

BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED

86C,TOPSIA ROAD (SOUTH), VISHWAKARMA
KOLKATA 700046

Original for Recipient



TAX INVOICE

Bill To: SHANKY GUPTA
ECOSPACE BUSINESS TOWER
UNIT NO - 418, TOWER - 5A,4TH FLOOR, PLOT 2F/13, ACTION AREA II,
STREET NO -
KOLKATA 700160
West Bengal

Our Reference No.: 1700003778
Our Reference Date.: 18.11.2025

Invoice No: DR1325103771
Date: 18.11.2025

State Name: West Bengal State Code: 19
GSTIN:

Address of Delivery:

Place of Supply:

State Name: State code:

State Name: State code:

No	Description of Goods/Service	HSN/ SAC Code	Value (Rs.)	Taxable Value (Rs.)	CGST		SGST		IGST	
					Rate (%)	Amount (Rs.)	Rate (%)	Amount (Rs.)	Rate (%)	Amount (Rs.)
7	PREPAID ELECTRICITY CHARGES-11.11.2025-ESBT5A418	996912	847.46	847.46	9.00	76.27	9.00	76.27		
Total			847.46	847.46		76.27		76.27		

Amount In Words Rupees One Thousand only

Total 1,000.00

Our Bank details for RTGS/NEFT payment:

Bank Name:
Branch:
Bank A/C No:
IFSC Code:
Our Registration Number:
GSTIN: 19AABCB0977F1ZP
CIN: U45209WB1993PLC060444
PAN: AABCB0977F

For BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED

Authorized Signatory

Registered Address: 86C,TOPSIA ROAD (SOUTH), VISHWAKARMA KOLKATA 700046

TAX Payable on Reverse Charge :- No

General Terms & Conditions:

1. No Cash & Outstation cheques will be accepted.
2. Cheques/DD frvg BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED for the above amount needs to be paid at the office on or before due date.
3. Interest as per agreed terms will be charged on bill's remaining unpaid amount after due date.
4. In case of TDS deduction, the necessary certificate must be sent to our office at the time of making payment or otherwise it would be construed as payment outstanding.
5. The courts at KOLKATA shall have exclusive jurisdiction for any dispute.

QR Code



NOTARIAL CERTIFICATE

Sl. No. 16801 of 2026

TO WHO ALL THESE PRESENTS SHALL COME, I ALOKE BEPARI duly appointed and authorised by the Govt. of India as a Notary, and practice as per provisions of the Notary Act, 53 of 1952 and the Notaries Rules, 1956 made there under in District Court North 24 Parganas in the state of West Bengal do hereby certify that the paper writings collectively marked "A" annexed hereto (hereinafter called the paper writings "A") are presented before me by the executants(s) are Identified before me by respective signatory.

(यह सभी प्रस्तुतियां किसके पास आएंगी, मैं, अलोक बेपारी, भारत सरकार द्वारा नोटरी के रूप में विधिवत नियुक्त और प्राधिकृत, तथा नोटरी अधिनियम, 53/1952 और नोटरी नियम, 1956 के प्रावधानों के अनुसार पश्चिम बंगाल राज्य के उत्तर 24 परगना जिला न्यायालय में प्रैक्टिस करता हूँ, यह प्रमाणित करता हूँ कि सामूहिक रूप से "ए" चिह्नित कागजी लेख यहां संलग्न हैं (जिन्हें आगे कागजी लेख "ए" कहा जाएगा) मेरे समक्ष निष्पादनकर्ताओं द्वारा प्रस्तुत किए गए हैं तथा संबंधित हस्ताक्षरकर्ता द्वारा मेरे समक्ष उनकी पहचान की गई है।)

LEAVE & LICENSE AGREEMENT

Executed by,

Mr. Shanky Gupta & others

The Executants having admitted the execution of the paper writings A and being satisfied as to the Identity of the executants I have attested the execution and testify that the said execution is in the respective hand (s) this executants.

