

Sl. No. 79/25

Padma Das

Notary, Govt. of India
Kolkata

Professional Address :
C.M.M's Court Compound
2 & 3, Bankshall Street,
Kolkata - 700 001

Notarial Certificate

(Pursuant to Section 8 of The Notaries act, 1952)

TO ALL TO WHOM THESE PRESENTS shall come, I, Padma Das dully authorised by the Central Government to practice as a NOTARY, do hereby verify, authenticate, Certify, attest as under the execution of the instrument annexed here to collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matters contained therein, presented before me. According to that this is to certify, authenticate and attest that the annexed instrument "A" is the

*Leave and licence agreement-
executed by Monica Paul and
others as per the same*

PRIMA FACIE the annexed instrument "A" appears to be in the USUAL procedure to serve and avail as needs or occasions shall or may require for the same.

IN FAITH AND TESTIMONY
WHEREOF being required of a
NOTARY, I, the said notary do
hereunder subscribe my hand and
affix my seal of office at Calcutta
on this the.....day of.....
in the year of Christ.....
in the year of Christ.....

20 MAY 2025

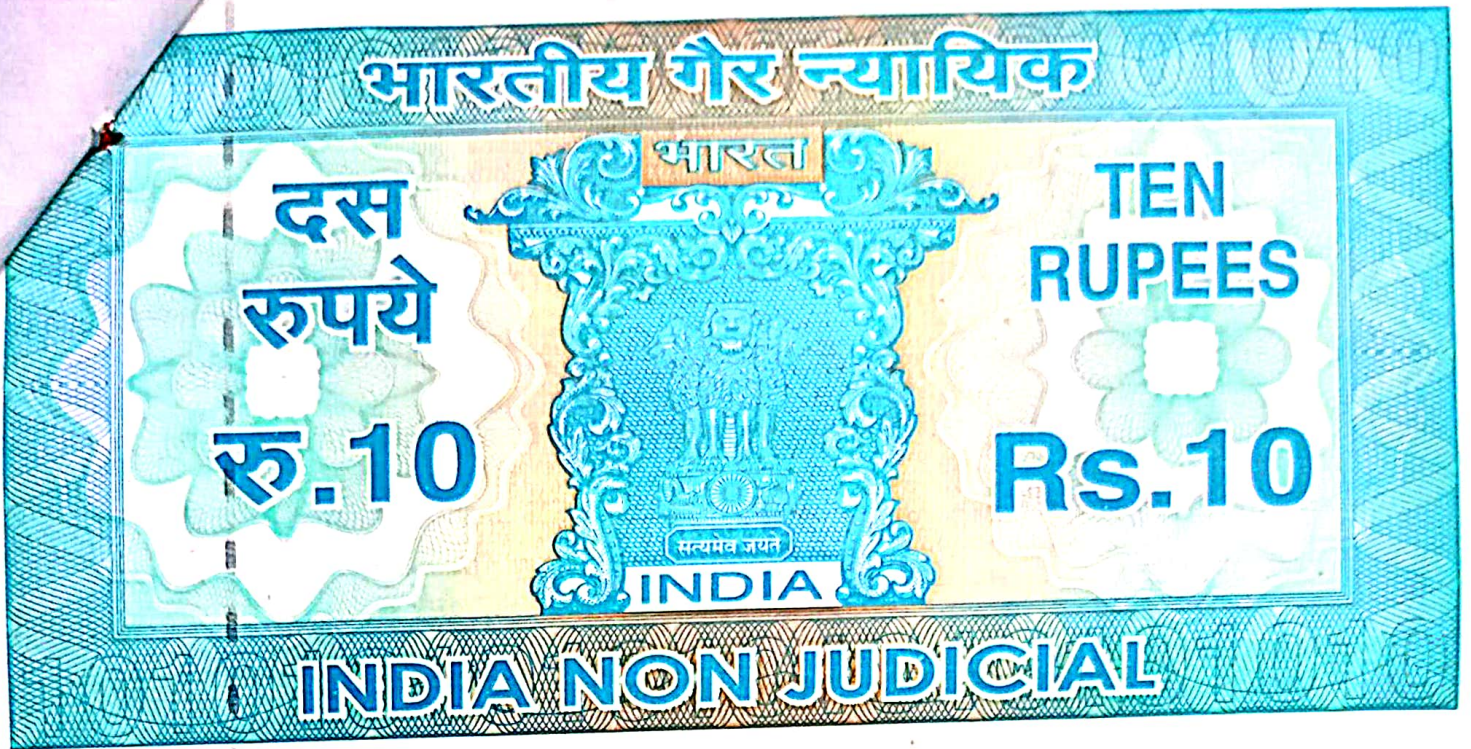
20 MAY 2025

Notarial Stamp



20/05/25
Padma Das

Notary, Govt. of India
Regd. No. 13771/18
C.M.M's Court Compound
2 & 3, Bankshall Street,
Kolkata - 700 001
M- 9836464931



