

भारतीय गैर न्यायिक

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Rs. 100

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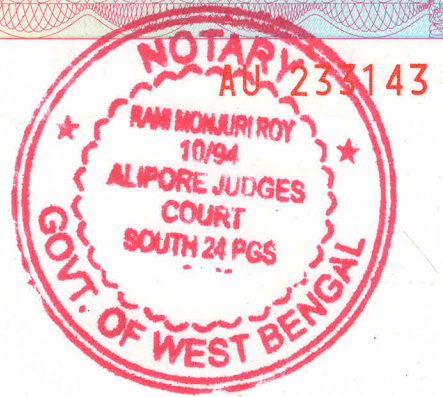
ONE  
HUNDRED RUPEES



भारत INDIA  
INDIA NON JUDICIAL

म बंगाल WEST BENGAL

Before the Notary of  
Alipore Judges Court,  
Calcutta-27



**AGREEMENT FOR LEAVE AND LICENSE**

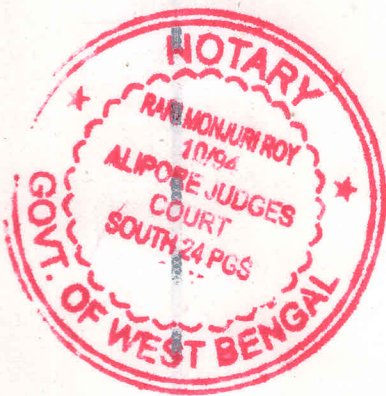
**THIS AGREEMENT FOR LEAVE AND LICENSE** made this  
1<sup>st</sup> day of March, 2025

**B E T W E E N**

**SEEMA SARKHEL**, wife of Late Utpal Sarkhel, residing at 68,  
Bama Charan Roy Road, Behala, Kolkata - 700034,  
hereinafter called and referred to as the **LICENSOR** of the  
Party of the **FIRST PART**.

**A N D**

3 MAR 2025





27 FEB 2025

Sl. No. 2888 Rs. 100/- Date

Name M/S M And H Happy Homes Pvt Ltd

Address 68 Bannerghata Roy Road, Behala

Vendor Sign. Shekhar Ch. Haldar

101-34

S. C. Haldar  
Licenced Stamp Vendor  
Alipore Judges Court  
Kolkata-700027



Before the Notary of  
Alipore Judges Court,  
Calcutta-27

AGREEMENT FOR LEASE AND LICENSE

THIS AGREEMENT FOR LEASE AND LICENSE made on

14 day of March, 2025

BETWEEN

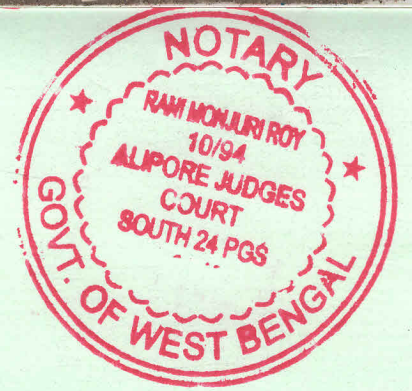
SEEMA BAKSHI, wife of Late Upendra Bakshi, residing at 68, Bannerghata Roy Road, Behala, Kolkata - 700034, hereinafter called and referred to as the LESSOR of the

Part of the FIRST PART



3 MAR 2025





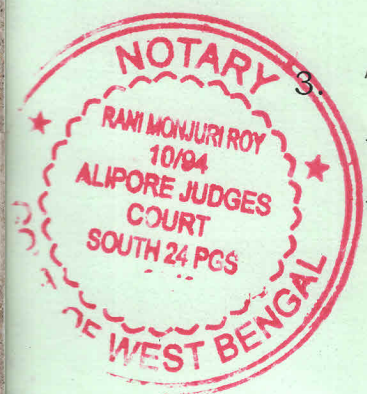
**M/s. M and H Happy Homes Private Limited,** having its registered office at FF12, Tower LM Supertech Ecociti, Sector – 137, Noida, U.P. – 201301, Branch Office at Kolkata 68, Bama Charan Roy Road, Behala, Kolkata - 700034, represented by its authorized signatory RAJ KUMAR DAS, son of hereinafter called and referred to as the **LICENSEE** of the Party of the **SECOND PART**.

