

भारतीय गैर न्यायिक

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Rs.20

TWENTY
RUPEES



INDIA NON J

म बंगाल WEST BENGAL



LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT is made on this **27th day of November, 2025.**

BETWEEN
(HUF)
SRI MUKTESHWAR MISHRA (Aadhar Card No. 2261 9208 0725), son of Late Uma Shankar Mishra, by faith- Hindu, by occupation- Business, by Nationality -Indian, residing at 13A, Pathuria Ghat Street, Kolkata-700 006, (West Bengal), hereinafter referred to as the "**LICENSOR/ FIRST PARTY**" (which expression or term shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, executors, administrators, legal representatives and assigns) of **THE FIRST PART.**

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.Ms. Court
2 & 3, Bankshall Street
Kolkata-700004

MUKTESHWAR MISHRA (HUF)

AND

Mukteshwar Mishra
KARTA

27 NOV 2025

Sold To.....

Name.....

Address.....

26 NOV 2025

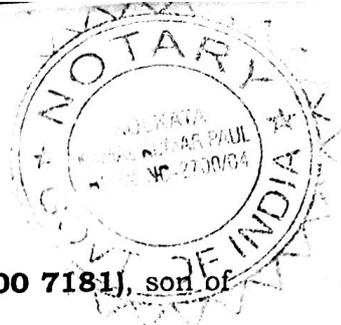
Rs.....

C.J.M's Court
2, Bankshall Street, Kol-1

Mukteshwar Mishra

13A, P.O. St.
kol-6

~~ADMINISTRATOR DAS
Govt. License Stamp Vendor
C. J. M's Court
2, Bankshall Street, Kol-1~~



SRI BAL KRISHNA JALAN (Aadhar Card No. 4782 4700 7181), son of

Late Uma Shankar Jalan, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at Flat No. 301, Block No. 1, 3rd Floor, Ram Bhawan, Sri Shyam Baba Complex (Inside Panchvati Complex), V.I.P. Road, Kaikhali, Kolkata-700052, (West Bengal), hereinafter referred to as the "**LICENSEE/ SECOND PARTY**" (which expression or term shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors-in-interest, executors, administrators, legal representatives and assigns) of **THE SECOND PART.**

WHEREAS the **FIRST PARTY/ LICENSOR** is the lawful owner and occupier of **ALL THAT** piece and parcel of 1 (One) Self Contained Office Room No. 3 on the Ground Floor, measuring about 70 (Seventy) Square Feet, lying and situated at 13A, Pathuria Ghat Street, Kolkata-700006 (West Bengal), fully described in the Schedule below.

AND WHEREAS the **LICENSEE** approached to the **LICENSOR** to allow him the aforesaid area of 1 (One) Self Contained Office Room No. 3 on licence basis for a period of Eleven Months.

AND WHEREAS the **LICENSEE** has inspected the aforesaid area of 1 ~~(One)~~ Self Contained Office Room No. 3 complete with all amenities and has satisfied himself as to his suitability for his commercial use on temporary accommodation and with the consent of the **LICENSOR** he has become a **LICENSEE** on and from 1st Day of December 2025 to 31st

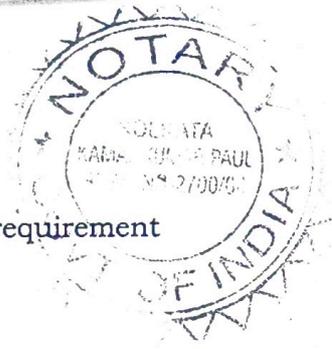
October 2026.

MUKTESHWAR MISHRA (HUF)

Mukteshwar Mishra
KARTA

27 NOV 2025

[Signature]



AND WHEREAS the **LICENSOR** considering the temporary requirement of the **LICENSEE** have agreed and accepted the offer.

AND WHEREAS the terms and conditions of this **LEAVE AND LICENSE AGREEMENT** were settled which are hereby reduced in writing below.

NOW THESE PRESENTS WITNESSETH AND THE PARTIES HEREBY AGREE AS FOLLOWS:

1. The **LICENSOR** hereby allow the **LICENSEE** on leave and license basis the use of the aforesaid Office Room No.3 as commercial use for a period of Eleven Months from 1st Day of December 2025 to 31st October 2026 subject to renewal on mutual terms.
2. The **LICENSEE** shall pay license fee to the **LICENSOR** a sum of Rs.5,000/- (Rupees Five Thousand Only) including maintenance charges per month according to the English Calendar Month within 10th day of succeeding month. The Licensee shall also pay a sum of Rs.225/- (Rupees Two Hundred Twenty Five) only to the Licensor per month for maintenance of common facilities viz. Cleaning, Electricity and Water Supply outside the Office of the Licensee.
3. The **LICENSEE** shall pay to the **LICENSOR** Security Deposit amount of Rs.30,000/- (Rupees Thirty Thousand Only) which will be refunded to the **LICENSEE** by the **LICENSOR** without any interest at the time of expiry of this Agreement or prior determination of this Agreement.

