



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AV 167422



LEAVE AND LICENCE AGREEMENT

THIS AGREEMENT of Leave and Licence is made and entered into at Kolkata, this 6th May 2025,

BETWEEN **Mrs. Seema Surana** W/o Kaushal Kumar Surana residing at 136 Jessore Road, Kolkata 700055, Indian inhabitants of Kolkata, having a commercial premises bearing Office No. 745, on 7th floor in the Project 'ABACUS' situated at PLOT NO. 11E/23, NEWTOWN, KOLKATA - 700156, hereinafter called "**the Licensor**" (which expression shall, wherever the context so requires or admits, mean and include their legal heirs, executors, administrators and permitted assigns) of **the ONE PART**;

Page

Gurjeet Singh

Seema Surana

21 MAY 2025

REKHA TEWARI
NOTARY
Regn. No.- 10288/19
C.M.M's. Court
Kolkata - 700 001

Seema Surana
Gurjeet Singh

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम-बङ्ग पश्चिम बंगाल WEST BENGAL



AND Gurjeet Singh residing at 9 S N Chaterjee Road, Sahapur, S. O. Dist, Kolkata – 700038 son of Mr. Harbans Singh, having Aadhar number 3084 1970 8065, hereinafter called “the Licensee” (which expression shall, wherever the context so requires or admits, mean and include its their legal heirs, executors) of the **OTHER PART**;

WHEREAS the Licensor is the lawful and exclusive owner and is in possession of the Commercial premises bearing Unit No. 745, on 7th floor in the Project “ABACUS” situated at PLOT NO. 11E/23, NEWTOWN, KOLKATA – 700156 India, (hereinafter referred to as “the SAID PREMISES”);

AND WHEREAS the Licensee, being in need of a Premises for Commercial use, have approached the Licensor with a request to allow the Licensee to use and occupy the said premises on leave and licence basis for a period of 9 Years, which the Licensor have agreed to do for the said period, at monthly rent and on the terms and conditions hereinafter mentioned.

2 | Page

Gurjeet Singh

Seema Surana

21 MAY 2025

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's Court
Kolkata - 700 001

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS: -

1. The Licensor hereby grants to the Licensee and the Licensee hereby accept from the Licensors the licence to occupy and use the said premises for its office use only.

2. The Licence will be a period of **9 Years** commencing from **01-06-2025** and expiring on **30-06-2034**.

3. The monthly fee for the occupation and use of the said premises shall be Rs. 85,000/- (Rupees Eighty-two Thousand Five hundred only) per month, including use of one car park in the basement of building). The said fee will increase by 5% after end of every 12 months from the date of this agreement.

The LICENSEE shall pay to the LICENSOR the said monthly rent on or before **7th** day of each English calendar month in advance, subject to deduction of TDS as may be applicable, and additional tax liabilities viz GST or any other taxes as may be applicable from time to time for leasing the premises, will need to be borne and paid by the Licensee in addition of the above mentioned monthly license fee.

The licensee shall pay the applicable monthly maintenance charges and electricity charges directly to the respective authorities/ society as applicable from time to time on actuals. Licensor will not be liable for the same at any time till the continuation of occupancy of the said premises or continuation of the leave and license agreement.

4. The Licensee shall, throughout the term of the licence hereby create, deposit and keep deposited with the Licensor a sum of **Rs. 255,000/-** (Rupees Two Lakh Fifty Five Thousand only) by way of interest-free refundable Security Deposit which need to be increased by 5% after expiry of every 12 months from the date of this agreement. for the faithful performance and observance of the terms and conditions of this Agreement, which shall be refunded by the Licensor to the Licensee on the expiry of the licenced period, if chose not to enter into fresh agreement, but after adjusting therefrom any costs, charges and expenses which the Licensor is required to incur by reason of occupation and use of the said premises by the Licensee and which costs, charges and expenses should have been met and borne by the Licensee in the course of such occupation and use and to bring the premises in as is condition. Licensee should pay Rs. 255,000 (Rs. Two lakh fifty five Thousand only) with execution of this agreement.

5. In addition to the monthly fees as stipulated above, the Licensee shall pay for the Maintenance, Electricity/Telephone used in the licensed premises as shown by separate meter and/or billed by the Society/Competent Authority directly from time to time.

The Licensee shall be liable to pay the any Society Outgoings, Maintenance bills, GST, all taxes, as applicable etc. in respect of the said premises.

