



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 635770

DEED OF LEAVE AND LICENSE

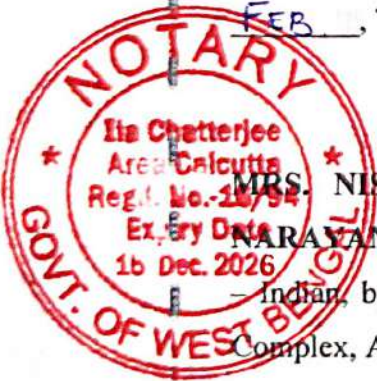
THIS MEMORANDAM OF AGREEMENT is made on this 25 day of FEB, Two thousand and 25,

BETWEEN

MRS. NISHI NARAYAN, wife of Laxmi Narayan, and MR. LAXMI NARAYAN GUPTA s/o of Narayan Gupta both by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Flat – 2/1 – 4A, Urban Green Complex, Atghara, Rajarhat Gopalpur - 700136, hereinafter referred to and called as the “LICENSORS” (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

MR. ASISH BARIK, son of Vivekananda Barik, having permanent address at Bidisha Sarani, Ramchandrapur, Nischinda, Howrah, Durgapur, Bally, Jagachha, Abhoynagar, West Bengal - 711205 and MR. BIBHASH KUNDU, son of Shyamal Kundu, having permanent address at Milanpally Kumarpara Lane Bansberia Hooghly - 712502 hereinafter referred to and called as the “LICENSEE” (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.



Bibhash Kundu

Asish Barik

WHEREAS, the Licensor is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT Shop No. 151, Block – C 1st Floor, in Uniworld City, Downtown Retail, Action Area III, Rajarhat, New Town, District North 24 – Parganas, West Bengal – 700160**, free from all encumbrances.

AND WHEREAS, the Licensee has taken inspection of the space more fully and particularly described in the Schedule herein below and hereinafter referred to as the “Schedule Property” and the Licensee is fully satisfied with the spaces available in the Schedule property has offered the Licensor to provide him such space for a period of **36 (Thirty Six) months** at a license fee of **Rs. 20,000/= (Rupees Twenty thousand)** only per month which is inclusive of maintenance fees.

AND WHEREAS, the Licensor has accepted the said offer of the Licensee on the terms and conditions mutually agreed upon hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

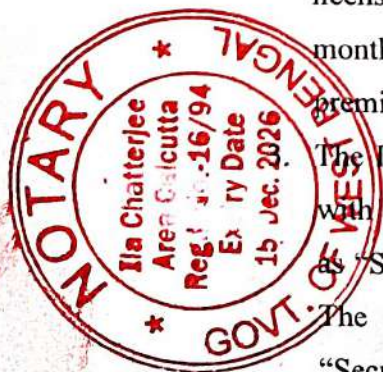
1. The Licensor hereby grants to the Licensee, Leave and License, to use and occupy the said premises, more fully and particularly described in the Schedule below, for a period of **36 (Thirty Six) months** with effect from **15th February, 2025**.
2. The Licensee shall pay to the Licensor a sum of **Rs. 20,000/= (Rupees Twenty Thousand)** only per month by local bank cheque or Cash as license fee in advance on or before the 7th day of every English calendar month, as monthly License fee for use and occupation of the said premises.

The Licensee, on the date of execution of this Agreement, has deposited with Licensor a sum of **Rs. 36000/- (Rupees Thirty Six Thousand)** only as “Security Deposit” for Leave and License in respect of the said space.

The said amount shall be retained by the Licensor as interest free “Security Deposit” for the compliance by the Licensee with the terms and conditions of this Agreement, which deposit shall bear no interest and shall be refunded to the Licensee simultaneously upon receiving the possession of the said office space from the Licensee subject to deductions as provided hereunder.

Bibhen Kundu
Undated

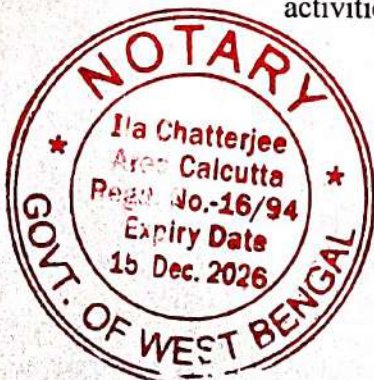
Anil Barua
Nishi Barua



4. The Licensee shall in addition to the monthly License fee as aforesaid, pay all actual electricity charges directly to Electricity Board, as per the bills raised by them from time to time during the period of this Agreement and the same to be deposited with the Competent Authority within the First due date positively and the Licensee shall hand over the receipt copy of that deposit to the Licensor.
5. The Licensor shall pay all municipal/property taxes, outgoings etc. assessed in respect of the Schedule Property during the continuance of this Agreement.
6. The Licensee shall keep the said premises in good tenantable condition by effecting repairs, if any, required to the shutters and electrical connections. The Licensee shall be liable to rectify and repair the said premises in case of any damage caused to the same due to the acts of the Licensee and in case the Licensee fails to do the same, the Licensor shall be entitled to claim/adjust/appropriate the amount of damages, for aforesaid period from the "Security Deposit" given by the Licensee to the Licensor as aforesaid.
7. The Licensee shall not make any major construction or alterations in the said premises, which may cause damage to the building of Licensor. However, the Licensee shall be entitled at its own cost to decorate its office by erecting, constructing and dismantling false ceilings, removable partitions, internal electrification for lighting, fans, power points, air conditioning systems of all types, cabling for telecom, intercom and computer system, fire fighting and to do all other reasonable and normal activities.

