

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

24AC 175756

BEFORE THE NOTARY PUBLIC
24 PARGANAS (NORTH)

LEAVE AND LICENSE AGREEMENT

2928
29 MAY 2026

This Agreement of Leave and License is made at
kolkata this Day 01 of March 2026, BETWEEN

Mr **Aloke Bose** S/o Late Rama basu, Having
permanent address - **D-13,1 no deshbandhu
nagar, Sodepur, North 24 Parganas, Pin-700110**
hereinafter referred to as the LICENSOR (which
expression shall mean and include his heirs, legal
representatives, successors and assignee) of the one

part



Priyanka Das

Aloke Bose

PRIYANKA DAS D/O RATAN DAS, Having permanent address-**49, R N GUHA ROAD, DUMDUM, SOUTH DUMDUM, NORTH 24 PARGANAS-700028** as hereinafter to take the premises on rent and execute the lease agreements (hereinafter referred to as the LICENSEE), of the other part (which expression shall mean and includes its heirs, legal representative, successors and assignee).

AND

WHEREAS the LICENSOR is seized and possessed and is otherwise well sufficiently entitled to enter into lease agreement for the residential property known as **Ground Floor, D-13, 1 no deshbandhu nagar, Sodepur, North 24 Parganas, Pin-700110** AND WHEREAS at the request of the LICENSEE, the LICENSOR has agreed to grant to the LICENSEE in respect of the demised premises on a monthly rent of Rs 6000 (Rupees Six Thousand Only) w.e.f. 01 January, 2021 on the terms and conditions hereinafter contained NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the rent hereby reserved and of the covenants, agreements and conditions herein contained and on the part of the LICENSEE to be paid, observed and performed the LICENSOR does hereby grant demise to the LICENSEE the **Ground Floor, D-13, 1 no deshbandhu nagar, Sodepur, North 24 Parganas, Pin-700110** commencing from **01_March, 2026**

2. The LICENSEE hereto covenants with the LICENSOR as follows:

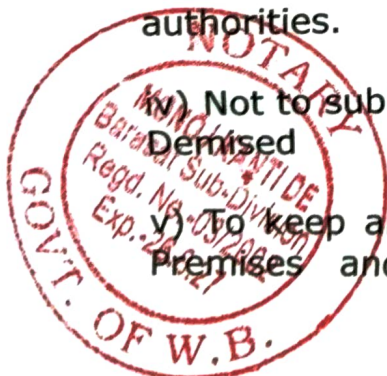
i) To pay the monthly rent hereby reserved in advance on or before the 10th day of each English Calendar month.

ii) That the present lease is for a period upto **February, 2029**.

iii) To pay all charges for electricity (both for light and power) and water consumed by the LICENSEE in the Demised premises as per the bills/ demands received from the concerned Municipal and other authorities.

iv) Not to sublet, assign or otherwise part with the possession of the Demised Premises in any manner.

v) To keep and maintain the exterior and interior of the Demised Premises and the LICENSORS sanitary, electrical and other



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installations, fixtures and fittings in a good and substantial repair working order and conditions as they are at the time of commencement of this lease and to restore and replace such of them as are broken and or damaged by the LICENSEE.

vi) Not to carry out any structural or other additions or changes or alterations in the demised premises, layout, fittings or fixtures without the prior written consent of the LICENSOR, which the LICENSOR shall be entitled to refuse in his absolute discretion.

vii) To keep the interior and exterior of the demised premises in clean, tidy and tenantable conditions.

viii) To permit the LICENSOR or his authorised representatives at all reasonable times with or without Architects, contractors, workmen or others to enter upon the demised premises for the purpose of viewing the state and condition thereof or carrying out such works as may be requisite or necessary for any repairs to the demised premises or water pipes, drainage, etc.

ix) To use the entrances for access to the demised premises so as not to cause any obstruction or hindrances of any kind to the LICENSOR / occupier of the other portions of the property. The passage and the Stairs shall be kept clean.