6. It is hereby specifically recorded that the Licensee is not and will not be deemed to be in full or exclusive possession of the said premises and the use and occupation of the Licensee will be permissive as bare Licensee only and this Agreement shall not in any manner be considered as any lease, sub-lease, tenancy, sub-tenancy or confer any right, title or interest, whether legal or equitable or beneficial or of whatsoever nature in the said premises and the Licensor shall always remain and be deemed to remain in full and absolute ownership and possession of the said premises.

Gurjeet Singh

Seema Sevana

21 MAY 2025

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's Court
Kolkata - 700 001

7. The Licensee shall use the premises including furniture and fixtures as annexed with this agreement in annexure A with due care and caution and shall keep and maintain the same in good order and condition.

8. The Licensee shall keep the interior of the said premises and the Licensor's fixtures and fittings, including electrical, sanitary and plumbing fixtures therein as tabled and designed in annexure A in good condition, reasonable wear and tear excepted. The Licensee shall not be responsible for any damage by tempest, earthquake, fire, military, mob violence or act of God. However, Licensee is supposed to handover peaceful possession of the said unit on termination of the contract and should handover the said premises on as is basis and Licensor has right to claim / deduct any amount for not putting the premises on as is basis from the licensee.

9. The Licensee shall not make any structural alterations of any kind and also not erect or build or permit to be erected or built on the said premises any constructions or erections without the prior permission in writing of the Licensor nor to cause any damage to the said premises or to the fixtures and fittings therein.

10. The Licensee shall not do any act or deed which may cause nuisance and annoyance to the other occupants of the premises in the building wherein the said premises are situated. The Licensee shall not carry on or allowed to be carried on any illegal activities in the said premises or allow to be kept any banned, prohibited and/or hazardous articles in the said premises.

11. The Licensor shall not be responsible or liable for any theft, loss, damage or destruction of any property of the Licensee or of any other person lying in the said premises nor for any bodily injury or harm to any person in the premises from any cause whatsoever.

12. The licensee hereby agrees to indemnify and keep and hold licensor indemnified and harmless from and against all claims, proceedings, damages, losses, actions, costs and expenses arising as a consequence of or out of this Agreement or arising from any breach of rules and regulations of TRAI and DOT or any other applicable law in the use of communication products or any other applicable law of the Country. The licensee shall not carry on business of call centre at any time.

13. The Licensor shall, as member of the society, duly observe and comply with all the rules, regulations and bye-laws of the society and the Licensee also to the extent applicable to them, observe and comply with such rules, regulations and bye-laws.

14. The Licence hereby granted is for the Licensee only and the Licensee shall not assign, transfer or part with the possession of the said premises or any portion thereof to any person or party with or without consideration.

15. The Licensee shall not at any time put any claim of tenancy or sub-tenancy or any other right or title into or in respect of the Licensed premises under any law presently in force and any laws which may be enacted hereafter and this Agreement shall not be construed to create any such right whatsoever in favour of the Licensee.

16. The Licensor or their Representatives, shall at all times have the right to enter upon the said premises for the purpose of inspection or otherwise, after giving a reasonable notice, at a reasonable time and in the presence of the occupant.

Gurjeet Singh Seema Sarana

21 MAY 2025

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

17. If the Licensee fail to deliver possession of the licensed premises on expiry of the license period or earlier termination, the Licensee shall be liable to pay damages from the date of such failure to the actual date of handing over possession of the said premises in addition to the rent for the period.

18. The Licensee shall use the said premises for legitimate commercial purposes only and will not use the same for any other purpose or purposes. It is agreed by and between the parties hereto that the Licensor shall not be liable or responsible for any compliances and Government or Semi-Government dues, taxes, arrears, demands, claims and actions pertaining to the business presently continuing or proposed to be conducted by the Licensee in the said premises including GST, Income Tax or any other law prevailing from time to time.

19. The Licensee shall vacate and give vacant possession of the said premises on as is basis to the Licensor on expiry of this Agreement, reasonable wear and tear expected.

20. At the time of the Licensee vacating the said premises, The security deposit as provided in Clause 4 herein will be returned to the Licensee immediately on the handing over of vacant possession of the said premises to the Licensors on expiry of the licence period, after adjusting there from costs and expenses towards damages, if any, cause to the said premises by the Licensee during their occupation.

21. The Licensee hereby agrees and covenants with the Licensors that if the Licensee commit default in the payment of the monthly license fee for any month or contravene any of the obligations on their part contained herein, the Licensor shall be entitle to determine this Agreement, remove the Licensee from the said premises and take possession of the same forthwith.

