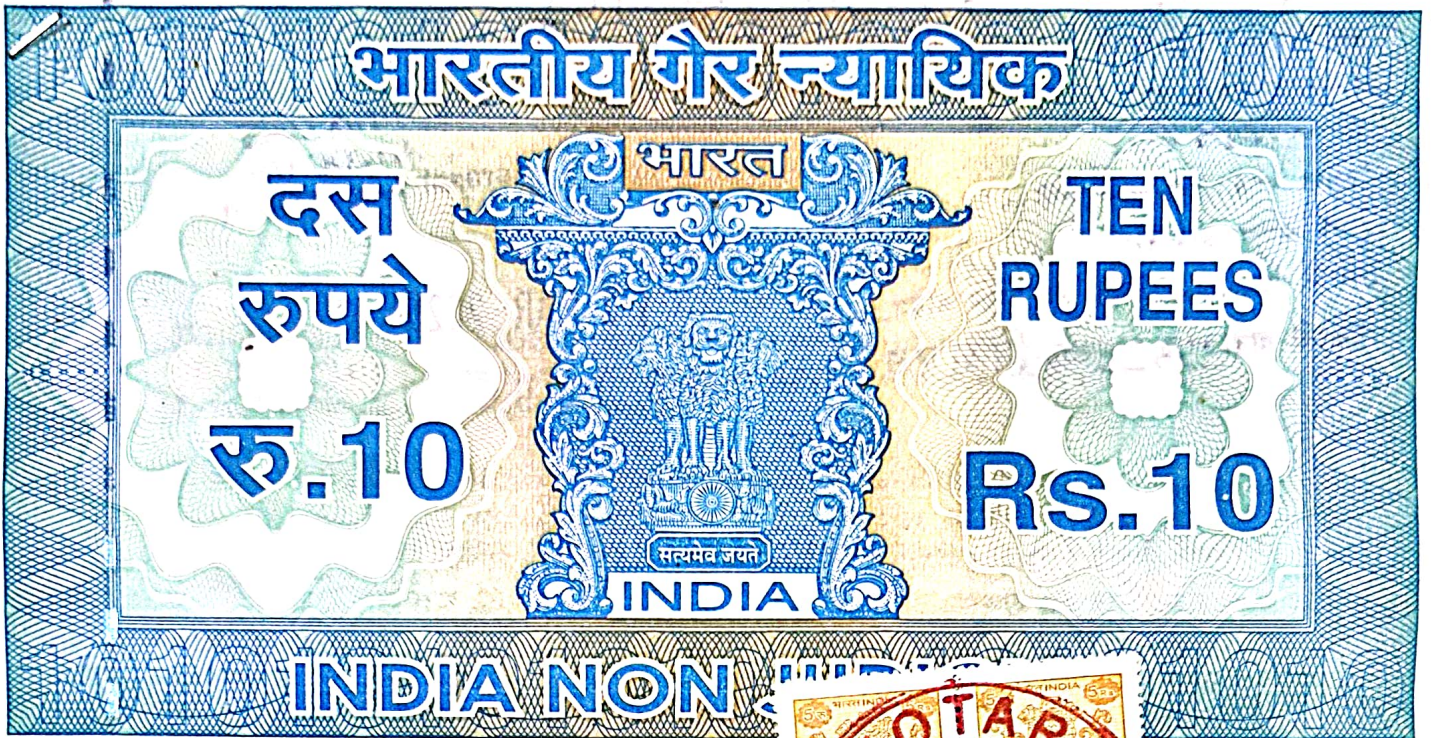
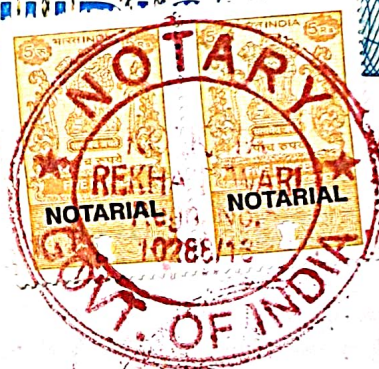




अभिमुख पश्चिम बंगाल WEST BENGAL



5AC 984611

**LEAVE AND LICENCE
AGREEMENT**

THIS LEAVE AND LICENCE AGREEMENT is made on this the 12th Day of MARCH, 2025. BETWEEN

TONMAY SARKAR (Aadhaar No. 8095 7833 0145) by faith-Hindu, by Nationality-Indian, residing at AA/52, Street No. 69, Near New Town Bus Stand, New Town, North 24 Parganas, west Bengal-700156 hereinafter in referred as the **FIRST PARTY/LICENSOR** (which terms or expressions shall unless excluded by or repugnant to the context to be deemed to be mean and include his respective heirs, executors, administrators legal representative or assigns) of the **ONE PART.**

AND

RAJA BISWAS (Aadhaar No. 9539 6399 1525) Son of RANJAN BISWAS, by faith-Hindu, by Nationality-Indian, residing at RAMKRISHNA PALLY, GOURANGANAGAR, NEWTOWN, West Bengal, KOLKATA -700159 hereinafter in referred as the **SECOND PARTY/LICENSEE** (which terms or expressions shall unless excluded by or repugnant to the context to be deemed to be mean and include his / her respective heirs, executors, administrators legal representative or assigns) of the **OTHER PART.**

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

27 MAY 2025

Tommay Sarkar

Raja Biswas



WHEREAS the LICENSOR is the absolute owner of 1 BHK Flat on the GROUND FLOOR, Flat No.G1, Situated at AA/52, Street Number-69, New Town, Action Area-I, Kolkata-700156.

