



मुंबई विद्यापीठ

Administration Section

Dr. Babasaheb Ambedkar Bhavan,
Ground Floor, Vidyanagari,
Santacruz (E), Mumbai - 400 098.

क्र. वि.प्र.वि./वि./८२/ ७४८ /२०२२, दि.२५ ऑगस्ट, २०२२

संदर्भ:-१) प्र.वि/वि/८२/४१५/२०२२ दिनांक १५ जुन, २०२२

परिपत्रक:-

विद्यापीठातील सर्व विभागांचे संचालक/विभाग प्रमुख, सर ज. जी. वास्तुशास्त्र महाविद्यालयाचे प्रभारी प्राचार्य, मुंबई विद्यापीठ ग्रंथालयाचे प्रभारी ग्रंथपाल, परिक्षा व मुल्यमापन मंडळ, वित्त व लेखा अधिकारी, सर्व उपकुलसचिव, नियंत्रक, मुद्रण व लेखन सामुग्री, विद्यापीठ अभियंता, सर्व सहायक कुलसचिव आणि कुलसचिवांच्या कार्यालयातील सर्व विभागांचे/कक्षांचे प्रमुख यांना कळविण्यात येते की, मुंबई विद्यापीठाच्या विद्यानगरी परिसरातील शिक्षक प्र-पाठक वसाहत (बंगलो), शिक्षक व शिक्षकेत्तर वसाहतीतील सदनिकाधारक यांना या परिपत्रकाद्वारे कळविण्यात येते की, मुंबई विद्यापीठ प्रशासनाने विद्यानगरी परिसरात वास्तव्य करणा-या सदनिकाधारकाबरोबर विद्यापीठाच्या सदनिकेत राहण्यासाठी (Licence to Stay) परवाना (Service Tenancy Agreement) तात्काळ करण्याकरीता मुंबई विद्यापीठ प्रशासनाने मान्यता दिलेली आहे.

सबब सद्यस्थितीत वास्तव्य करत असलेला व भविष्यात सदनिकेत वास्तव्य करण्यास येणा-या सदनिकाधारकांसाठी (Service Tenancy Agreement) अशा स्वरूपाचा भाडेकरार करणे बंधनकारक आहे. त्या अनुषंगाने सदनिकाधारकासाठी मुंबई विद्यापीठामार्फत वेब-पोर्टल (Web Portal) तयार करण्यात आले असून सदर (Service Tenancy Agreement) अशा भाडेकराराचा करारनामा वेब-पोर्टलवर (Web Portal) उपलब्ध असून मुंबई विद्यापीठाच्या विद्यानगरी सर्व परिसरात राहणा-या सदनिकाधारकांनी वेब-पोर्टल (Web Portal) उपलब्ध असलेल्या भाडेकराराचा करारनामा रु. ५००/- च्या स्टॅम्पपेपर वर तयार करावा व कराराची मुळ प्रत पंधरा दिवसांच्या आत विद्यानगरी प्रशासन विभागात जमा करावा. ही विनंती.


प्रभारी-कुलसचिव

मुंबई-४०० ०३२

ऑगस्ट, २०२२

क्र. वि.प्र.वि./वि./८२/ ७४८ /२०२२

२५ ऑगस्ट, २०२२

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३. मुंबई विद्यापीठ ग्रंथालयाचे प्रभारी ग्रंथपाल,
४. संचालक, परिक्षा व मुल्यमापन मंडळ, वित्त व लेखा अधिकारी,
५. सर्व उपकुलसचिव, नियंत्रक, मुद्रण व लेखन सामुग्री,
६. विद्यापीठ अभियंता, सर्व सहायक कुलसचिव आणि
७. कुलसचिवांच्या कार्यालयातील सर्व विभागांचे/कक्षांचे प्रमुख