22. In the event if the Licensee fails to pay the License fees for a period of 1 month, the Licensor shall be entitled to serve fifteen (15) days ratification notice in writing to the Licensee. If the Licensee fails to pay the Fees within the said 15 days, then the Licensor shall have the right to terminate this Leave & License Agreement upon the expiry of the said ratification notice and take back the possession of the demised premises deducting the arrears from the security deposit and in case any amount remains payable to licensor after such adjustment Licensor may take appropriate legal action on licensee to recover the same. In case any such event happens during the continuation of lock-in period of first 3 years from the date of execution of this agreement, licensee will be liable to pay all rental due for the balance lock-in period on immediate basis and Licensor will have all right to recover the same on immediate basis.

23. It is hereby agreed by and between the parties hereto that notwithstanding anything herein contained, both parties shall, during the subsistence of this agreement, have an option to terminate this Agreement by giving to the other side THREE MONTHS' prior notice in writing after expiry of first 3 years of lock-in period from execution of this agreement and this Agreement will accordingly stand terminated on the expiry of the said period of the notice. There will be a lock-in-period of 3 years within which the either party can-not terminate the agreement. If the Licensee vacant the said premises during the Lock-in-period than the Licensor should forfeit the full deposit amount and for the remaining license fee for balance lock-in period may take appropriate legal action and the Licensee can not claim anything and should pay balance license fee on immediate basis.

Gujar Singh, Seema Surana

21 MAY 2025

NEHA TEWARI
NOTARY
In. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

24. In case payment of Stamp Duty and Registration are involved in respect of this agreement, both the parties hereto hereby agree to comply with such requirements and licensee shall bear all the charges and taxes / registration fee for same.

25. Business related any Taxes/Charges or GST related to business of Licensee or any other taxes levied as per Government rules on the Licensee, shall be borne and paid by the Licensee only and in no circumstances, Licensor should be made responsible for same and the said premises should not get effected with such dues of licensee.

26. That, the Licensee is carrying on a proprietorship business under the name and style of "Divine Edge Properties". The Licensor has no objection if the Licensee obtains trade license from the appropriate authority for running of his business at the licensed premises.

27. In the event, the Licensee failing to remove itself and hand over the peaceful occupation of the licensed premises to the Licensor after expiry of this Agreement, even if the Licensor have offered to repay or refund the said security deposit, the Licensor shall be entitled;

(i) To retain and withhold the security deposit amount till such time as the Licensee vacate and hand over the Licensed premises to the Licensor.

(ii) The Licensee shall be liable to pay the license fee at double the rate mentioned herein till vacating the licensed premises.

28. The Licensee shall indemnify and keep indemnified the Licensor against all actions, suits, proceedings and all costs, charges, expenses, loss, expenses arising as a consequence of or out of this Agreement or arising from any breach of rules and regulations of TRAI and DOT or any other applicable law in the use of communication products and damage which may incurred or suffered by the Licensor by reason or any breach, default, contravention, non-observance or non-performance by the Licensee of the terms and conditions of agreement and provision herein contained and on the part of the Licensee to be observed and performed, including default or failure on the part of the Licensee to vacate and handover the charge of the Licensed premises to the Licensor on the expiry or termination or sooner or earlier termination of this license.

Gurjeet Singh

Seema Seena

SCHEDULE OF THE SAID PREMISES:

Commercial premises bearing unit No. 745, on 7th floor in the Project "ABACUS" situated at PLOT NO. 11E/23, NEWTOWN, KOLKATA - 700156 India, assessment jurisdiction of KMDA.



IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands to these presents, the day, month & year first herein above written.

SIGNED, SEALED AND DELIVERED

By the within named Licensor

Seema Surana

Mrs. SEEMA SURANA

PAN :CZYP55776G

in the presence of

1. Name: Kaushal Kumar Surana
Address: Avani Oxford
136 Jessore Road
Kolkata - 700055

Signature

2. Name: _____
Address: _____
Kolkata - _____

Signature

ATTESTED SIGNATURE ONLY
BEFORE ME ON IDENTIFICATION

Rekha Tewari
REKHA TEWARI
NOTARY

Identified by me
Narayan Ch. Saha
7 | Page Advocate
CJM Court, Kolkata-1
Enrollment No. WB/505/1989

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M.'s. Court
Kolkata - 700 001

21 MAY 2025

SIGNED, SEALED AND DELIVERED

by the within named Licensee

Gurjeet Singh

Mr. Gurjeet Singh

Address: 9, S N Chatterjee Road, Sahapur, S.O, Dist. Kolkata -700038

PAN: CGRPS1013C



Witness:

in the presence of

1. Name: Mr.
Address:

Soumen ACHARJEE
Ichapurindrapuri, North 24 Parganas
Namugang, 743144

Signature

Soumen Acharyee

2. Name:
Address:

Abhijit Paul
S/o Sanku Chandra Paul, 37m, Setiapur lane
Dhakeria, 700031

Signature:

Abhijit Paul

To

Mr. Gurjeet Singh

9 S N Chaterjee Road, S O Dis Kolkata - 700038



RECEIPT

Received from the within named Licensee herein, **Mr. Gurjeet Singh**, a sum of **Rs. 170,000/-** (Rupees One Lakh Seventy Thousand Only) by way of cash deposit from his personal cash balance in had, being the part of interest free refundable Security Deposit against leave and license agreement of commercial premises bearing unit No. 745, on 7th floor in the Project "ABACUS" situated at PLOT NO. 11E/23, NEWTOWN, KOLKATA - 700156 India, assessment jurisdiction of KMDA, India (to be returned to the Licensee on delivery of vacant possession of the said premises on as is basis) as per agreement dated 06_05_2025.

Seema Surana

[Mrs. SEEMA SURANA]

(The Licensor)

Details of transfers Made:

Cash Deposit at Haridevpur Branch by Mr. Gurjeet Singh having PAN No. CGRPS1013C
Aadhar No. 3084 1970 8065



I do hereby acknowledge that I had deposited cash of Rs. 170,000 from my own cash balance and is my tax paid money.

Gurjeet Singh

Mr. Gurjeet Singh

DECLARATION



I, **Gurjeet Singh**, (Licensee) have entered into an agreement on 06-05-2025 with **Mrs. Seema Surana**, (herein after called the "**Licensor**"), for the purpose of using the Office Space located at unit No. 745, on 7th floor in the Project "ABACUS" situated at PLOT NO. 11E/23, NEWTOWN, KOLKATA - 700156 (herein after referred as the "said Premise").

In the above connection, I hereby declare that I will follow the applicable laws and regulations related to the business activities carried out by us and ensure you that we will conduct all genuine permissible business activities and will not indulge into any illegal or immoral practices at the said premises. I will obtain NOC from you for registering my one Company in this premises and for obtaining GST certificate for that Company in due course.

I understand that if I don't follow the above Rules & Acts, as may be applicable to us we are liable to vacate the premises with immediate effect and shall indemnify and keep indemnified the Licensor against all actions, suits, proceedings and all costs, charges, expenses, loss, expenses arising as a consequence of or out of this Agreement or arising from any breach of rules and regulations, as the case may be.

Signature:

Name : Gurjeet Singh

For

Address: 9, S N Chatterjee Road, Sahapur S.O, Dist.
Kolkata -700038
PAN: CGRPS1013C



 भारत सरकार
Government of India

 आधार

Aadhaar no. issued: 24/10/2012



Gurjeet Singh
Date of Birth/DOB: 17/05/1990
Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
**Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).**

3084 1970 8065

मेरा आधार, मेरी पहचान

Gurjeet Singh

21 MAY 2025



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



Address:

9, S. N. CHATTERJEE ROAD, Sahapur S.O,
DIST: Kolkata,
West Bengal - 700038



3084 1970 8065

VID : 9104 0718 4962 9116



1947



help@uidai.gov.in



www.uidai.gov.in

Gurjeet Singh

21 MAY 2025



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CGRPS1013C

नाम / Name
GURJEET SINGH

पिता का नाम / Father's Name
HARBANS SINGH

जन्म की तिथि /
Date of Birth
17/05/1990

13082019

Gurjeet Singh
हस्ताक्षर / Signature



Gurjeet Singh

21 MAY 2025



Indian Union Driving Licence
Issued by **GOVERNMENT OF WEST BENGAL**

WB09 20190010329

Issue Date Validity(NT) Validity (TR)
02-12-2019 16-05-2030 00-00-0000



02-12-2019



Holder's Signature

Name: **GURJEET SINGH**
Date of Birth: **17-05-1990** Blood Group: **O+** Organ Donor: **N**
Son/ Daughter/Wife of: **HARBANS SINGH**
Address:
9 S N CHATTERJEE ROAD BEHALA Kolkata (M Corp.), Kolkata, WB 700038

Date of First Issue

Gurjeet Singh

21 MAY 2025



DL No: **WB09 20190010329**

DLWB1241756



Invalid Carriages (Regn. Numbers)*

Hazardous Validity* 00-00-0000

Hill Validity* 00-00-0000

Class of Vehicle	Code	Issued by	Date of Issue	Vehicle Category	Badge Number	Badge Issued Date	Badge Issued by
	MCWG	WB09	02-12-2019	NT			
	LMV	WB01	11-09-2024	NT		00-00-0000	
			-			-	
			-			-	
			-			-	
			-			-	

