

PERMANENT CERTIFICATE OF ENLISTMENT

**West Bengal Municipal Corporation Act, 2006
[See Section 141]**

(Duplicate to be filled up)

Bidhan Nagar (Municipal Corp)

Bidhannagar, North 24 Parganas

The Board of Councillors of **Bidhan Nagar (Municipal Corp)** hereby grant unto **VIBEK KUMAR**, the **Proprietor** of **Landroof & Co** residing and or carrying on or intending to carry on business at Holding No :- 2WS8A, 2ND FLOOR WEST TOWER PLOT NO- 11F/04, STREET NO- 372, MANI CASADONA, ACTION AREA IIF, NEW TOWN, KOLKATA, CHAKPACHURIA , P.O:- New Town SO, P.S:- Rajarhat, District :- North 24 Parganas, Pincode :- 700156 in ward no. 31 and exercising or intending to exercise the Profession, Trade or Callings of **Enterprises dealing with non food items(Category), COMMISSION AGENT/ BROKER OF / SUB BROKER OF (NON FOOD ITEMS)/ MANAGEMENT SERVICE PROVIDER(Nature of Business)** this Permanent Certificate of Enlistment under Section 118 of the West Bengal Municipal Act, 1993 and acknowledge to have received in consideration thereof, a total fee of **Rs.1000/- (Rupees: One Thousand)** only.

This Certificate of Enlistment will be in force until the 22-Jun-2026 and to be produced at the time of renewal.

Date of Issuance: 23-Jun-2025



**Bidhan Nagar (Municipal Corp)|COMMISSION AGENT/ BROKER OF / SUB BROKER OF (NON FOOD ITEMS)/
MANAGEMENT SERVICE PROVIDER|0917P04625316247|23-Jun-2025|22-Jun-2026**

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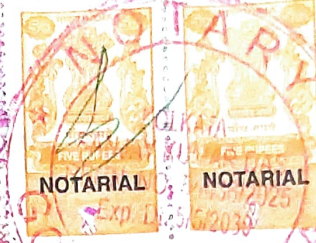
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LEAVE & LICENSE AGREEMENT

This Leave & License Agreement ("Agreement") is made and entered at Kolkata on this 22ND day of JUNE, 2025 (hereinafter referred to as "Execution date").

BETWEEN

1. **Mrs. Prathistha Dobhal** D/o Mr. Salil Chandra Dobhal R/o Flat No.1.B, DB-182, Street No.265, Action Area I, New Town Kolkata-700156 having IT PAN No. BYAPD8141C
2. **Mrs. Subha Dobhal** W/o Mr. Salil Chandra Dobhal R/o House No.106, Lane no.6, Prakash Vihar, Dharampur, Dehradun-248001 having IT PAN No. CFNPD8386Q & AADHAAR No. 306916887182 (hereinafter referred to as the "LICENSORS" (which expression shall, unless repugnant to the context and meaning thereof, include its successors-in-interest and assigns), of the ONE PART

AND

Landroof & Co a proprietorship Business having its registered office at Holding No:- 2WS8A, 2ND FLOOR WEST TOWER Plot No- 11F/04, Street No- 372, Mani Casadona, Action Area IIF, New Town, Kolkata, Chakpachuria, P.O:- New Town SO, P.S:- Rajarhat, District :- North 24 Parganas, Pincode :- 700156 and represented by Mr Vibek Kumar S/o Mr. Tarni Prasad Sharma IT PAN No. EGDPK4165D & AADHAAR No. 916066713368 (hereinafter referred to as the "LICENSEE" (which expression shall, unless repugnant to the context and meaning thereof, include its successors-in-interest), of the OTHER PART.

SANJIA IMAR DAS
NOTARY
REG. NO. 54436/25
Chief General Magistrate
28/3, Bankshall Street,
Kolkata-700001

22 JUN 2025

Vibek
Prathistha
Subha Dobhal

(The Licensor and the Licensee are hereinafter collectively referred to as "Parties" and individually as a "Party")

WHEREAS:

- A. The Licensors are the Owner of the Unit bearing No. 2WS8A situated in 2nd Floor of West Tower comprising of 786 sq ft in the building named as Mani Casadona, 11 E, 04, Street Number 372, Action Area III, New Town, Kolkata, Chakpachuria, West Bengal - 700156.
- B. The Licensee has represented to the Licensor that the Licensee is carrying on business of Real Estate Consultancy under its brand name 'Landroof & Co' (hereinafter referred to as the said Business) in various cities and the Licensee being in need of premises to carry out its said Business has requested the Licensor to grant a license to the Licensee for operation of its business the premises being unit No. 2WS8A on the 2nd floor of the Building measuring a super built-up area of 786 Sq. Ft (hereinafter referred to as "Premises")
- C. That the demised Premises is a Fully Furnished Office space consisting of 2 boss cabins and 1 Conference Room. The other fixtures, furniture and appurtenances are more fully described in Annexure B.
- D. The Parties are entering into this Agreement, to document the agreed terms and conditions on which the Licensors will agree to grant the license of the Premises to the Licensee as more fully described hereunder.

GENERAL CONDITIONS OF LEASE

1. LICENSE PERIOD

1.1. In consideration of the Leave & License Agreement hereby reserved and subject to conditions and covenants on the part of the Licensee to be observed and performed under this Agreement, the Licensor hereby grants and demise by way of License, to the Licensee, for its legitimate use and enjoyment of the Premises in the manner mentioned herein, without creating any tenancy or other rights or interest of any nature whatsoever in favor of the Licensee.