AND WHEREAS the LICENSEE, has requested to the LICENSOR to allow the LICENSEE to occupy and use temporarily, 1 BHK Flat on the Ground Floor, Consisting of 1 Bedrooms, 1 Toilet, 1 Kitchen, 1 Dining Cum Drawing room, and in the said flat along with light and fan fittings.

AND WHEREAS the LICENSOR has agreed to allow on the basis of leave and license to the LICENSEE to occupy and use temporarily in respect of the said accommodation for a period of 11(Eleven) months from **1st day of March, 2025 to 31st day of January, 2026** at the rate of License Fee and on the terms & conditions herein after mentioned and difference by and between the parties leave and License fees will be enhanced to the tune of 10% after 11(Eleven) months.

NOW THESE PRESENTS WITNESSETH AND THE PARTIES HERE BY AGREE AS FOLLOWS: The FIRST PARTY/FLAT OWNER/LICENSOR hereby grants to the SECOND PARTY/ LINCENSEE and the LINCENSEE hereby accepts from the LICENSOR, leave and license for using the said flat as described in the schedule below for residential purpose.

LICENSE FEE PER MONTH	Rs. 12,500/- (Rupees Twenty Two Thousand only)
SECURITY DEPOSIT	Rs. 25,000/- (Rupees Forty Four Thousand only)
DATE OF STARTING AND ENDING	01/03/2025 to 31/1/2026.
ELECTRICITY CHARGES	Extra, according to electric Meter of W.B.S.E.D.C.L
MEASURING AND PREMISES	1 BHK FLAT on the Ground Floor, Flat No.G1, Situated at AA/52, Street No.69, New Town, Kolkata-700156.
MAINTENANCE CHARGES	Including in Licensee Fee.
INCREMENTAL RATE	10% after 11 months if renewed.

1. That the second party/LICENSEE will use the flat only for residential purpose for a period of 11(Eleven) months.
2. That the second party/ LICENSEE will pay the monthly license fee to First Party/Flat Owner within 1st -5th day of every month.

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3. That second party/ LICENSEE will not sub-let or allow paying guest with the License fee period to anybody else without the prior permission of the First parts.
4. That the second party/ LICENSEE will not make any illegal construction inside or outside the in the flat in meantime.
5. That the second party/ LICENSEE will not store heavy quantity of Gas, Diesel or petrol and/or any of combustible article the flat.
6. That the Supply of water will be according to the water supply b y the overhead tank of the building.
7. That the second party/ LICENSEE shall follow the rule and regulation of the Housing Co- operative Society and that the second Party/LICENSEE will not quarrel to the First party/Flat owner and/or any neighbours in the meantime.
8. That the second party/LICENSEE shall be responsible for all petty repairs of the flat.
9. That both parties will serve a notice for vacating the Flat before one month positively.
10. That the second party/ LICENSEE if not being able to pay the license fee in time to time to the First Party/Flat Owner/LICENSOR then the First party /Flat Owner LICENSOR will serve a short notice for clearing the dues. The Licensee if not being able to clear the dues within the short period, then First part/Flat Owner/LICENSOR will be bound to vacate the said flat and refund the advance money after deduction dues.
11. That the second party/LICENSEE will always allow the licensor or his/her authorized agent to inspect the premises in daytime.
12. The monthly license fee will be transferred to the designated bank account of the LICENSOR by the LICENSEE.
13. That the First Party/Flat owner will refund the Security money without interest to the second party/LICENSEE at the time of vacating the will full peaceful possession and the being in OK condition and surrender paper as per rules. The Licensor shall, however, be entitled to deduct from the said Security Deposit any

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amount that will be required to make good the damages that has taken place, during the usage of the said property. However, normal wear and tear will be out of scope of such damage clause.

14. The Licensee shall pay the charges for the electricity consumed by the Licensee in the demised premises according to the bill raised by the WBSEDCL.
15. That the Licensee shall not receive any loan from any bank or financial institution by the way of deposit this leave and license for agreement as guarantee.
16. The Licensee wants to take the flat after 11 months; it will be through mutual understanding with the Licensor.

THE SCHEDULE OF THE LICENSED SPACE ABOVE REFERRED TO:-

(Description of the License space)

All that one complete identified as Licensed space 1 BHK Flat on the Ground Floor, Flat No.G1 Situated at AA/52, Street No.69, New Town, Action Area-I, Kolkata-700156.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

WITNESSES

1. Manashi Bera

Tonmay Sarkar

Signature of the LICENSOR
(TONMAY SARKAR)

2. Raja Biswas

Identified by
Manashi
(ADVOCATE)

Raja Biswas

Signature of LICENSEE
(RAJA BISWAS)

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NOTARY
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Kolkata-700 001

12.7 MAY 2025

ATTESTED SIGNATURE ONLY
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
REKHA TEWARI
NOTARY