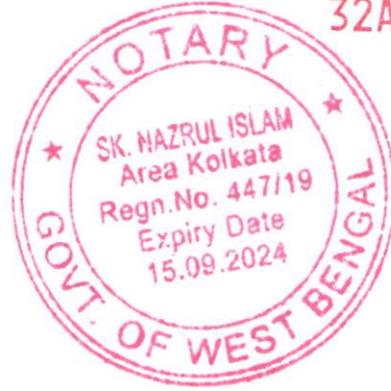
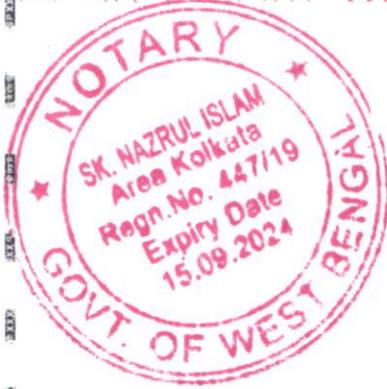


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

32AA 388467



LEAVE AND LICENSE AGREEMENT

This Leave and License Agreement is made on this the 27th Day of June, 2023 at

Kolkata

BETWEEN

PAWAN KUMAR SHARMA [PAN: AADHAR NO. 521064482667], Son of Banwarilal Sharma, by faith – Hindu, by Nationality – Indian, residing at G8, Space Tower, Rabindra Pally, P.O.-Airport, North 24 Parganas, P.S -Baguihati, Pin – 700059, West Bengal, hereinafter referred to as the "LICENSOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

04 JUL 2023



AND

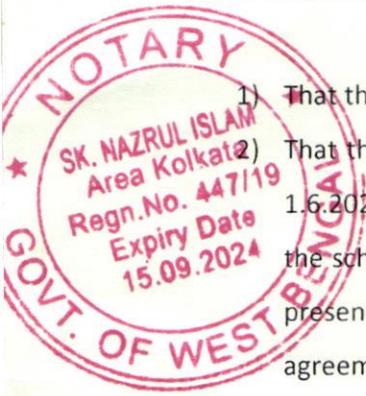
**MUKESH PATNIA** [PAN: AADHAR NO. 955638340798], Son of Pawan Kumar Sharma, by faith – Hindu, by Nationality – Indian, residing at G8, Space Tower, Rabindra Pally, P.O.-Airport, North 24 Parganas, P.S - Baguihati, Pin – 700059, West Bengal, hereinafter referred to as “LICENSEE” (Which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, successors, representatives administrators and assigns) of the SECOND PART;

WHEREAS the party of the First Part, the LICENSOR herein is an Owner of schedule property.

AND WHEREAS the LICENSEE approached to the Licensor for Leave and License of the schedule property for a period of 11 months (Eleven) months commencing and effected from 1.6.2023.

**NOW THIS LEAVE AND LICENSE AGREEMENT WITNESSETH AS FOLLOWS:**

- 1) That the Licensee takes possession of the schedule property.
- 2) That the period of this Leave and License Agreement shall be for 11 months commencing from 1.6.2023 and ending on 30<sup>th</sup> April 2024. Licensee shall deliver peaceful and vacant possession of the schedule property immediately after the expiry of the said period. After termination of the present leave and license agreement the parties can enter into a fresh leave and license agreement for 11 months subject to increase in the License fee @ 5%. Licensee should not leave the office premises before 6 months from the date of Agreement done and if it happens so then entire security deposit will be forfeited by the Licensor.
- 3) That the Licensee shall pay License fee of Rs. 15,000/- (Rupees Fifteen Thousand only).
- 4) That the licensee herein shall use the said accommodation for official purposes only.
- 5) That the Licensee shall pay the electric charges as per unit only in pursuance of the meter unit in respect of the said property within due time during the entire period of License and if any damage and/or penalty and/or fine incurred during the said period of License the Licensee shall be bound to pay the entire damage and/or penalty and/or fine.
- 6) That the Licensee will not carry out any permanent or temporary structural addition or alteration to the Building layout and the flat fittings or fixtures without written permission from the Licensor and with sanction from the Municipality.
- 7) That the licensor shall give three calendar months prior notice of expiry of this agreement to the licensee to vacate the said office or for renewal of the tenure as they mutually agreed upon. However, if the licensee will agree to renew the tenure of license then license fee shall be increased 5% every 11 months as per mutual understanding between the parties.
- 8) That the agreement shall be renewed by the licensor in favour of the licensee after expiry of this agreement.
- 9) That this Agreement shall not create or establish any right of tenancy in respect of the schedule Property under the provisions of the West Bengal Premises Act, 1997 or under any other provision of Law.
- 10) Judicial Court for any dispute will be Kolkata only.



*[Signature]*

*[Signature]*

04 JUL 2023

SCHEDULE OF THE PROPERTY

ALL THAT one piece and parcel of G8, Space Tower, Rabindra Pally, P.O.-Airport, North 24 Parganas, P.S - Baguihati, Pin – 700059, West Bengal, on the 4<sup>TH</sup> floor, 4D, including furniture, fittings and fixtures.

IN WITNESSES WHEREOF the parties have here into put their respective signatures on the day, month and year first above written in presence of witnesses.

Signature of the Licensor

*[Handwritten Signature]*  
(PAWAN KUMAR SHARMA)

Signature of the Licensee

*[Handwritten Signature]*  
[MUKESH PATNIA]

WITNESSES

1.

*[Handwritten Signature]*

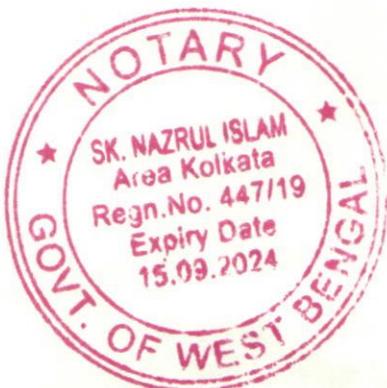
2.

*[Handwritten Signature]*

IDENTIFIED BY ME  
*[Handwritten Signature]*  
ADVOCATE  
F/1898/2009

Signature/s of the Executant/s  
are Attested on the Identification  
of the Advocate

Notary



*[Handwritten Signature]*  
SK. Nazrul Islam  
Notary, Govt. of W.B.  
Regn. No. 447/19  
City Civil Court, Calcutta

04 JUL 2023