

8/94/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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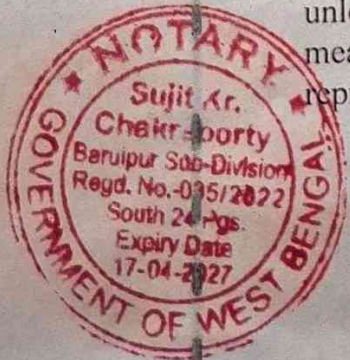
BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL

:: LEAVE AND LICENSE AGREEMENT ::

THIS LEAVE AND LICENCE AGREEMENT is made on this 08th day of August, 2025 (Two Thousand Twenty Five).

BETWEEN

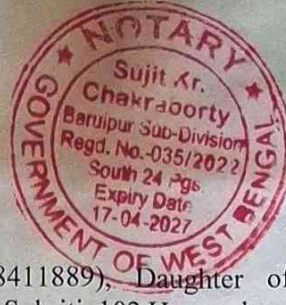
KUNAL MAITY, (Aadhar no: 773390852091), Son of Late Tapan Kumar Maity, Occupation: Service, by faith - Hindu, residing at Block 2A, flat 8C, Suncrest Estate. EM Bypass (Extension), VTC: Chandpur, P.O.- Malancha Mahinagar, P.S.- Sonarpur, Pin 700145, herein after called and referred to as the "LICENSOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators legal representatives and assigns) of the **FIRST PART**:



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AND



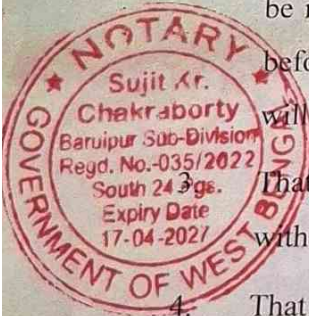
SUKANYA MAITY, (Aadhaar No. 573298411889), Daughter of Late Nandadulal Pal, by faith - Hindu, residing at 42-E Sukriti, 102 Haramohan Ghosh street, Harinavi, Kolkata 700148, hereinafter called and referred to as the **"LICENSEE"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the Second party/ Licensees approached the First Party to let her out the said the Licensee Flat consisting of **3 bedrooms, 1 balcony, 2 bathrooms, 1195 sqft, 3rd floor** of block 2E, flat 3D, **SUNCREST ESTATE**. EM Bypass (Extension), VTC: Chandpur, P.O.- Malancha Mahinagar, P.S.- Sonarpur, Pin 700145, as monthly license fee basis.

AND WHEREAS to avoid any further dispute between the parties they have come into some terms and conditions as mentioned below:-

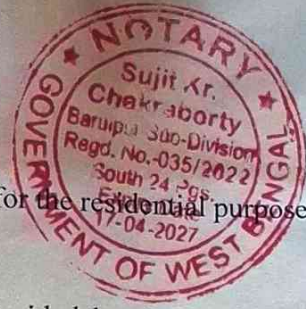
TERMS AND CONDITIONS

1. That the agreement period has been fixed for **11 (ELEVEN) MONTH** commencing from **01st day of August, 2025** to **30th day of June, 2026**.
2. That the advance money of **Rs. 10,000/-** (Rupees Ten Thousand) only will be refunded by the first part but if the licensee desire to leave the room before the expiry of this agreement in this case the deposit advance money will be not refunded at all.
3. That in the said **3rd floor flat** of the premises the person will live licensee with their family members.
4. That the Licensee shall keep and maintain at their own costs and charges and expenses of the said demised portion in clean and good condition and also to maintain and keep the same in proper habitable order and maintain the installations thereto. The Licensee is liable for making good the damages caused to the demised portion or installation thereto.
5. The Licensee shall not be entitled to make any addition or alteration to the demised the Licensor first portion or to the installation thereto without the consent of have had and obtained in writing.

