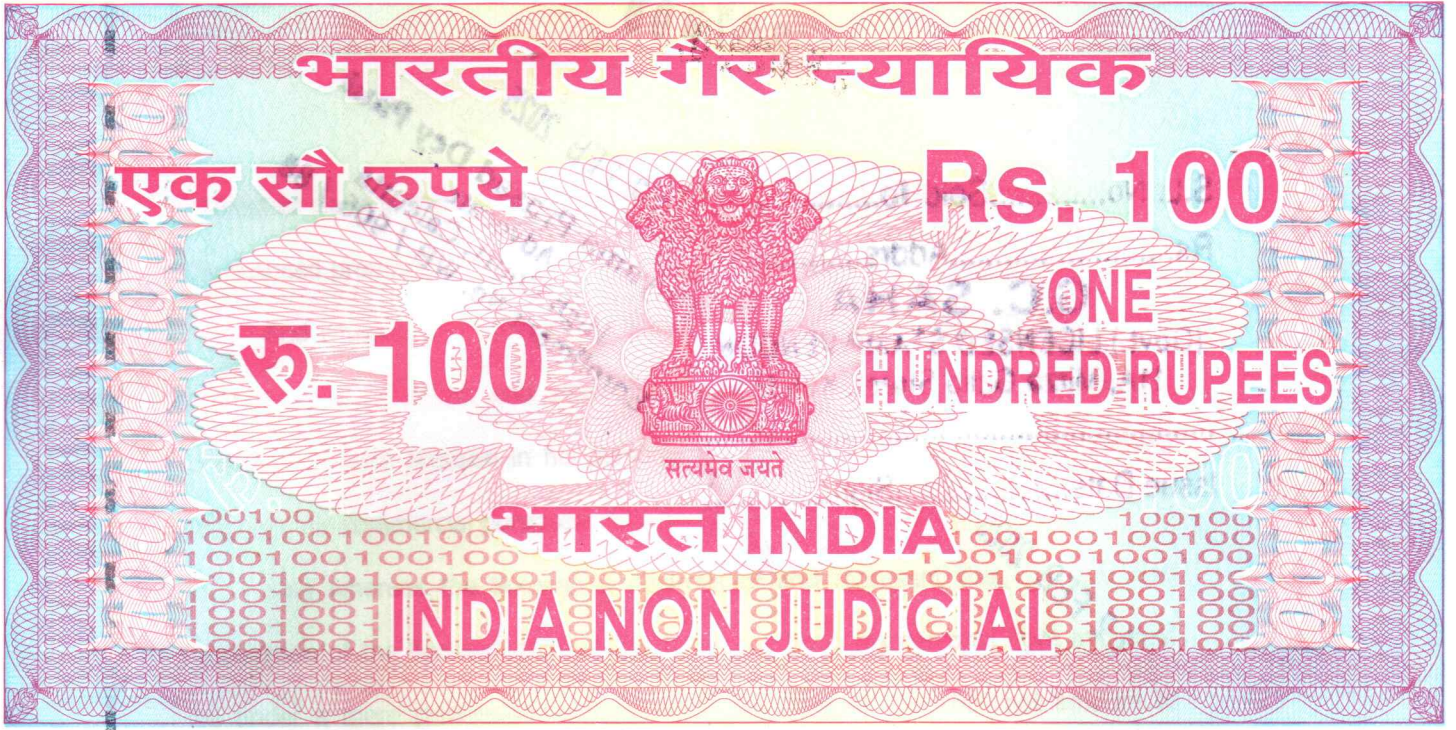




पश्चिम बंगाल WEST BENGAL

AV 087287

LEAVE AND LICENSE AGREEMENT

Workzone Office Spaces a proprietorship firm owned by SHREYAH AGARWAL, having its registered office at 32, CHOWRINGHEE ROAD, OM TOWER, 7TH FLOOR, UNIT NO- 706 PARK STREET KOL-71 with PAN number- BBPA5600F hereinafter referred to as "the licensor" (which expression unless it be repugnant to the context or meaning thereof, shall mean and include his successors, legal heirs, legal representatives and assignees) being the Party of the FIRST PART; and Deviprasad Gopal Amin through its signing authority – DEVIPRASAD GOPAL AMIN with his PAN Number – AHCPA1461A having his address at – C-63, TEXTILE TECHNICIANS CHS LTD, VEERA DESAI RD, NR COURTYARD RESTAURANT, ANDHERI WEST, MUMBAI 400053, hereinafter referred to as "LICENSEE". (KYC is attached).