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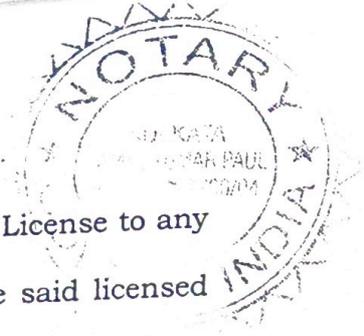
MUKTESHWAR MISHRA (HUF)

Mukteshwar Mishra

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27 NOV 2025

[Signature]



4. The **LICENSEE** shall not be entitled to transfer the License to any other person or allow any person to occupy in the said licensed portion during the period of License.
5. The **LICENSEE** shall not cause any damage to the Office provided and if any damage is done by the **LICENSEE** then the actual damage charge will be paid by the **LICENSEE to the LICENSOR**. The **LICENSEE** shall not cause any nuisance such as quarrel, drinking liquor or annoyance to neighbouring people or store any hazardous goods or do anything which would jeopardize safety of premises or people (Cost of actual damage will be deducted from the Security Deposit).
6. If the **LICENSOR** and/or the **LICENSEE** intend to pre terminate this Agreement at any point of time, they shall be required to intimate the same in writing 3 (Three) months in advance.
7. The **LICENSOR** shall assist to the **LICENSEE** by providing his consent in writing wherever needed to facilitate his business. It is mainly in respect of Trade Licence, Bank Account etc.
8. On breach of any terms of this Agreement the **LICENSOR** will be entitled to terminate this License by giving 30 Day's Notice.
9. That if the **LICENSEE** fails and neglects to pay the License Fee for a period of two months consecutive, this Leave and License hereby granted shall automatically stand terminated and in that eventuality the **LICENSOR** shall have right of re-entry.

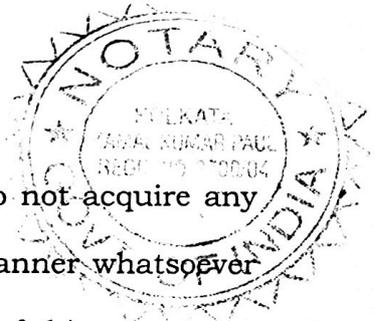
KAMAL KUMAR PAUL
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Kolkata-700001

MUKTESHWAR MISHRA (HUF)

Mukteshwar Mishra
KARTA

21 NOV 2025

[Signature]



10. It is agreed by these presents the **LICENSEE** do not acquire any right, title or interest in the said area in any manner whatsoever and would occupy the said during the currency of this agreement as a mere **LICENSEE**.

11. The **LICENSEE** shall pay the Electricity Charges as per meter reading of the Sub-Meter installed by the **LICENSOR**.

SCHEDULE

ALL THAT the piece and parcel of 1 (One) Self Contained Office Room No.3 on the Ground Floor, measuring about 70 (Seventy) Square Feet, lying and situated at 13A, Pathuria Ghat Street, Kolkata-700006 (West Bengal).

IN WITNESS WHEREOF the both parties hereunto set their respective hands and seals the day, month and year mentioned above written.

SIGNED, SEALED AND DELIVERED

In presence of:

WITNESSES:

✓ 1. *Ravi Shankar Tiwari*
13A, Pathuria Ghat Street
Kolkata - 700006.

✓ 2. *Sunil Kumar*
32 Sitalchoudh Mahalan
Hogghly - 712245

✓ *MUKTESHWAR MISHRA (FUF)*
Mukteshwar Mishra, DATE 27-11-25
KARTA

SIGNATURE OF THE LICENSOR

✓ *Bogulan* 27/11/25

SIGNATURE OF THE LICENSEE

KAMAL KUMAR PALL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
G.M. Ms' Court
2 & 3, Bankshall Street
Kolkata - 700001

Signature Accepted Only or
Identification of Ld. Advocate

[Signature] 27.11.25
KAMAL KUMAR PALL
NOTARY GOVT. OF INDIA
Kolkata, West Bengal

Identified by me

[Signature]
Advocate



27 NOV 2025