Bibhu Kulu
Under

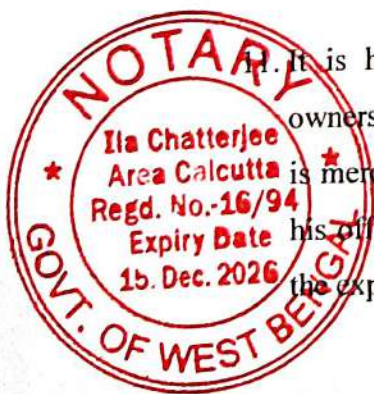
Anil Baner
Nishi Bhargava



8. The Licensee shall not be entitled to assign or transfer the rights conferred by this Agreement on Licensee, in favor of any other person or persons. The Licensee further agrees not to alienate the License rights in any manner, whatsoever and/or not to part with the possession of the said premises.
9. It is hereby agreed between the Parties that if the Licensee commits any default in payment of the monthly License fee, electricity charges, and/or commits breach of any of the terms and conditions contained in this agreement, the Licensor shall be entitled to terminate/revoke this License forthwith by giving notice in writing to the Licensee and on such revocation and/or termination being made the Licensee shall within 3(three) months from the date of receipt of the notice remove all articles and belongings, excepting owner's fittings and fixtures and hand over vacant and peaceful possession of the said premises to the Licensor.
10. If the Licensee upon the expiry of the period of this Agreement or upon receiving the notice of termination of this Agreement by the Licensor, fails to vacate the said premises and hand over the peaceful and vacant possession thereof to the Licensor, then the Licensor shall be entitled to take necessary actions against the Licensee.

Bibhen Kark
[Signature]

Arif Banu
Nishi Banu



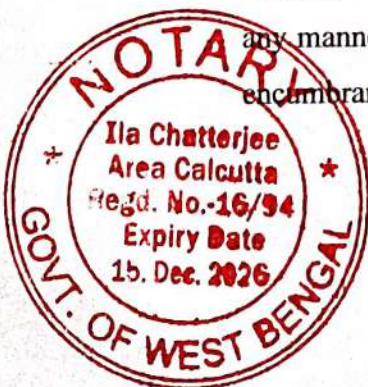
11. It is hereby agreed between the Parties hereto that at all times the ownership of the said premises shall be that of the Licensor. The Licensee is merely granted permission to make use of the said premises furnishing his official business and shall vacate and hand over the said premises on the expiry or termination of this License.

12. It is distinctly understood and agreed between the parties that no right of tenancy is conferred by this Agreement on Licensee and the relationship of Landlord and Tenant has not come into existence under this Agreement.

13. The Licensee shall not carry any unlawful activity in the premises and will not store or keep in the said premises any articles or goods which may expose the said premises to undue deterioration or damage by fire or otherwise. The licensee shall not allow to stay in the occupied portion at night other than bona fide official staff and security staffs.
14. The Licensee shall not do anything which may be a nuisance to the neighbors or which may damage the said premises or any other portion of the building in which the said premises is located.
15. The Licensee shall permit the Licensor or his duly authorized representative to enter and inspect the said premises after due notice.
16. The occupier shall not carry on any activity or business in the premises except Interior Designing and Property (Real Estate) business.
17. The Licensee shall hand over vacant and peaceful possession of the said premises to the Licensor on the termination/expiry of this Agreement in good and habitable condition.
18. Nothing contained herein shall be construed as creating any right, interest, easement, tenancy or sub-tenancy or Statutory tenancy of the said premises in favor of the Licensee, other than the permissive right of use and occupation of the said premises hereby granted.
19. That during the currency of the Leave and License Agreement the Licensee shall not be entitled to take any loan in the name of the Schedule Property nor shall be entitled to mortgage, charge the Schedule Property in any manner and the Schedule Property shall always be kept free from all encumbrances.

Bibhor Kedar
[Signature]

Asit Banerjee
[Signature]



SCHEDULE ABOVE REFERRED TO:

ALL THAT Shop No.151, Block – C, 1st Floor, in Uniworld City, Downtown Retail, Action Area III, Rajarhat, New Town, District North 24 – Parganas, West Bengal – 700160, free from all encumbrances.

IN WITNESS WHEREOF the parties hereto put their respective signatures the day month and year first above written.

Signed and delivered by the Licensor
at Kolkata in the presence of :

Indira Narayan
Signature of Licensor

WITNESSES

1. *Debojit Nandy*
C-151 Uniworld City Downtown Mall
New Town - Kolkata - 156.
- 2.

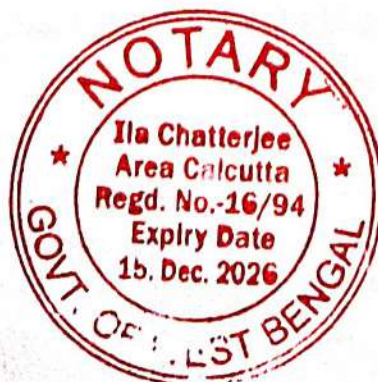
Signed and delivered by the
Licensee at Kolkata in the
presence of :

Bibhron Kundu
Asish Barua
Signature of Licensee

WITNESSES:

1. *Harshita Bajaj*

2.



Attested by me
Ila Chatterjee
Notary Public 25. 2. 2025

ILA CHATTERJEE
NOTARY
Regd. No-16/94
6, Old Post Office Street
Room No-50, Kolkata-700 001