixed their

}

Signature in the presence of

}

Witness

}



[Handwritten signature of Mr. Faizan Firoz Patel]



SIGNED, SEALED AND DELIVERED

}

By the within named **"THE LICENSEE"**

}

ZAS LEARNING SOLUTIONS PVT LTD

)

ZAS LEARNING SOLUTIONS PRIVATE LTD

Through its Director

[Handwritten signature of Mr. Mohd Anis Mohd Yunus Siddiqui]

DIRECTOR

MR. MOHD ANIS MOHD YUNUS SIDDIQUI

Who have hereunto affixed their

}

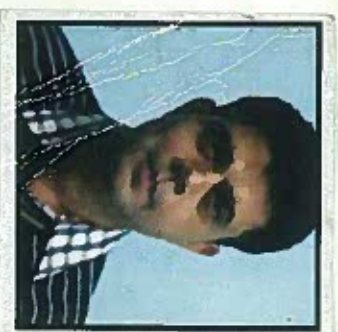
Signature in the presence of

}

Witness

}

... २३६२ ५ १२ ...		
२३६२	५	१२
२०२०		



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2809202007485	Date	28/09/2020
Received from faizan feroz Patel, Mobile number 9223354337, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered(ISARITTA) in the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	Date	28/09/2020
Bank CIN	10004152020092806730	REF No.	2634053958
This is computer generated receipt, hence no signature is required.			



PRN	2809202007485	Receipt Date	28/09/2020
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Received from faizan feroz Patel, Mobile number 9223354337, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered on 28/09/2020 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.



Bank Name	IBKL	Payment Date	28/09/2020
Bank CIN	10004152020092806730	REF No.	2634053958
Deface No	2809202007485D	Deface Date	28/09/2020

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

₹ 240		23/09/2020	₹ 92
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आयकर विभाग
INCOME TAX DEPARTMENT
FAIZAN FEROZ PATEL

भारत सरकार
GOVT. OF INDIA

03/11/1986
Permanent Account Number
AUSPT1288B

Signature



मोहम्मद आस मोहम्मद फ़ौज सादिक
Muhammad Aas Mohammad Fous Saadique
जन्म तिथि DOB: 19/11/1969
पुरुष MALE
Mobile No: 9224338376

7702 3074 4173

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

मोहम्मद आस मोहम्मद फ़ौज सादिक
Muhammad Aas Mohammad Fous Saadique
जन्म तिथि DOB: 19/11/1968

Permanent Account Number Card
AALPS8167P

03/12/2018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

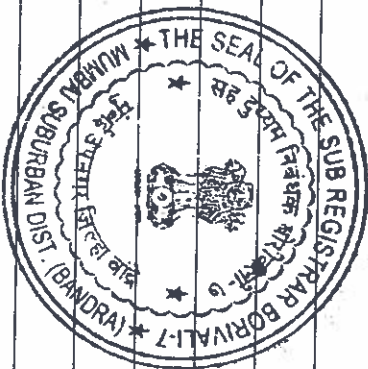
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AABG21074B

22072017



MTR Form Number-6



GRN	MH004199975202021E	BARCODE	Date		10/09/2020-09:36:06	Form ID	36A
Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	BOM7_JT SUB REGISTRAR MUMBAI 7	PAN No.(If Applicable)		AUSPP1298B			
Location	MUMBAI	Full Name		Faizan Firoz Patel			
Year	2020-2021 One Time	Flat/Block No.		bungalow no 46			
Account Head Details	Amount In Rs.	Premises/Building					
0030045501 Stamp Duty	3000.00	Road/Street		RSC-01, Mhada, Malvani			
0030063301 Registration Fee	1000.00	Area/Locality		Malad west mumbai			
		Town/City/District					
		PIN		4 0 0 0 6 4			
		Remarks (If Any) Registration Fee Name=ZAS LEARNING SOLUTIONS PVT LTD-					
		 					
Total		Four Thousand Ruppes Only					
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD No.		Bank CIN	Ref. No.				
Name of Bank		Bank Date	RBI Date	10/09/2020-09:37:03			Not Verified with RBI
Name of Branch		Bank-Branch	IDBI BANK				
		Scroll No., Date	Not Verified with Scroll				

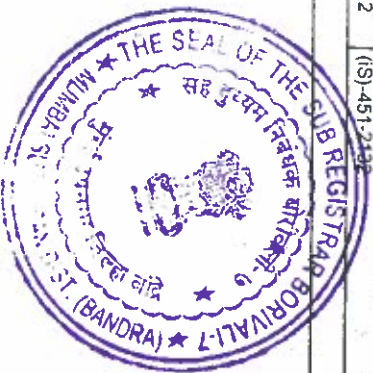


GRN	MH0041999/5202021E	BARCODE	10/09/2020-09:36:06		Form ID	36A
Department Inspector General Of Registration		Payer Details				
Type of Payment Stamp Duty		TAX ID / TAN (If Any)				
Type of Payment Registration Fee		PAN No.(If Applicable)		AUSPP12988		
Office Name BOM7_JT SUB REGISTRAR MUMBAI 7		Full Name		Faizan Firoz Patel		
Location MUMBAI		Flat/Block No.		bungalow no 46		
Year 2020-2021 One Time		Premises/Building		RSC-01, Mhada, Malvani		
Account Head Details		Amount In Rs.				
0030045501 Stamp Duty		3000.00		Road/Street		
0030063301 Registration Fee		1000.00		Area/Locality		
		Town/City/District		Malad west mumbai		
		PIN		400064		
		Remarks (If Any)				
		SecondPartyName=ZAS LEARNING SOLUTIONS PVT LTD~				
		Amount In Words		Four Thousand Rupees Only		
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref No.	69103332020091010926 2628521688		
Cheque/DD No.		Bank Date	RBI Date	10/09/2020-09:37:08 Not Verified with RBI		
Name of Bank		Bank Branch		IDBI BANK		
Name of Branch		Scrol No. Date		100, 11/09/2020		