Whereas the licensor is seized and possessed of or otherwise entitled to the premises at 44, Mullick Bazaar, Park Street, Saket Building, 4th floor, Kolkata, West Bengal

Whereas the licensee has requested the licensor to allow him to use and occupy the licensed premises as licensee and the licensor has agreed to allow the licensee to use the premises as bare licensee and to occupy the same without any right, title,

Workzone Office Spaces
S. Aggarwal
Proprietor

interest or claim in the licensed premises or to any right or interest of the licensor in the licensed premises.

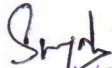
And whereas the licensor has sufficient interest, right or title in the licensed premises and to permit and allow the licensee to use and occupy the licensed premises as bare licensee in his personal capacity for use by him of the licensed premises for commercial purposes.

And whereas the licensee is desirous of and represent that, the use and occupation of the licensed premises by him, shall be in his personal right and shall be under a mere permission as licensee by the licensor and shall not amount to claim any right.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS LICENSOR AND LICENSEE HERETO AS FOLLOWS :

1. This leave and license shall commence from the date – 08th Feb 2025 of the Agreement and shall remain effective for a period of 11 Months from this date.
2. The licensor and licensee agree that the licensee shall use and occupy the premises under the permission of the licensor and shall not have or claim any tenancy or any other right, title, interest in the premises and shall always be construed as permissive user as license only.
3. The licensee during the subsistence of this present agreement shall pay all outgoing expenses, and charges including for repairs, electricity and water charges for electric and water consumption.
4. The licensee shall cease to use and occupy the licensed premises and hand over licensed premises without demur, protest or objection to the licensor on

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expiry of the above period of 11 Months, from the date of executing this present Agreement for Leave and License.

5. The licensee hereby agree and covenants with and to the licensor that the licensee under no circumstances whatsoever, transfer or assign in any manner, whatsoever benefit of this present to any other person and accepts and acknowledges that licensor has allowed licensee to use and occupy the licensed premises only and in no manner has granted any right interest in the licensed premises or any right to transfer or heritable right in respect of the licensed premises.
6. The licensee shall use and occupy the licensed premises for purpose of business activities as specified in Annexure only and in no manner cause nuisance, damage, disturbance, annoyance, inconvenience or interference to the occupiers of neighbouring premises.
7. The licensee shall not use the licensed premises for any illegal or immoral purpose or carry out any activity or do anything, which constitute breach of any law.
8. The licensee agrees and undertakes to the licensor to indemnify and to keep indemnified of any obligations, covenants, and conditions thereof.
9. The licensee on termination of the agreement or in case of breach of the conditions hereinabove shall hand over peaceful possession of the licensed premises to the licensor, in normal wear and tear condition.



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10. Licensee's Address will be:

DEVIPRASAD GOPAL AMIN

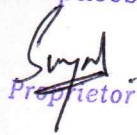
44, Mullick Bazzar, Park Street, Saket Building, 4th floor, Kolkata,
West Bengal ,SUIT NO. 113 APPROX 50 SQ FT IN WITNESS WHEREOF THE
PARTIES HAVE SUBSCRIBED, SIGNED AND HEREUNTO SET THEIR HANDS THE DAY
AND YEAR FIRST HEREINABOVE WRITTEN.

LICENSOR :

LICENSEE:

WORKZONE OFFICE SPACES
Workzone Office Spaces

DEVIPRASAD GOPAL AMIN


Proprietor


TANCHAI CHAKRABORTY

WITNESS

1.

2.

NANDA PUJARI 

ANNEXURE - 1

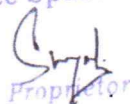
Business Activity:

REAL ESTATE CONSULTANCY

ANNEXURE - 2

44, Mullick Bazzar, Park Street, Saket Building, 4th floor, Kolkata,
West Bengal

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