निष्पादनकर्ताओं ने निष्पादन या कागजी लेखन ए को स्वीकार कर लिया है और निष्पादनकर्ताओं की पहचान के में संतुष्ट होकर मैंने निष्पादन को प्रमाणित कर दिया है और यह प्रमाणित करता हूँ कि उक्त निष्पादन इन दनकर्ताओं के संबंधित हाथ में है।)

IN FAITH AND TESTIMONY WHERE OF being required of a NOTARY I, the said Notary do hereby subscribe my hand and affix me seal of office at Bidhannagar Mayukh Bhawan, DF Block, Salt Lake City, Kolkata-700 091 (विश्वास और साक्ष्य के आधार पर, जहां एक नोटरी की आवश्यकता है, मैं, उक्त नोटरी एतद्वारा अपने हस्ताक्षर करता हूँ और बिधाननगर मयूख भवन, डीएफ ब्लॉक, साल्ट लेक सिटी, कोल. 91 में कार्यालय की मुहर लगाता हूँ)

26 MAY 2026

on this The day of in the year 20...

ALOKE BEPARI

Advocate

&

NOTARY PUBLIC
(GOVT. OF INDIA)

Regn. No. 53927/25

Ph: 9836894284

Email: alokebepari@gmail.com



भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

BEFORE THE JUDGE
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

THIS AGREEMENT OF LEAVE & LICENSE IS MADE AND EXECUTED AT KOLKATA ON
1st DAY OF JUNE, 2026

BETWEEN

Mr. Shanky Gupta (Aadhar- 9910 3894 1681) (PAN- AIVPG8719K), residing at S/O Ved Prakash Gupta, BA-50 Salt Lake, Sector-1 Bidhannagar (M) North 24 parganas, West Bengal PIN- 700064, hereinafter called the **LICENSOR** which term and expression shall mean and include wherever the context so requires or permits themselves, legal representatives, executors, administrators nominees, assigns and successors-in-interest and wherever the context so requires in this leave & license agreement the singular shall mean and include the plural and the masculine gender shall mean and include the feminine gender and reference to individual shall also, wherever the context so requires mean and include other legal entities of the **FIRST PART**;

SAFOAN EXPORT & IMPORT (GST- 19NJVPS6343R1ZG) (PAN No- NJVPS6343R) having its register office at represented by Proprietor Mr. Md Safoan (PAN No- NJVPS6343R) (Aadhar No- 3927-8351-0241), S/O Abdil Motin Flat-424 Krishak Para Bhanganalpur, West Bengal- 743502, hereinafter called the LICENSEE, which term and expression shall mean and include wherever the context so requires or permits themselves, legal representatives, executors, administrators nominees, permitted assigns and successors-in-interest and wherever the context so requires in this leave & license agreement the singular shall mean and include the plural and the masculine gender shall mean and include the feminine gender and reference to individual shall also wherever the context so requires of the **SECOND PART.**

WHEREAS the LICENSOR is the Absolute Owner of ALL THAT office space of being Unit No. ESBTSA0418 on the 4th Floor in Tower Building 5A of Eco Space Business Towers measuring super built-up area of 552 Sqft with fixture and fittings and along with 1 covered car parking, being a portion of the Plot No. II/F/13 in action area-IIA of Newtown Kolkata-700160, with fixture and fittings along with a car parking

AND WHEREAS the LICENSOR has been in continuous, uninterrupted, lawful possession and enjoyment of the "Said Unit" without any let or hindrance to this date.

AND WHEREAS the LICENSEE herein is carrying on business of Safoan Export & Import. AND WHEREAS the LICENSEE is the Company who is in need of office accommodation for its Safoan Export & Import development team has approached the LICENSOR for grant License for occupying the "Said Unit" on LEAVE & LICENSE basis.

LICENSEE has inspected the area and has been satisfied with the terrain, measurements,



and the LICENSEE hereby accepts the said Leave & License of the "Said Unit" on the following terms and conditions.

TERM:

The Term of this Agreement is for a period of 11 Months to be commenced from 1ST JUNE 2026. The LICENSEE shall not be entitled to vacate the "Said Unit" before expiry of the term of 11 months hereinafter referred to as the lock-in-period.

B. LICENSE FEE:

- i. The LICENSEE shall pay to the LICENSOR for occupying the "Said Unit" the advance monthly License Fee of Rs. 45,000/- (Rupees Forty Five Thousand Only) inclusive of GST (if applicable) including 1 (one) Car Parking and CAM Charges. Plus, HVAC and Electricity charges to be paid to Building facility on Prepaid recharge basis. The said License Fee to be paid by the LICENSEE in advance on or before 05th of each month for which it is due and payable together with applicable taxes, if any, without any abatement and/or deduction excepting statutory deductions as in law.