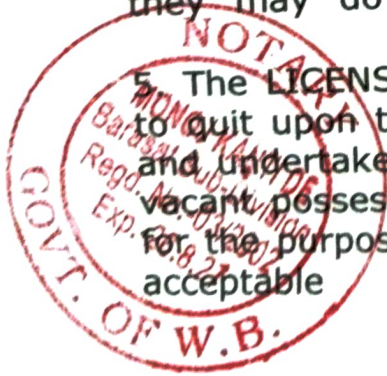
3. The LICENSOR HEREBY AGREES :

i) To pay the house tax, ground rent or other outgoings payable by the LICENSOR at rates applicable at the time of commencement or determined in relation to the period of the lease.

ii) To be responsible to effect any major or structural repairs to the demised premises occasioned by any cause or causes not attributable to the LICENSEE.

4. In case the either Party is desirous of terminating the lease they may do so by at least one month prior written notice.

5. The LICENSEE hereby waives notices/any requirement of notice to quit upon the expiry of the term of this lease and has assured and undertaken to quit and vacate the premises and handover the vacant possession with the expiry of the terms without any notice for the purposes or extend lease for further 35 months if mutually acceptable in writing.



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6. That the Lease can be mutually extended for further a period of 35 months.

7. If any dispute(s) arises out of this Lease Deed, same shall be resorted to Arbitrator appointed by mutual consent as per the provision of Arbitration Act 1996.

IN WITNESS WHEREOF the parties have executed this Deed on the day, month and year first as above written.

WITNESSES

1. *Pouley Das*
49 R.N Guha Road
KOL- 28

2. *Arijit Das*
1 No D.B Nagar
Sadepur, Kol-700110

Aloke Bosa

SIGNATURE OF THE LICENSOR

Priyanka Das
SIGNATURE OF THE LICENSEE



29 MAY 2026

ATTESTED

[Signature]
MONOJ KANTI DE
Notary (W.B.)
Barasat, North 24 Pgs.
Regd. No.-03/2002

29 MAY 2026
CHECKED BY
NOTARY CLERK

Identified by
[Signature]
ADV.

MITA DAS
Advocate
District Judge's Court
Barasat, North 24 Parganas

installations, fixtures and fittings in a good and substantial repair working order and conditions as they are at the time of commencement of this lease and to restore and replace such of them as are broken and or damaged by the LICENSEE.

vi) Not to carry out any structural or other additions or changes or alterations in the demised premises, layout, fittings or fixtures without the prior written consent of the LICENSOR, which the LICENSOR shall be entitled to refuse in his absolute discretion.

vii) To keep the interior and exterior of the demised premises in clean, tidy and tenatable conditions.

viii) To permit the LICENSOR or his authorised representatives at all reasonable times with or without Architects, contractors, workmen or others to enter upon the demised premises for the purpose of viewing the state and condition thereof or carrying out such works as may be requisite or necessary for any repairs to the demised premises or water pipes, drainage, etc.

ix) To use the entrances for access to the demised premises so as not to cause any obstruction or hindrances of any kind to the LICENSOR / occupier of the other portions of the property. The passage and the Stairs shall be kept clean.

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ii) To be responsible to effect any major or structural repairs to the demised premises occasioned by any cause or causes not attributable to the LICENSEE.

4. In case the either Party is desirous of terminating the lease they may do so by at least one month prior written notice.

5. The LICENSEE hereby waives notices/any requirement of notice to quit upon the expiry of the term of this lease and has assured and undertaken to quit and vacate the premises and handover the vacant possession with the expiry of the terms without any notice for the purposes or extend lease for further 11 months if mutually acceptable in writing.

A circular notary seal in red ink. The text inside the seal reads: 'NOTARY PUBLIC', 'MONOJ KANTIDE', 'Barasat Sub-Division', 'Sd/-', 'No. -03/2002', 'Exp. -26.8.22', and 'GOVERNMENT OF WEST BENGAL'.
Priyanka Das