

SANKAR KUMAR DAS

LL.B. Advocate & Notary Public
Barasat Judges Court
North 24 Parganas
Kolkata - 700124
West Bengal
India

Office / Residence :
Aswinipally School Road
Natunpukur, Barasat
North 24 Parganas
Kolkata - 700124



NOTARIAL CERTIFICATE

(Pursuant to Section 8 of the Notaries Act 1952)

81-2058

9 DEC 2025

Know all men by These Present that, I Sri S.K. Das, Advocate duly appointed by the Government of West Bengal as a Notary being authorised to practice as subject to the provisions of the Notaries Act, 53 of 1952 and the Notaries Rules, 1956 made thereunder in and throughout the District North 24 Parganas in the State of West Bengal within the Union of India, do here by verify, authenticate, certify and attest as under the execution of the instrument annexed hereto 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 to certify, authenticate & attest that the annexed Instrument marked 'A' is executed by-

Shri. K. Kushwaha
AD.

- 10/12/25

Shri. Ranjit Kumar Thakur Shri.
S. N. Thakur.

- 20/12/25



PRIMAFACIE the annexed Instrument 'A' appears to be in the usual procedure to serve and avail as needs occasions shall or may require for the same.

IN FAITH AND TESTIMONY WHEREOF being required of a Notary, the said **NOTARY** do hereby subscribe my hand and affix my seal of office at Barasat on this the 19th day of Dec 2025

ATTESTED

(Signature)

S. K. DAS
Notary (W.B.)
Barasat, North 24 Parganas
Regd. No. - 19/96

SANKAR KUMAR DAS

NOTARY PUBLIC
GOVT. OF WEST BENGAL
REGISTRATION NO. - 19/1996

9 DEC 2025

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INDIA NON JUDICIAL



WEST BENGAL
Before the Notary (W.B.)
Barasat, North 24 Pgs.

14AC 041248

AGREEMENT FOR LEAVE AND LICENSE

FOR 11 MONTHS

91 / 2058
THIS LEAVE AND LICENSE AGREEMENT is made on this day of 01st day
of November, Two Thousand & Twenty Five (2025)

91 9 DEC 2025

BETWEEN

Contd. Page No..... 02



Sanjay Kumar Das

SRI VINOD KUMAR (Aadhar Card Number 5582 1916 9895) , Son of Rajendra Kushwaha , by Faith –Hindu , by Occupation –Service , by Nationality – Indian , is residing at 379 K , Aam Bazar , Gorakhpur , Pin – 273003 , Uttar Pradesh at Present Swaraj Apartment , 2nd Floor , AE-32 Arjunpur , Kolkata – 700059 , West Bengal hereinafter called the **LICENSOR** (which term shall unless excluded by his heirs, successor, legal representative and assigns) of the **FIRST PART**.

AND

SRI RANJIT KUMAR THAKUR (Aadhar Card Number 67328016 3514) Son of Shila Nath Thakur , by Faith –Hindu , by Occupation –Service , by Nationality – Indian , & **MRS. SHALINI THAKUR** (Aadhar Card Number 8022 1354 3169) , Wife of Mr.Ranjit Kumar Thakur , by Faith – Hindu , by Occupation - , by Nationality – Indian , is residing at The Hue 1/11/L , East Mall Road , Flat Number 3A , 2nd Floor Near DumDum Club , Ram Mandir , PO. Mall Road , PS. Dum Dum , Kolkata – 700080 , North 24 Parganas , West Bengal hereinafter called the **LICENSEE** (which term shall unless excluded by their heirs, successor, legal representative and assigns) of the **SECOND PART**.



9 DEC. 2025

WHEREAS, the Licensor is the registered owner and possession owner of Self Contained Residential Flat, on the 2nd Floor, More or Less Measuring 1,050 Sq. Ft. , Consisting of 2 Bed Rooms, 1 Kitchen, 1 Dining room (Hall) , 1 Balcony , 2 Toilets/Baths, is situated at Swaraj Apartment , AE -32 , Flat Number 3A , Arjunpur , PS. Baguaiti PO. Arjunpur , Under Bidhan Nagar Municipal Corporation , Kolkata – 700059 , North 24 Parganas , West Bengal.

Ranjit Kumar Thakur

The Licensee requested to the Licensor to use the said property as residential purpose for a period of **11 (Eleven) months** and the licensor accepted his proposal.