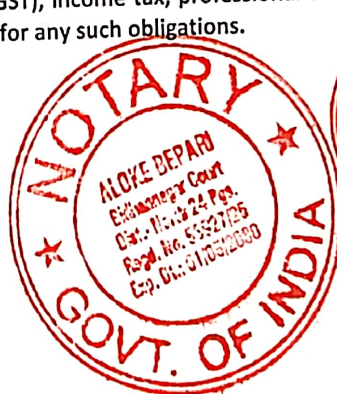
ii. The electricity charges shall be payable on actuals to the Building Facility. Electricity is provided and operated by Eco Space Facility, and the LICENSEE shall recharge the prepaid meter as needed

iii. HVAC CHARGES, to be paid by the Licensee as per actuals within 5 days from receiving the Bills from the Licensor or Eco Space Facilities and keep the payment receipts in order for future reference. Licensee may book, use and pay the applicable charges at actuals from time to time for various facilities and amenities provided in the premises

- iv. After the expiry of the term of this Agreement this License will stand determined and the LICENSEE will vacate the "Said Unit".
- v. That the LICENSEE herein agrees that the Leave and License fees will be revised upwards by 10% after Every 11 Months & that he agrees to pay the revised amount on or before 05th of every current English calendar month. Applicable only upon renewal of this Agreement.
- vi. The LICENSEE shall be solely responsible for all statutory dues except income tax on rent invoices and property tax, liabilities, and compliance requirements arising out of its personal or business operations, including Goods and Services Tax (GST), income tax, professional tax, and any other applicable dues. The Licensor shall not be liable for any such obligations.



Shruti Goh
Md Safoan



26 MAY 2026

C. SECURITY DEPOSIT:

- i. The LICENSEE shall pay to the LICENSOR a sum of Rs. 1,35,000/- (Rupees One Lakh Thirth Five Only) as interest free refundable security deposit to be retained by the LICENSOR during the entire term of this Agreement and to be refunded at the expiry of the term of this Agreement or sooner determination as the case may be.

The security deposit shall be refundable to the LICENSEE on the date of the LICENSEE



- iii. The monthly license fee shall be paid by the LICENSEE as per para-B (i) above and under no circumstances the LICENSEE can request the LICENSOR for adjustment of the Security Deposit against the monthly license fee.

v. The LICENSOR agrees that the Security deposit shall be payable to the LICENSEE within 30 (Thirty) Days to the LICENSEE after handing over the scheduled property to the LICENSOR in just and proper condition as per the covenants of this agreement. The Security Deposit shall be refunded and subject to the provisions contained in this Agreement, by the LICENSOR to the LICENSEE within (30) Thirty days upon the expiry or termination or sooner or earlier determination of this Agreement and simultaneously with the LICENSEE handing over the vacant and peaceful possession of the said premises to the LICENSOR. On failure to refund the Security Deposit within the said period of (30) Thirty days, an interest at the rate of 18 % p.a. (Eighteen percent) on the Security Deposit shall be charged by the LICENSEE

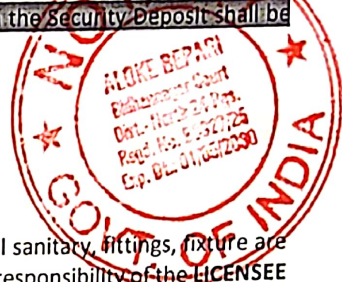
D. MAINTENANCE of the "Said Unit":

That the LICENSEE shall at the time of occupation of the "Said Unit" see that all sanitary, fittings, fixture are in perfect order, that nothing is broken or missing and thereafter it shall be the responsibility of the LICENSEE to maintain them in good condition. Natural wear and tear and damaged caused by the Act of God being exempted. The LICENSEE agrees to insure its own goods to be kept in the "Said Unit" at its own cost and shall at no point of time during the license period hold the LICENSOR responsible for any loss or damage to the same.

The LICENSEE shall carry out at its own cost the day-to-day minor repairs up to Rs 5000 (Five Thousand Only) above that licensor will pay the amount as replacement of fuses, fixing of leaking water taps, minor maintenance of sanitary/electrical items and shall also generally maintain the "Said Unit" and its surroundings in good condition. However, in the event of any major, structural repair/alteration to the "Said Unit" surfacing during the tenure of leave & license agreement, the same shall be carried out by the LICENSOR promptly, if the damage is not caused by any act or negligence on the part of the Licensee.