**W H E R E A S** the Second Party having dearth of accommodation for opening their new branch at Kolkata approached the First Party to let out her 2<sup>nd</sup> Floor of 68, Bama Charan Roy Road, Behala, Kolkata – 700034, for the purpose of running the business of the Second party on leave and license basis which the First Party accepted.

This Agreement is made for a period of 11 (eleven) months only commencing on and from 1<sup>st</sup> day of March, 2025 and ending on 31<sup>st</sup> day of January, 2026 as per the Agreement executed by both the parties hereinafter mentioned below:

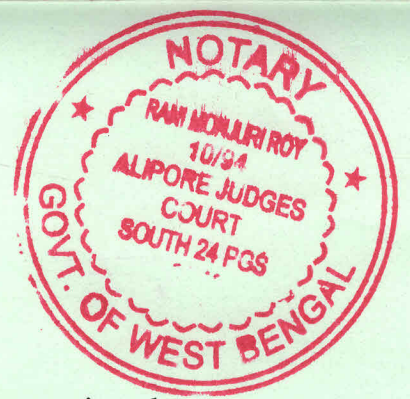
NOW IT IS EXPRESSLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES as follows:-

1. That the First Party will provide the 2<sup>nd</sup> Floor of 68, Bama Charan Roy Road, Behala, Kolkata – 700034, for the purpose of running their business.
2. That the Leave and License will commence from 1<sup>st</sup> day of March, 2025 and ending on 31<sup>st</sup> day of January, 2026.
3. That the said 2<sup>nd</sup> Floor portion i.e. used by the Second Party for their business purpose the same will be open as per business time by the 2<sup>nd</sup> Party or from 9.a.m. and it will be closed at



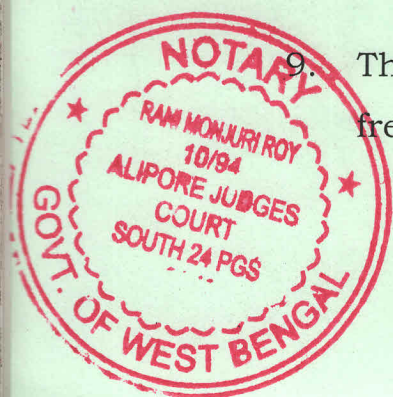
- 3 MAR 2025





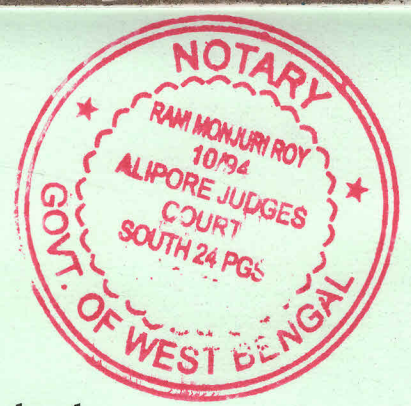
9.00 p.m. and the said 2<sup>nd</sup> Floor portion will remain close on every Sunday.