(अ) प्रत माहितीसाठी व योग्य त्या कार्यवाहीसाठी अग्रेषित :-

१. विद्यापीठातील सर्व उपकुलसचिव,
२. उपकुलसचिव/मुख्य लेखापाल (वित्त व लेखा)
३. नियंत्रक, मुद्रण व लेखन सामुग्री, विद्यापीठ मुद्रणालय
४. विद्यापीठ अभियंते (फोर्ट परिसर व विद्यानगरी परिसर)
५. सर्व सहायक कुलसचिव/सहायक कुलसचिव (वित्त व लेखा)
६. सुरक्षा अधिकारी,
७. सर्व सहायक सुरक्षा अधिकारी,
८. कुलसचिवांच्या कार्यालयातील सर्व विभागांचे/कक्षांचे प्रमुख,
९. उद्यान अधिक्षक/अधिक्षक (तांत्रिक), विधी विभाग,
१०. स्वीय सहायक (१) कुलगुरू (२) कुलसचिव,
(३) संचालक, महाविद्यालये व विद्यापीठ विकास मंडळ,
(४) स्थानापन्न परीक्षा नियंत्रक, (५) वित्त व लेखा अधिकारी

(ब) प्रत माहितीसाठी अग्रेषित :-

१. अधिष्ठता, विज्ञान व तंत्रज्ञान विद्याशाखा, मुंबई विद्यापीठ
२. प्र. अधिष्ठता, वाणिज्य विद्याशाखा, मुंबई विद्यापीठ
३. अधिष्ठता, मानवता विद्याशाखा, मुंबई विद्यापीठ
४. अधिष्ठता, आंतरविद्याशाखीय अभ्यासक, मुंबई विद्यापीठ
५. डॉ. आर. वरमंगई, संचालक, विद्यापीठ संगणकीय केंद्र
६. श्रीमती मनिषा संसारे, सिनियर सिस्टम प्रोग्रॅमर, केंद्रीय मुल्यांकन केंद्र, परिक्षा भवन
७. सरचिटणीस, मुंबई विद्यापीठ आणि महाविद्यालय शिक्षक संघटना

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८. सरचिटणीस, मुंबई विद्यापीठ अधिकारी संघटना
९. सरचिटणीस, मुंबई विद्यापीठ कर्मचारी संघ
१०. सरचिटणीस, एज्युकेशनल एम्प्लॉईज वेल्फेअर असोशिएशन
११. सरचिटणीस, मुंबई विद्यापीठ मागासवर्गीय कर्मचारी संघटना
१२. सरचिटणीस, मुंबई विद्यापीठ शैक्षणिक कर्मचारी संघटना (UMASA)

प्रभारी—कुलसचिव

SERVICE TENANCY AGREEMENT

This **SERVICE TENANCY AGREEMENT** is executed here at -----
---, on this ____ day of June, 2022,

Between

UNIVERSITY OF MUMBAI, a Public University under the provisions of the Maharashtra Public University Act, 2016, having its registered office at -----, -----, by its duly authorised signatory -----, aged --- years, occupation, service, residing at -----
-----.

Hereinafter called as the "**EMPLOYER**", which expression shall unless repugnant to the context or meaning thereof, mean and include its directors from time to time, successors, and assign,

...of the ONE PART,

And

----- Age --- Yrs Occu : -----
Residing at -----
-----.

Hereinafter called as the "**EMPLOYEE**", which expression shall unless repugnant to the context or meaning thereof, mean and include his/ her heirs, successors, and assign

...of the OTHER PART,

W H E R E A S,

a. all that residential premises bearing -----
 admeasuring, in the campus of -----, constructed on
 the property bearing -----* carved out of ----- ,
 situate at village -----, (-----) Taluka -----
 City, District -----, within the limit is of the Registration District
 of Mumbai, Jt. Sub. Registrar, Haveli No. -----, (said "**Premises**"),
 belongs to and is owned by the employer herein,

b. the employee, who is the employee of the employer, working as
 ----- in -----
 ----- at Mumbai, requested the employer to allow and permit the
 employee to use and occupy the said Premises for the purpose of
 residence of himself and his family, for a period of 35 Months. i.e. ----
 -----,

c. the employer, in view of the employee being the employee of the
 employer, accordingly agreed to permit and allow the employee to use
 and occupy the said Premises, at the concessional occupancy charges
 of Rs.-----/- (-----) per
 month, till the period of his/her service on the terms and conditions
 hereinafter mentioned.