Department ID: 9223354337
Mobile No: 9223354337
This challan is valid for 30 days from the date of registration. It is not valid for unregistered document.
Note: This challan is valid for 30 days from the date of registration. It is not valid for unregistered document.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Used	Defacement Amount
1	(S)-451-2132	0001899432202021	11/09/2020-16:03:47	IGR196	1300.00
2	(S)-451-2132	0001899432202021	11/09/2020-16:03:47	IGR196	3000.00
Total Defacement Amount					4,000.00



Page 1/1
2932 0293
2020

Page 1/1
2342 292
2020



LEAVE AND LICENCE AGREEMENT

THIS AGREEMENT is executed at Mumbai this 10th day of September 2020

BETWEEN

Mr Faizan Firoz Patel, adult, indian inhabitant of Mumbai, residing at, 301, GSA Serene, Plot No: 21, Pustitkar Chs, Near Amboli Police Station, Jogeshwari-West, Mumbai: 400 102 hereinafter referred to as the "Licensor" (which expression shall, wherever the so requires or admits, mean and include their respective legal heirs, executors, administrators and permitted assigns) of the One Part:

AND

ZAS LEARNING SOLUTIONS PVT LTD Company through its Director , MR. MOHD ANIS MOHD YUNUS SIDDIQUI hereinafter having Address at Flat no.71, Bldg D/11 Ashmita Jyoti Chsl, Charkop Naka, Malad West Murribai-400095 referred to as the "Licensee" (which expression shall, wherever the so requires or admits, mean and include their respective legal heirs, executors, administrators and permitted assigns) of the Other Part

The Licensor and the Licensee shall hereinafter together be referred to as the "Parties" and individually as the "Party".

WHEREAS The Licensor are absolutely seized and possessed of and otherwise well and sufficiently entitled to premises being Bungalow no 46, P 30, 01, Mhada, malvani Malad(West), Mumbai-400064 (hereinafter referred to as "THE SAID PREMISES") and more particularly described in the schedule hereunder written.



AND WHEREAS the Licensee being in need of the premises has approached the Licensor with a request to allow them to temporarily use & occupy the said premises for the fixed period of licensee basis for which the license have agreed to do for the period, at the monthly compensation conditions hereinafter mentioned.

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

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DIRECTOR



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seal the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

Bungalow no 46, RSC-01, Mhada, Malvani, Malad(West), Mumbai-400064

SIGNED AND DELIVERED by

the withinnamed Licensor

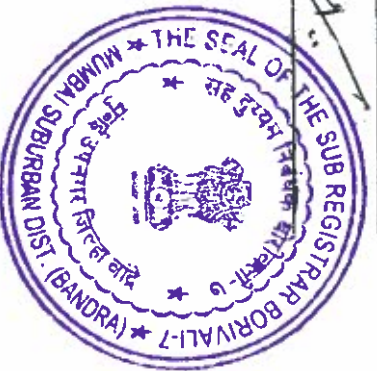
Mr Faizan Firoz Patel

in the presence of



[Signature]

Left Hand Thumb Impression



SIGNED AND DELIVERED by the

withinnamed Licensee

ZAS LEARNING SOLUTIONS PVT LTD

Through its Director

MR. MOHD ANIS MOHD YUNUS SIDDIQUI



ZAS LEARNING SOLUTIONS PRIVATE LTD

DIRECTOR

1) *[Signature]*
2) *[Signature]*



Left Hand Thumb Impression



451/2362

सोमवार, 28 सप्टेंबर 2020 3:35 म.नं.

दस्तावेजों द्वारा भाग-1

७६५७

दस्ता क्रमांक: 2362/2020

दस्त क्रमांक: बरस 7 / 2362/2020

बाजार मुख्य: रु. 01/-

मौजदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

इ. नि. सह. इ. नि. बरल७ यांचे कार्यालयात

प्रावर्ति: 2652

पावती दिनांक: 28/09/2020

अ. क्र. 2362 वर दि. 28-09-2020

सादरकरणाराचे नाव: कै. ज्ञान किरोज पटेल

रोजी ३:३२ म.नं. वा. हजर केला.

नोटिफिकेशन की

100.00

दस्त हाताळणी फी

5. 240.00

पृष्ठांची संख्या: 12

कुल: 340.00

दस्त हजर करणाऱ्याची सही

दस्त हंजर करणाऱ्याची सही:

Chauhan

सहस्रनामचिन्मयक बोरीवली-७,

मुंबई उपनगर जिल्हा.

Chavan

दयालु मित्राणां रक्षणी - ७

मार्च ३५ नगर निवासी.

दस्तावा प्रकार: 65-चुक दुस्ती पत्र

मुद्रांक शुल्क: *दुरुस्ती विधानपत्र

शिका क्र. 1 28 / 09 / 2020 03 : 32 : 20 PM ची वेळ: (सादरीकरण)

शिका क्र. 228/09/2020 03:33:25 PM ची वेळ: (जी)

प्रतिज्ञापत्र

* सदर दसऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तावील संपूर्ण मजबूत, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या क्वाइटन्सचा सल्लागार तपासणी आहे. * दस्ताची सल्लागार, वैयक्त क्वायटेन्स बार्गोसद्वारे दस्त निष्पन्न व कर्तुलीधारक हे संपूर्णपणे जबाबदार राहतील.

निम्न

लिखा देवारी:



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