



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

32AA 556528

LEAVE AND LICENSE AGREEMENT

ARTICLES OF AGREEMENT made and entered into at Jiaganj on this 15th Day of June 2025 BETWEEN MRS MOUSUMI DAS Age 56, PAN No. ALMPD4101A, Aadhar No. 8288 2582 6519 an adult Indian Inhabitant residing at Netaji Road, P.O. & P.S.- Jiaganj, Dist.- Murshidbaad hereinafter called and referred to as the "LICENSOR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean & include his heirs executors administrator & assigns) of THE FIRST PART.

Mousumi Das

'The Licensor/s'

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'The Licensee/s'



AND

HOME BAZAAR SERVICES PRIVATE LIMITED PAN No. AACCF2138B residing AT 2301, Cyberone, Plot No. 4 & 6, Sector 30A, Vashi, Navi Mumbai - 400706, hereinafter called and referred to as the "LICENSEE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean & include his heirs executors administrator & assigns) of THE SECOND PART.

WHEREAS the Licensor/s is in lawful owner of the Groud On the Floor in the Building known as Plot No. L.R. 90, having an area of 600 sq.ft. or there about hereinafter referred as THE SAID PREMISES

POSSESSION AND WHEREAS

THE LICENSEE being in need of space has requested the LICENSOR to grant his / her permission and LICENSE to use the said premises as here under described which the LICENSOR have agreed to upon terms and conditions hereinafter contained.

NOW THEREOF THIS AGREEMENT OF LEAVE AND LICENSE WITNESSETH AS FOLLOWS:

- 1) THE LICENSOR hereby grant "LICENSEE" his / her permission and LICENSE to use occupy from for a Temporary period of 35 month which shall commence from 15.06.2025 and shall expired on 14.06.2028 the said Flat together with all fixtures and fittings in the said Flat.
- 2) THE SICENSEE shall use the said Flat for residential use only.
- 3) IN CONSIDERATION OF THE LICENSE and permission to use the said premises the LICENSEE has paid to the LICENSOR by way **SECURITY DEPOSIT** sum of Rs. 6000 (Rupees six thousand only) in advance upon the execution of this Agreement which the LICENSOR shall be entitled to return to the LICENSEE when this Agreement is terminated Thus in consideration Thereof, the LICENSEE shall pay to the LICENSOR



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MONTHLY Compensation sum of Rs. 6,000/- (Rupees six thousand rupees only) for the 35 months from the date of getting possession. The Licensee shall be payable on or before the 5th days of each English Calendar month by cheque or cash.

- 4) (a) **THE LICENSOR** hereby covenants with the **LICENSEE** to duly and punctually pay the Electricity Charges.
(b) Water Charges, Association or Society contribution every month paid by self.
- 5) **THE LICENSEE** shall hand over the possession to **LICENSOR** after completion of 35 month.
- 6) **TO USE SAID PREMISES** only for the purpose mentioned in clause (2) above and not to use the same for any illegal or immoral or improper purpose and not to cause. Permit or suffer in any part thereof, anything which becomes nuisance or annoyance or damage / loss to the **LICENSOR** or the adjoining owner or a occupiers.
- 7) To pay monthly compensation every month in advance to the **LICENSOR**, by the 5th day every month any reasonable time during the period of this Agreement.
- 8) **NOT TO CLAIM ANY** right or interest in said premises or any part thereof save and expect to use the same for the purpose mentioned above.
- 9) The **LICENSEE** shall be entitled to terminate the agreement by giving **ONE MONTH** Notice to the **LICENSOR IN WRITING** during the subsistence of this Agreement. And the **LICENSOR** shall refund the Security deposit on expiry of the Notice period and against the physical possession. The **LICENSOR** shall be entitles to terminate this agreement by giving **ONE MONTH** Notice to the **LICENSEE**. And upon such termination of this Agreement the **LICENSOR** shall refund the security deposit against the



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physical possession of the Flat of the **LICENSEE**. The **LICENSOR AND LICENSEE** have mutually agreed that monthly compensation would start from the flat handing over actual possession to the **LICENSEE**.

- 10) The **LICENSEE** shall not store any hazardous chemicals, materials, inflammable articles, etc. in the Licensed Premises. The **LICENSEE** shall not use or permit be used, the Licensed Premises for any illegal or immoral / improper purpose as public house and shall not cause, permit or suffer upon the Licensed Premises or any part thereof, anything which may become a nuisance annoyance or cause damage to or prejudicially affect the interest of the Licensor, or any other neighboring occupiers and the Licensee shall also observe all the rules and regulations of the society.
- 11) The **LICENSEE** shall allow the **LICENSOR** and the **LICENSOR'S** agents and servants, with prior written notice, to enter the Licensed Premises at any reasonable time agreed to by both parties for inspecting or repairing the same.
- 12) It is agree between the parties hereto that either of the party, have power to terminate this agreement, at their own will/free consent, by giving Thirty Days prior notice.
- 13) The **LICENSOR** shall retain the original the agreement and the **LICENSEE** shall retain the duplicate (copy).
- 14) This agreement is subject to the jurisdiction of the courts in West Bengal.
- 15) The stamp duty and registration fee in respect of this agreement shall be borne by the **LICENSEE** _____ and **LICENSOR** _____
- 16) The **LICENSOR** shall be entitled to impose penalty calculated at the rate of Rs. _____ per day should be **LICENSEE** fails to hand over vacant and peaceful possession of the licensed premises on determination of



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the leave and License Agreement or on termination, which shall be without prejudice to the LICENSOR'S right to take such action as he may deem fit.

- 17) The LICENSOR has provided the following in the said flat without any compensation.
- 18) In case the renewal of the contract is extended then the increment in the house rant will be _____ %
- 20) The House rent to be increase by 10 % every 12 months.

IN WITNESS WHEREOF the parties hereto have execute Agreement in the manner hereinafter appearing on the day and the first herein above written.

SIGNED SEALED AND DELIVERED

By the within name "LICENSOR"

Mousumi Das.
LICENSOR (OWNER)

Panad
LICENSEE

Rafique Sk
16.06.25
Rafique Sk
L.C.No. 00027128/1019/00016085
Lalbagh Court

Witness :

- 1) Dipankar Kundu
Triaganj, MSD
- 2) Savis Jha
Triaganj, MSD.