E. ALTERATIONS:

- (i) At the time of vacating the "Said Unit" such fixed installation done by the LICENSOR needs to be properly handed over to the Licensor. Any damage caused to the property or to the furniture and fittings provided by the Licensor needs to be adequately compensated by the Licensee.
- (ii) The LICENSEE agrees not to erect or build or permit to be erected or built on the "Said Unit" any structure or addition or alteration of permanent in nature. There shall be no tampering of columns, beams and any other alteration, which affects the external elevation of the building.
- (iii) It shall be the sole responsibility of the LICENSEE to restore the "Said Unit" to its original condition at the time of handing over the vacant possession of "Said Unit" to the LICENSOR herein, normal wear and tear shall be accepted.
- (iv) The Licensee shall not carry out any drilling, nailing, fixing, pasting, painting, branding, installation, partitioning, structural or non-structural alteration, or make any change whatsoever on the walls, floors, ceilings, façade, fittings, fixtures, electrical points, or any part of the licensed premises, without obtaining prior written permission of the Licensor.
- Any such permission, if granted, shall be subject to the Licensee:
 - Carrying out the work strictly at its own cost and risk;
 - Ensuring that no structural damage is caused to the premises or the building;
 - Restoring the premises to its original condition at the time of vacating, normal wear and tear excepted; and
 - Indemnifying the Licensor against any loss, damage, penalty, or claim arising out of such work.

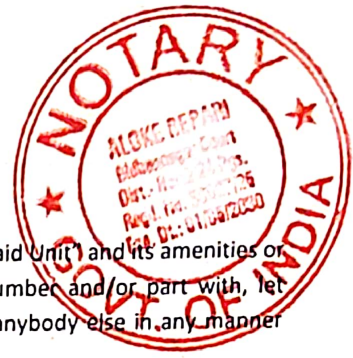


Shubh Gp 7
Md. Safaam

26 MAY 2026

SUB-LETTING:

The LICENSEE herein shall not be entitled to sub-let or under let the "Said Unit" and its amenities or any part thereof. That the LICENSEE shall not assign, transfer, encumber and/or part with, let out/sub-let the possession of the "Said Unit" or any part thereof to anybody else in any manner whatsoever.



G. DISPLAY OF NAME BOARD:

The LICENSEE may display its name board/information boards on the main door of office space.

H. USE OF THE PREMISES:

- (i) The LICENSEE agrees that it shall use the "Said Unit" only for office purposes of **Safar** **Export & Import** and not for any personal residential use and not for any illegal business activities.
- (ii) The LICENSEE agrees that it shall not place or keep or permit to be placed or kept on the "Said Unit" or in or around the other parts of the building any offensive, dangerous or highly inflammable or explosive material or any other article or thing which may constitute danger to the "Said Unit" or to the neighbors.

I. RESTRICTION OF USE:

The LICENSOR herein clarifies that the LICENSEE's right over the property is limited to the "Said Unit" and the LICENSEE or its nominee/s shall not have any right.

- a) To use any unlicensed part of the property or its landscaped area.
- b) To hinder/obstruct the usage of the common area and side setbacks either by other LICENSEE or its staff, customers, nominees/agents.
- c) It is agreed that the LICENSOR shall have the right to inspect the "Said Unit" with or without workmen at all reasonable times to ascertain the condition of the "Said Unit" after giving prior information in writing or telephone to the LICENSEE.



- d) The Licensee agrees to use the licensed premises strictly in accordance with the terms and conditions set forth in this Agreement. The Licensee shall not engage in any unethical, unlawful, or unauthorized activities, or use the licensed premises for any purpose other than those expressly permitted under this Agreement. In the event that the Licensee engages in any such activities, the Licensee shall be solely and fully liable for any and all consequences, including but not limited to legal, financial, and reputational damages. The Licensor shall be indemnified and held harmless from and against any and all claims, damages, losses, liabilities, costs, or expenses (including reasonable attorneys' fees) arising out of or in connection with any such unauthorized or unethical use by the Licensee. This clause shall survive the termination or expiration of this Agreement.