NOW THIS LEAVE AND LICENCE WITNESSETH:

1. The employer hereby permits and allows the employee to use and occupy, all that residential premises bearing -----, on the campus of -----, constructed on the property bearing Final Plot No.-----, carved out of CTS No. -----, situate at village ----- Taluka, Mumbai City, District -- -----, within the limits of the Registration District of Mumbai, Jt. Sub. Registrar, Haveli No. -----, (hereinafter referred to as the said "**Premises**"), only for a period of 35 months, commencing from -----
-----,
2. In consideration of grant of this permission by the Employer to the service tenancy accordingly use the said premises, the employee agreed to pay to the employer the amount of Rs.-----/- (-----
----- Only) per month, towards the occupancy charges / HRA.
3. The parties hereto admit and confirm that the agreed occupancy charges are concessional, in view of the employee being the employee of the employer. The facility is provided by the employer of the employee for the terms of the employment.
4. The employee shall pay the agreed occupancy charges regularly, in advance, within first seven days of the month from commencement of this tenancy.
5. The municipal taxes, cess and charges levied on the said premises, shall be borne and paid by the employer.

6. The BEST electricity charges, as may be billed for the consumption of electricity relating to the said premises, shall be borne and paid by the employee.
7. The maintenance charges as may be levied by the employer shall also be borne and paid by the employee.
8. The employee shall be liable to pay to the employer, all such charges agreed to be borne and paid by the employee, towards reimbursement, together with interest @ 18% per annum, in the event the same are constrained to be paid by the employer.
9. The employee shall use and occupy the said premises, only for the purpose of residence of himself and his family members, and for no other purposes. The employee shall not use the said premises for any other purpose, nor shall allow or permit any other person to use and occupy the same or any part thereof.
10. The employee shall take good care of the said premises and shall not cause any damages to the same. In case of any damage caused, excepting the wear and tear thereof, the employee shall make good the same and/or pay the damages for the same. The Employee shall not modify, construct repairs any part of the said premises without explicit permission of the Employer.
11. On expiration of the period of tenancy, the employee shall cease to use and occupy the said Premises, and shall handover possession thereof, to the employer. In failure thereof the employer shall be entitled to claim from the employee, double the amount than prevailing in the market for occupation of such premises, towards compensation or occupancy charges.

12. Not with standing anything contained anywhere in this agreement,

a. the period of this tenancy shall stand terminated, in the event of termination of the employment of the employee with the employer, either by retirement or by superannuation or by dismissal or by death or by removal or for any such or other reasons,

b. the employer shall also be entitled to terminate this tenancy at any by giving 15 days notice, without assigning any reason,

c. the termination of the tenancy accordingly, shall always be deemed to have reduced the period of this tenancy till the date of such termination by the employer, and the parties hereto covenant that such termination by the employer shall be deemed always to be the expiration of period of tenancy.

13. The parties hereto unequivocally declare and confirm that this is merely a permission and no tenancy rights and/or any other rights have been conferred upon the employee by the employer nor the parties hereto have any intention to do so.

14. The parties further declare that this is purely permission to use and occupy the said premises for the purposes of residence and nothing contrary to this shall be contended anywhere by any of the parties hereto.

15. It is also declared by the parties hereto that this agreement shall always be subject to the provisions of the Maharashtra Rent Control Act, 1999.

16. The parties hereto have executed this Tenancy on Rs.-----/- (-
-----) non-judicial stamp paper. The original
Tenancy shall remain with the Employer and a copy thereof, with the
Employee.

17. All the expenses for this agreement, such as stamp duty,
registration fees and expenses thereof, have been borne by the
employee.

18. The employee shall present this agreement at the office of the Jt.
Sub. Registrar, Haveli No. -----, ----- for registration within the
time prescribed by the Registration Act and upon intimation thereof by
the employee, the employer shall attend such office and admit
execution thereof.

19. As per circular no. प्रणविण ँ विण ँ ८२ ँ ९३ ँ २०२२ Dated
१९ एप्रिल २०२२ All rules and regulations are binding on employee.

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In witness whereof, the parties hereto have signed and executed this
SERVICE TENANCY AGREEMENT on the date and at the place

herein before first mentioned.

Name	Signature	Photo
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Witnesses

1. Sign :

Name :

Address :

2. Sign :

Name :

Address :