AND WHEREAS both the parties hereto have agreed that the terms and conditions of this license should be records writing in order to avoid any misunderstanding between both parties to this agreement and also to avoid any future dispute regarding the same.

NOW THEREFORE IT IS HEREBY EXPRESSLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. **THAT** the Licensee has already deposited a sum of **Rs. 25,000/- (Rupees Twenty Five Thousand)** only as **Security Money** to the Licensor & said amount shall be refunded by the Licensor to the Licensee without interest at the time of termination of this license and possession handover but in case of any damage of the said portion, the security money shall be adjusted or the license shall bear cost of the said damage portion.
2. **THAT** the Licensee agreed to pay monthly a sum of **Rs. 11,000/- (Rupees Eleven Thousand)** only as **License Fees** without delay. Fees pay the **5th day of each current month** in lieu of paper receipts granted by the licensor. The Licensee shall pay an amount of **Rs. 500/- Per Month as Maintenance Charges** to the Licensor.
3. **THAT** the Licensee shall use the said portion as residential purpose and or not to act any type of illegal activities insider in the said portion.
4. **THAT** the Licensee will remain valid for **11 (Eleven) months** from the date of **01st day of November, 2025**. The Licensee will vacate the said portion on the expiry of **11 (Eleven) months. i.e. on 30th day of September 2026**.



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Ravi Kumar Das

5. **THAT** is the hereby put on the record that if the licensee may / will vacate the said residential before the expiry or the stipulated period, the licensee shall give a written notice to the licensor at least **1 (one) month** ago.
6. **THAT** the **LICENSEE** shall not make any addition and alteration in the said portion and if any change is necessary then licensee shall have to obtain the written consent from the licensor and to make the same without hampering the original shape of the said portion.
7. **THAT** Licensee shall not cause or permit to be caused any disturbance and / or creating any nuisance in or around the vicinity of the demised / premises.
8. **ALTERATION** of the extension to the installed electrical circuits strictly prohibited.
9. **THAT** the **LICENSEE** shall not use the said portion for any illegal or immoral purpose.
10. **THAT** the Licensee shall deliver the possession the said portion immediately on the expiry of the said terms of 11 (Eleven) months to the licensor or his legal authority without any fail.
11. Defaulting Successive **1 (One)** month to pay the License fee, the Licensee will be liable for eviction without any notice from the court, the Licensee will remain duly and promise bound to hand over the possession of the said house in favour of the licensor.
12. **THAT** the Licensee shall handover the said portion on the Licensor after expires of stipulated time.
13. **THAT** the Licensee shall further pay Electricity charges to be consumed by him in the said premises as per separate **C.E.S.C Electric Meter** and after



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Sandeep Kumar Datta

paying electric bill, the Licensee shall hand over original electric bill to the Licensor in time.

14. THAT the Licensee shall hand over physical khas possession in favour of the licensor after expiry of stipulated period. The Licensee shall maintain the above residential premises as Neat & Clean for all time.

15. Licensee does not hand over the position on other person.


IN WITNESS WHEREOF the Licensor and the Licensee have signed on this Leave and License agreement in sound mind and sound health.

SIGNED, SEALED AND DELIVERED


By the parties hereto


WITNESS



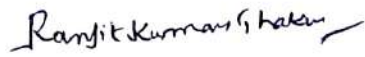
1. 
(ANAR NATH SENGA)
2. Lallan Bhagat.

11 DEC 2025


SIGNATURE OF THE LICENSOR


NOTARY CLERK

11 DEC 2025


SIGNATURE OF THE LICENSEE

ATTESTED

S. K. DAS
Notary (W.B.)
Barasat, North 24 Pgs
Regd. No. 19/98
11 DEC 2025


Biswajit Kar
Advocate
High Court Bar Association
Room No.- 5
W.B EN. No.- 549/91

Dated

19th Day of Dec 20²⁵ |

19 DEC 2025



19 DEC 2025

*In the matter of
Instrument 'A'
And*

NOTARIAL CERTIFICATE



19 DEC 2025

SANKAR KUMAR DAS

*LL.B. Advocate, Barasat Judges Court &
Notary Public, Govt. of West Bengal
Regn. No. - 19/96 (19/1996)
Aswinipally School Road, Natunpukur
P.O. & P.S.- Barasat, North 24 Parganas
Kolkata - 700124, West Bengal.*