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 403405



LEAVE AND LICENSE AGREEMENT

THIS INDENTURE OF LEAVE AND LICENCE is made on the 5th day of December, 2024 (Two Thousand and Twenty Four) of the Christian Era;

PADMA DAS
NOTARY
Regn. No.-13771
C.M.M's Court
Kolkata-700 001

BETWEEN

20 MAY 2025

- Minimoy Kanti Tri | Monica Paul



MONICA PAUL, PAN-AHVPP0101B, Aadhaar No. 7016 9459 4461, daughter of Late Dilip Kumar Paul, by faith Hindu, by Nationality-Indian, by occupation – Service, residing at 116/4, M.C. Garden Road, P.O. Ghugudanga, P.S. Dum Dum now Nager Bazar, Kolkata- 700 030, hereinafter called by the "**LICENSOR**" (which terms expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and successors) of the **ONE PART**.

Monica Paul

AND

MRINMOY KANTI SIL, PAN-KSDPS6105R, Aadhaar No. 6037 9105 4854, son of Makhan Chandra Sil, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at Vivekananda Road, Pratap Nagar, P.O. & P.S. Nabadwip, District – Nadia, West Bengal, Pin Code- 741302, hereinafter referred to and called by the "**LICENSEE**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and successors) of the **OTHER PART**.

Kanti Sil
Mrinmoy

PADMA DAS
NOTARY
Regn. No.-13771/18,
C.M.M.'s Court
Kolkata-700 001

20 MAY 2025



WHEREAS the **LICENSOR** is the absolute owner of the property being **ALL THAT** one self contained flat on the **2nd Floor**, consisting of 1 (One) Bed Room, 1 (One) Toilet, and situated at Mouza- Purba Sinthee, Khatian No.2407, Dag No.2621, Holding No.262, M.C. Garden Road, Kolkata-700 030 under South Dum Dum Municipality in Ward No.14, District – North 24-parganas.

Monica Paul

That the **LICENSEE** has approached to the **LICENSOR** with the proposal for giving unto the Licensee in respect of a residential Flat on the **2nd Floor**, consisting of 1 (One) Bed Room, 1 (One) Toilet, and situated at Mouza- Purba Sinthee, Khatian No.2407, Dag No.2621, Holding No.262, M.C. Garden Road, Kolkata-700 030 under South Dum Dum Municipality in Ward No.14, District – North 24-parganas, West Bengal.

*for
Khatia
Monica Paul*

TERMS AND CONDITIONS :-

1. That the Licensor agreed to allow the Licensee for license basis to use the said flat commence from 5th day of December, 2024 and continue for a period of 11 (eleven)

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

20 MAY 2025



months from the said 5th day of December, 2024 and ends on 4th day of November, 2025.

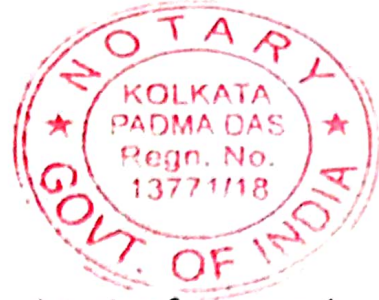
2. That the Licensee shall make a monthly payment of **Rs.4,000/- (Rupees Four Thousand) only** to be paid by Licensee directly on advance basis per month payable according to English Calendar within 5th of respective month. The License shall paid maintenance charge yearly Rs.1000/- to the Licensor. Be it noted that, the Licensee shall not pay in Electric supply of the aforesaid premises including rent.

3. That the Licensee shall deposit of **Rs.4,000/- (Rupees Four Thousand) only** to the Licensor as security deposit. The Licensor shall refund the said deposit amount to the Licensee without any interest at the time of handover the peaceful vacant possession of the schedule mentioned flat after deducting the demurrage charges if any.