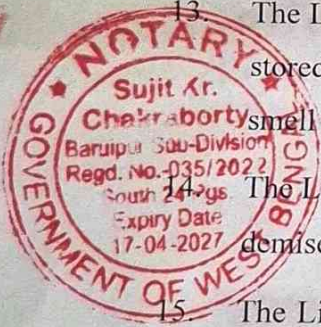


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6. The Licensee shall use the said portion only for the residential purpose and shall not use the same in any other purpose.
7. That the monthly licensee fees has been decided by the parties as **Rs. 5,000/-** (Rupees Five Thousand) only.
8. The second party shall reside in the said portion of the said building and shall not allow any other 02 person to reside in the portion regularly.
9. On breach of any of the terms of this agreement the Licensor or Licensee will be entitled to terminate this license by giving **30** days notice.
10. The LICENSEE shall not be entitled to transfer the license to any other person to any other person or allow any person to use or occupy the said House.
11. That the Licensee fee of each month shall be paid on or before the 8th day of each succeeding month by the Second Party/licensee to the First Part/Licensor regularly till completion of the license period.
12. That the Licensor has arranged for a meter for use of electricity by the Licensee and the Licensee shall pay electricity charge as shown in the said separate meter all other charges, applicable under the electricity Act.
13. The Licensee shall not make any nuisance and/or illegal act and/or not be stored any inflammable goods and/or heavy articles and /or obnoxious smell in the demised portion.
14. The Licensee cannot sublet, transfer, assign or part with any portion of the demised flat as mentioned in Schedule hereunder written.
15. The Licensee shall be evicted forth with In the event of non payment of license fee for two consecutive months without any recourse of law. Licensee shall deliver vacant and peaceful possession of the demised portion without any plea or hesitation on the expiry of the period of license hereby given and before the expiry of this agreement if any problem arises both party will bound to notice opposite party before one month ago.
16. It is specifically stated that after the expiry of **11 (eleven)** months the Licensee must vacant the demised portion and hand over the peaceful



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possession of the demised portion to the Licensor as agreed upon without any hesitation and delay.

- 17. No other right, title and interest of Licensee will created over the demised portion save and except LICENCE.

SCHEDULE OF THE LICENSED PROPERTY

ALL THAT the Licensee Flat consisting of 3 bedrooms, 1 balcony, 2 bathrooms, 1195 sqft, 3rd floor of block 2E, flat 3D, SUNCREST ESTATE. EM Bypass (Extension), VTC: Chandpur, P.O.- Malancha Mahinagar, P.S.- Sonarpur, Rajpur Sonarpur (M), Badehugli, Pin 700145, J. L. No. 80, of the building comprising of portion.



IN WITNESS WHEREOF the parties hereunto set and subscribe their hands and seals on the day, month and year first above written.

SIGNED & DELIVERED

In the presence of WITNESSES:

1. *Bharati Pal*
3/1/1, Ananta Garden
Haraharitala
700148

Kunal Maity

 Signature of the 'Licensor'

2. *Ranajit Dey*
Rajrajshahi Apt.
Harinawi
700148

Smranya Maity

 Signature of the 'Licensee'

Identified by me:

Smranya
Advocate

solemnly declared and affirmed before me on identification under the Notary Act

Sujit K. Chakraborty
SUJIT KUMAR CHAKRABORTY
NOTARY PUBLIC
Regd. No.- 035/2022
Govt. of West Bengal

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CONSENT LETTER

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I Kunal Maity owner of the property FLAT 3D TOWER 2E, SUNCREST ESTATE, EM BYPASS EXTENSION, MALANCHA BYPASS, SOUTH 24 PARGANAS, WEST BENGAL, 700145 have permitted and allowed Sukanya Maity for operating and conducting their business from the ADDRESS MENTIONED ABOVE.

I further state that I have no objection if Sukanya Maity uses the address of the said premises as their mailing address.

This is no objection certificate issued to obtain registration under GST.

Owner of the property

Sd/
Kunal Maity
Signature

KUNAL MAITY..... (Name of the owner)

Date: 18/05/2025

Place: Kolkata