Form 7 Rule 16(2)

Emergency Contact Number

Licensing Authority
P.V.D. KOLKATA

Gurjeet Singh

21 MAY 2025



SOLUSI
DESIGN
DESIGN BY YOU



SOLUSI DESIGN

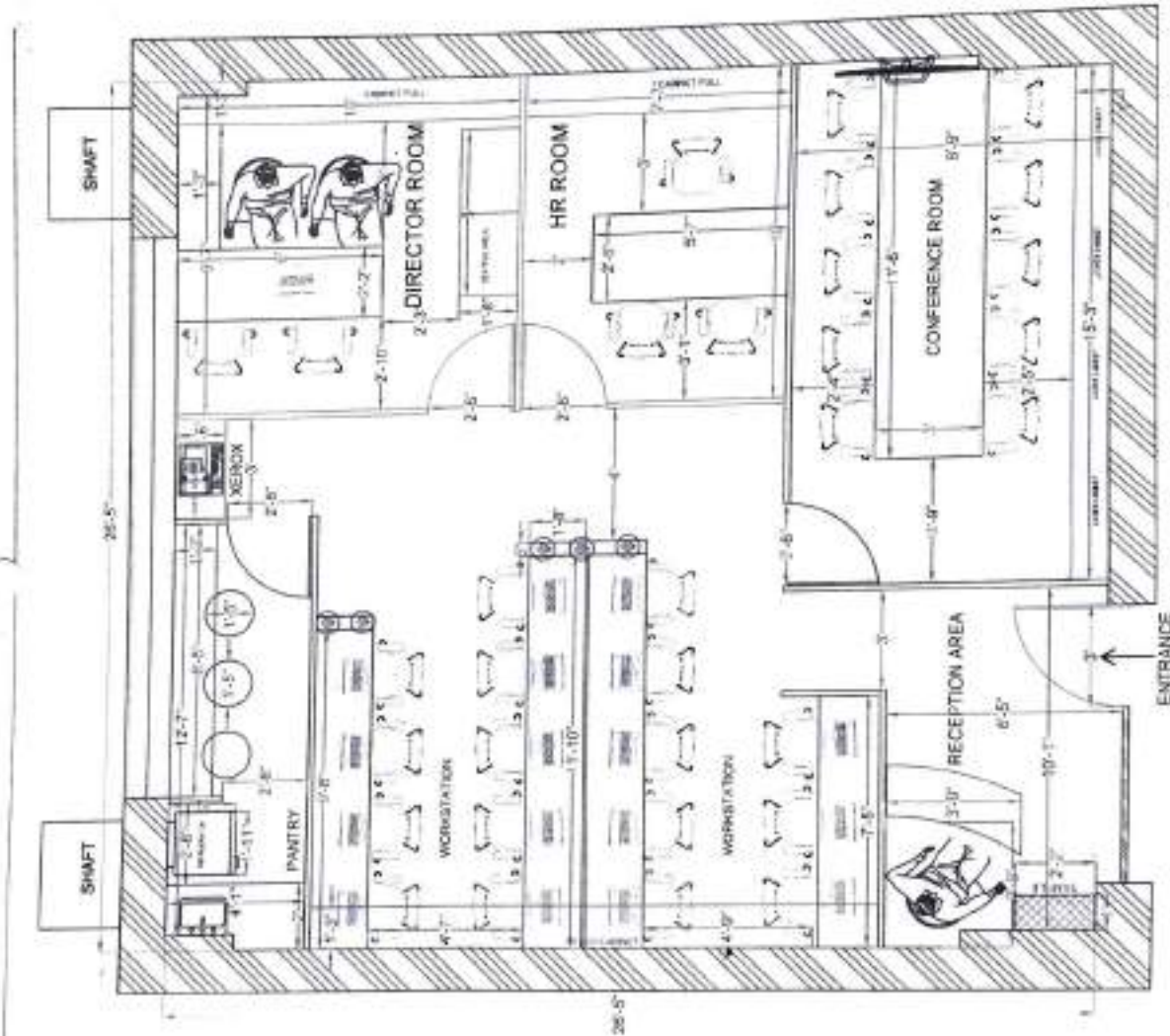
PS QUBE, 11th Floor, Unit no. 1112,
Newtown, Action Area IID, Kolkata,
West Bengal-700136

Owner Name

FURNITURE LAYOUT

UNIT NO 745

DRAWN BY
JAYEETA JANA



21 MAY 2025

Gurjeet Singh
Sanya Sarana