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

20 MAY 2025

Monica Paul
Merrimay Kundu for



4. That the Licensee/Other part shall get water from overhead reservoir of the Building, in case of non-availability of water due to break down motor/pump or non-supply from the municipality/corporation source then the Licensee/Other part shall arrange water temporarily at his source and cost from outside and the licensee shall bear minor expenses like change washer of the tap, charge of broken plastic tap, if when the major problem may occur then the Licensee will inform the Licensor
5. That the Licensee shall use the said licensed flat for residential purpose only and no outsiders shall be allowed in the flat except the family members of the licensee. The licensee will not use the said licensed Flat for any other purpose.
6. That the Licensee shall be after expiry of the period as provided in this agreement if another 11 months extended then 5% of the license fee will be increased.

Monica Paul

Ministry of Law

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

20 MAY 2025



7. That the Licensee shall be responsible to pay for any damage done to the sanitary electrical and other fixture and fittings during this agreement.
8. That the Licensee shall not sublet assign, or transfer the said Flat to any person whatsoever. It may be handed over to the Licensor any time before the expiry time if the Licensee desires without any precondition or encumbrances.
9. That the Licensee shall obey the rule and regulation of the society. If the Licensee disobey/break the rules and regulation of the society and for that reason any penalty imposed by the society than the said penalty shall be borne by the licensee.
10. That the Licensee at the time occupation has seen that all sanitary/electrical and other fixtures and fittings are in working condition. The Licensee shall be responsible to

Monica Paul

Civil

Kashish

Ministry



restore them in working and good condition while handing over the said Licensed Flat to the Licensor.

11. That the Licensee shall permit the Licensor or this agents to the enter upon the said licensed flat for inspection to carry out necessary repair etc. at the reasonable hours as and when necessary with prior appointment with the Licensee.

12. That the Licensee does not vacate possession of the said Flat at the time of expiry or termination of this agreement, then the licensee shall be liable to pay Rs.500/- per day as liquidated damage from the date of such violation till the date of handing over the peaceful vacant possession of the said flat by the licensee to the licensor excluding license fees, electric charge, maintenance charges, litigation cost and any other charge if incurred by the licensor.

13. That the Licensee shall not carry out any structural additions or alterations into the said Licensed flat.

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

20 MAY 2025

Monica Paul
Giri
Kadi
Mrimmy



14. That this agreement shall be terminated by the either partly by giving two months before notice to the other party.

15. That the licensee must know and has agreed to accept it that the terms and conditions of this agreement does not come under the preview of the West Bengal Premises Tenancy Act, 1997.

16. If any dispute arises between the parties that will be set up mutually.

THE SCHEDULE OF THE LICENSED PREMISES

ALL THAT one self contained flat on the **2nd Floor**, consisting of 1 (One) Bed Room, 1 (One) Toilet, and situated at Mouza- Purba Sinthee, Khatian No.2407, Dag No.2621, Holding No.262, M.C. Garden Road, Kolkata-700 030 under South Dum Dum Municipality in Ward No.14, District – North 24-parganas.

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.'s Court
Kolkata-700 001

20 MAY 2025

Mrimmy Kabi
Mouza Paul



IN WITNESS WHEREOF the parties hereto these present set and subscribed their respective hands and signatures on the day month and year above written.

SIGNED SEALED AND DELIVERD

In the presence of ;

1. Bithika Saha (Biswas)
1737, Purba Sinthee
Road, Kadamtala
Bazar, Dum Dum
Kolkata - 700030

Monica Paul.
Signature of the LICENSOR

2.

Minimay Kabir Sin
Signature of the LICENSEE

Drafted by :-

Bithika Saha (Biswas)

BITHIKA SAHA (BISWAS)
Advocate

Sealdaha Court
WB 678 / 2009

PADMA DAS
NOTARY

Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

**ATTESTED SIGNATURE ONLY
BEFORE ME ON IDENTIFICATION**

PADMA DAS
NOTARY

20 MAY 2025



RECEIVED from the within Licensor a sum of **Rs.4,000/-**
(Rupees Four Thousand) only as per memo below :-

MEMO OF CONSIDERATION

By cash Paid on 5-12-2024 → RS. 4000/-

Total: Rs.4,000/-

(Rupees Four Thousand) only.

WITNESS :-

1. Bittika Saha (Tribunal)

Monica Paul

SIGNATURE OF THE LICENSOR

2.

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

20 MAY 2025