4. That the Second Party will pay the First Party a sum of Rs.5,000/- (Rupees Five Thousand) only as a monthly license fee for the purpose of running their business.
5. That the Second Party will deposit a sum of Rs. 10,000/- (Rupees Ten Thousand) only as refundable security deposit to the First Part and the said amount will be refunded by the First Party to the Second Party after the expiry of license period without any interest.
6. That the Second Party will pay the monthly license fee to the First Party on or before the 10<sup>th</sup> day of each English Calendar month without any delay or default.
7. That the Second Party will keep the portion of the said 2<sup>nd</sup> floor in perfect condition and if any damage is caused to the said portion of 2<sup>nd</sup> floor the Second Party shall be bound to make good of the damage and compensate the First Party to the full extent.
8. That the Second Party will use the said portion of 2<sup>nd</sup> floor for their business purpose only and shall not do any immoral act and store any inflammable and combustible articles nor shall be entitled to hypothecate or lease, sub-let, assign, transfer or part with the possession of the said portion of 2<sup>nd</sup> floor to anybody else excepting the First Party.
9. That the Second Party shall keep the said portion of 2<sup>nd</sup> floor free from any poisonous fusion, smoke, dust and shall use the



- 3 MAR 2025



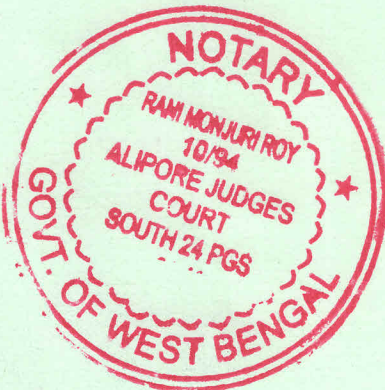


said portion of 2<sup>nd</sup> floor for all lawful acts and deeds.

10. That the Second Party shall not make any structural alteration or addition to the said portion of 2<sup>nd</sup> floor.
11. That the Second Party shall not create any noise or pollution so that it make hazards to the neighbours.
12. That the Second Party shall affix name plate or sign board for their own business purpose.
13. That after the expiry of 11 (eleven) months if the Second Party again approaches the First Party for the purpose of business of the said portion of 2<sup>nd</sup> floor for further 11 (eleven) months and if the First Party agrees with the fresh proposal in that case a new agreement will have to be executed between the parties.
14. The Second Party i.e. Licensee will not be protected by any provision of the West Bengal Premises Tenancy Act, 1997.

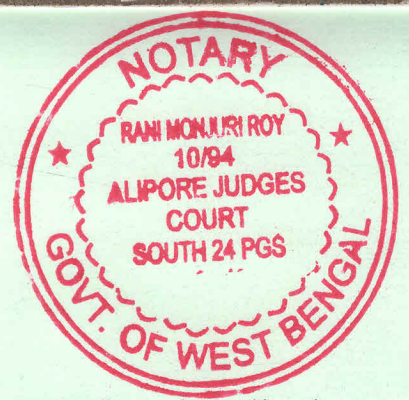
**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of entire second floor of Premises  
No. 68, Bama Charan Roy Road, Behala, Kolkata – 700034.



- 3 MAR 2025





**IN WITNESS WHEREOF** the parties hereto set and subscribed their respective hands on this Agreement on the day, month and year first above written.

**WITNESSES:**

1.

*Seema Sarkhel*

**SIGNATURE OF LICENSOR**

2.

*Raj Kumar Das*

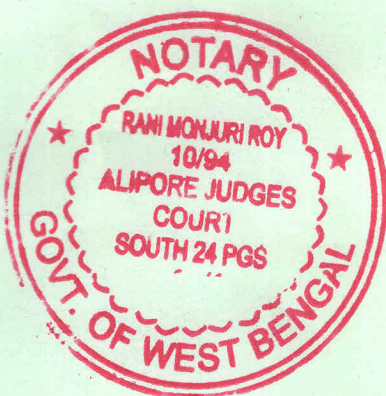
**SIGNATURE OF LICENSEE**

**Identified by me**  
*Thema Ray*  
 Advocate  
*Ray*

**Signature (a) Executant (a)  
 attested on identification  
 at Alipore Judges Court.  
 Cal-700027. under Notaries  
 Act. 1952**

*R. Roy 3.3.25*

**RANI MONJURI ROY**  
 Notary, Govt of West Bengal  
 Regd. No. - 10/94



**3 MAR 2025**