

Sl. No. 06 Date 15/07/2024

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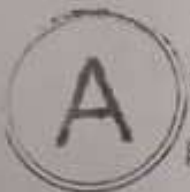
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA - 700 027



AGREEMENT FOR LICENCE

THIS AGREEMENT FOR LICENCE is made this the 1st day of July, Two Thousand Twenty-Four(2024) BETWEEN SMT SUBHADRA DEY, Wife of Late Jahar Dey, by faith-Hindu, by occupation-House-wife, residing at C-11/A, Katju Nagar, Kolkata-700 032, P. S. Jadavpur, in the District of South 24-Parganas, hereinafter referred to as the "LICENSOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.



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Subhadra Dey
Jahar Dey

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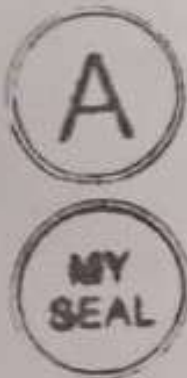
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A N D



SRI JYOTI MUKHERJEE, Son of B. M. Mukherjee, by faith-Hindu, by occupation-Business, having Aadhaar No.6077 2324 7989, having Permanent address at Flat No. 5/1, Astha Vijay, Uliyar Kadma, Jamshedpur, Purba Singhbhum, Jharkhand-831005, hereinafter referred to as the "LICENSEE" of the OTHER PART.

WHEREAS the Licensor is the sole and absolute owner of ALL THAT piece and parcel of one self contained flat in the ground floor, facing north-west of the building lying situate at and being known as Municipal Premises No.C-11/A, Katju Nagar, Kolkata-700 032, P. S. Jadavpur, in the District of South 24-Parganas, morefully and particularly mentioned and described in the Schedule hereunder written.



AND WHEREAS the Licensee approached the Licensor to allow him for using and occupying the said flat of the building lying situate at Premises No. C-11/A, Katju Nagar, Kolkata-700 032, P.S. Jadavpur, on payment of monthly occupation charges for residential purpose only which is morefully and particularly mentioned and described in the Schedule hereunder written.



AND WHEREAS the Licensor has accepted the said request of the Licensee and has agreed to allow him the demised accommadation on payment of monthly occupation charges subject to the terms and conditions hereunder contained.

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22/7/2024
Jyoti Mukherjee



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

1. The Licensee will use and occupy the said demised flat in the ground floor, facing north-west as a bear Licensee for residential purpose only and will pay occupation charges at the rate of Rs.11,000/- (Rupees eleven thousand) only per month regularly and punctually without any delay or default within 5th day of each current month according to the English Calander month towards the monthly occupation charges.
2. This Agreement for Licensee will commence from 1st day of July, 2024 and will remain in force for a period of 11 (eleven) months i. e. upto 31st day of May, 2025.
3. That the Licensee shall use and occupy the demised flat on the ground floor, facing north-west exclusively as residential purpose and shall not transfer, sub-let, encumber or assign the whole or any part or portion thereof nor keep any paying guests nor share the accommodation nor carry on any immoral trade or illegal business nor store any inflammable or combustible goods except kerosene and cooking gas for domestic consupction.
4. That the Licensee shall keep the demised flat on the ground floor in wind and water tight condition and maintain and preserve the said accommodation with all its existing fittings and fixtures in good condition and order and shall not make any material alteration of the said demised accommodation.



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5. That the Licensee shall replace all broken fittings and fixtures by equally good or better substitutes and not to make any structural addition or alterations to the demised flat on the ground floor without the consent of the Licensor first had and obtained in writing.
6. That the Licensee shall allow the Licensor, her servants and agents at all reasonable hours to enter into the demised flat on the ground floor to inspect the condition of the same or to leave notice of all defects to be repaired.
7. That the Licensee shall use the Electricity and shall pay all bills for electricity charges to be consumed by the Licensees for the said demised flat separately in excess of the monthly occupation charges.
8. That in the event if the Licensee fails and/or neglect to pay the monthly occupation charges for any consecutive two months whether demanded or not or violates any of the terms and conditions hereunder provided or in law commit any nuisance or annoyance to the Licensor or other occupiers of the building the Licensor will be entitled to terminate the License earlier upon one month notice notwithstanding the fact that the contractual period has not then expired when the Licensee shall vacate the said demised flat and deliver the peaceful vacant possession to the Licensor with all improvements if any made therein with the approval of the Licensor and without any claim on that account.
9. This Agreement for License may be terminated by the either party giving prior notice in writing to the other party giving one month time expiring with the end of English Calender month without assigning any reason.



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10. The Licensees will get the supply of water from the overhead water reservoir as per supply of the K.M.C.
11. That the Licensee shall pay a sum of Rs.200/- only per month as maintenance charges for the said demised flat in excess of the monthly occupation charges and electricity charges.
12. That the licensee shall have no right to obtain any sorts of loan from any financial institution and/or Bank by showing this agreement.
13. That the licensee shall have no right create any sort of nuisance or annoyance in an around the premises.
14. The Licensee already deposited a sum of Rs.11,000/- (Rupees eleven thousand) only with the Licensor as interest free security deposit which will be refunded by the Licensor to the Licensee at the time of delivery of peaceful vacant possession of the demised flat by the Licensee to the Licensor after adjustment if any whatsoever.



SCHEDULE

ALL THAT piece and parcel of ground floor flat, facing North-West consisting of two bed rooms, one dining room, one kitchen, one toilet and one balcony of the building lying situate at and being known as Municipal Premises No.C-11/1, Katju Nagar, Kolkata-700 032, P. S. Jadavpur, now within the local limits of The Kolkata Municipal Corporation under Ward No.93, in the District of South 24-Parganas.

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IN WITNESS WHEREOF the Parties hereto have set and subscribe their respective hands hereunto this the day, month and year first above written.

SIGNED AND DELIVERED BY THE
WITHIN NAMED PARTIES AT
KOLKATA IN THE PRESENCE OF :-



WITNESSES :-

1.



2.

5/07/24

SIGNATURE OF THE LICENSOR



[Signature]

SIGNATURE OF THE LICENSEE

Signature Attested

[Signature]
(P. BOSE)
NOTARY
Govt. of India
Reg. No - 13821/18

IDENTIFY BY ME

[Signature]
Advocate

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