Shirley Gt
Md Safar

J. INSURANCE/SECURITY:

The LICENSOR shall not be made responsible for any loss of property pertaining to the LICENSEE brought into the "Said Unit" during the period of the license. The LICENSEE shall be solely responsible to ensure LICENSEE's computer and all other goods and shall at no point of time hold the LICENSOR responsible for any loss or damage to the same.

26 MAY 2026

K. TERMINATION:

THIS LEASE & LICENSE agreement has a lock-in clause of 11 (Eleven) months, post which the agreement may

- c) If the LICENSEE terminates this Agreement during the Lock-In-Period, the entire security deposit will be forfeited.

It is specifically agreed between the parties herein that in the event of the LICENSEE not having handed over the "Said Unit" on termination/sooner determination of this LEAVE & LICENSE Agreement, in spite of the LICENSOR being ready and willing to refund the security deposit of the LICENSEE, the LICENSEE shall be liable to pay liquidated damages for use and occupation of the "Said Unit" at Rs. 2,000/- per day as long as the LICENSEE does not hand over vacant possession of the "Said Unit" to the LICENSOR.

L. GENERAL CLAUSES:

- (i) Daily waste management and removal of the same from the "Said Unit" shall be the responsibility of the LICENSEE. The LICENSEE shall ensure that the corridors of the common areas and the open areas around the building shall not be dirtied or cluttered by the LICENSEE.
- (ii) On the expiry of the License agreement, LICENSEE agrees to peacefully hand over vacant possession of the "Said Unit" to the LICENSOR.
- (iii) The LICENSOR hereby assures and confirms that on the LICENSEE paying the License Fee hereby reserved and observing, performing the terms and conditions and covenants of the license herein contained, the LICENSEE shall be entitled to peaceful possession and quiet enjoyment of the "Said Unit" without any manner of let, hindrance, interruption or disturbance by or from the LICENSOR or by any person or persons claiming through or under the LICENSOR.
- (iv) All modification to the terms contained herein shall strictly be in writing by one party and duly acknowledged by the other and such modified terms shall upon such acknowledgement be construed as a part and parcel of this Leave and License Agreement.
- (v) Any demand or notice to be issued to the respective parties herein shall be sent by regd. Post with acknowledgement due to the respective parties at the addresses mentioned herein above. Any change in address for communication shall be communicated in writing by either of the parties hereto within 7 days of such change.
- (vi) Any difference or dispute arising between the Parties arising out of or in relation to this Agreement shall first be amicably resolved. Failing amicable resolution within 30 (thirty) days of the commencement of negotiations, the difference or dispute shall be referred to a sole arbitrator mutually appointed by the Parties herein. The arbitration shall be conducted under the Arbitration & Conciliation Act, 1996 or its statutory modifications amendments or re-enactment thereof. The award of the Arbitrator shall be final and binding upon the Parties. The venue of the arbitration shall be Kolkata. The Language of the arbitration shall be in English. The governing law shall be Indian Law. The Arbitration Proceedings and all other matters connected to arbitration shall be subject to the exclusive jurisdiction of Courts at Kolkata. The Parties will be entitled to both interim relief and award including but not limited to injunction, both permanent and mandatory and temporary as well as final.



Shruti Goh
Md Safoor

26 MAY 2020

The LICENSOR shall provide to the LICENSEE at the Office Space 418 the following Utilities:

- a. 9 Work Stations
- b. 2 Directors Cabin
- c. 13 Executive Chairs
- d. 1 sofa
- e. 2 Boss Chair
- f. Dry Pantry



Shubh G. S.
Md Safoan



26 MAY 2026

SCHEDULE ABOVE REFERRED TO

(Said Unit)



WITNESS:

1.

2.



SHANKY GUPTA

SAFOAN EXPORT & IMPORT

Shanky Gupta

Md Sajjan

LICENSOR

LICENSEE



Signature / L.T.I. Attested
on identification & Signed
before me

ATTESTED
ALOKE BEPARI
★ NOTARY ★
GOVT. OF INDIA
Regd. No. 53927/25
Bidhannagar Court
Dist. - North 24 Pgs.



Identified by me

Chandan Prakash
CHANDAN PRKAIT
Associate

Enrolment No.-F 4427/2023
Bidhannagar Court, Kolkata-700091

Shanky Gupta
Md Sajjan

26 MAY 2026