1.2. Subject to the provisions of this agreement, the License shall be for a Period of 11 months from commencing from 22ND of June, 2025 (hereinafter referred to as "Date of handover").

1.3. The Licensee shall have a lock in period of 11 months from the date of handover (i.e 22ND of June, 2025) during which the Licensee cannot terminate the Agreement ("Licensee's Lock-in"). In the event the Licensee terminates during this period, the Licensor shall be entitled to recover and the Licensee shall be liable to pay the License Fees for the un-expired term of the Lock in Period.

2. LICENSE FEES & COSTS

2.1. License Fees

A total amount of Rs.51,000/- (Fifty-one Thousand Only) including of CAM charges shall be payable by the Licensee to the Licensor as License Fees which shall comprise of the following: -

An amount of Rs.44,646/- (Rupees Forty-Four Thousand Six Hundred and Forty-Six) payable to the Licensors as License Fees.

An amount of Rs.6,354/- (Rupees Sixty-Three Hundred and Fifty-Four Only) payable towards CAM charges (hereinafter referred to as "CAM Charges").

SANJAY KUMAR DAS
NOTARY GOVT. OF INDIA
REGN. NO. 54436/25
Chief Judicial Magistrate
15/3, Bankshall Street
Kolkata-700011

22 JUN 2025

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22 JUN 2025

be construed to grant the Licensee any right to use the Premises after expiration or termination of this Agreement.

USE OF PREMISES

4.1. The Licensee shall use the Premises solely for the said business and under its trade name unless any change in this regard permitted by the Licensor in writing.

4.2. The Licensee shall have the reasonable use of common areas, service roads, loading facilities, toilets and conveniences provided for the general benefit of the Licensee as per the Guidelines laid down by the Maintenance Agency and annexed hereto as Annexure "C".

4.3. The Licensee shall comply with all and not contravene or permit the contravention of any applicable laws, by-laws and regulations (which regulations shall without limiting the generality thereof include the National Building Code and local by-laws), especially those relating to the Licensee or occupiers of business premises or the conduct of any business carried on in the Premises.

4.4. The normal working timing for the Demised Premises shall be 9 A.M to 7 P.M from Monday to Saturday except holidays in West Bengal and Sundays (Normal Working Timings).

4.5. The Licensor/ Maintenance Agency shall at its sole discretion permit the Licensee to carry out the said Business from the Premises beyond the Normal Working days and Working Timings upon such terms and conditions and additional charges as applicable from time to time

4.6. The Licensee shall pay Additional charges, if any on account of operating beyond Normal Working Hours to the Licensor within 7 days of raising the demand. In the event, the Licensee fails to pay the additional charges, within 7 days of raising such demand, the Licensee shall be liable to pay interest @ 18% P.A.

4.7. The Licensee shall, at its own cost and expense, obtain all necessary and requisite statutory approvals, NOC (No Objection Certificate) etc. from all concerned government or statutory authorities, departments etc., with respect to the carrying on of the Permitted Business in the Premises. Copies of all such licenses/ permissions/ approvals/ registrations and their subsequent renewals thereto shall be furnished to the Licensor within 7 (seven) days from the date of their issuance. The Licensee shall keep the Licensor fully indemnified and harmless in this regard in the event of any default or breach on the part of the Licensee. All liabilities arising there from shall be discharged promptly by the Licensee only.

4.8. The Licensee will be obliged to comply with all laws, by-laws, rules and regulations and directives of the appropriate authority affecting the Premises or for the health, safety and welfare of persons employed to work in the Premises. The Licensee shall observe and comply with all applicable statutory laws and shall bear all costs and make all payments in relation thereto, with regard to the business to be carried out by the Licensee, and the Licensor shall not be liable or responsible in any manner whatsoever in that behalf including for any prosecution or ancillary act or penalty whatsoever and the Licensee doth hereby indemnify and keep indemnified, harmless and defended the Licensor in that behalf from and against all direct and actual cost, charges, expenses, litigation, demand, claims that may arise directly or indirectly.

4.9. The Licensee agrees and undertakes to use the Premises for the said business only and shall not specifically, in the course of its business/trade or otherwise:

A) carry on or permit to be carried on in the Premises or in any part thereof, any activity which shall be or is likely to be unfair, illegal, unlawful, immoral, nefarious or the like;

B) create any nuisance or disturbance to the Licensor or any other occupants/Licensees of the Building or cause any unreasonable/ unwarranted treatment or jeopardize their

SANJAY KUMAR DAS
JUDICIAL MAGISTRATE
REGD. NO. 308/2025
Chief Judicial Magistrate
243, Bankshall Street
Kolkata-700001

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reputation in any manner whatsoever, even if such act is in accordance with the said Business;

C) bring, cause, permit, transport, exchange, store, keep, self-VOLLE produce, process, discharged, dispose, deliver etc. in or about the Premises/Building/Land through any means by any person claiming through, under or in trust with the Licensee including its agents, employees or contractors etc., any material, or substance which alone or together with any material or substance, is or likely to be of hazardous, explosive or toxic in nature, or goods which may be illegal or prohibited by law, including, but not limited to, any counterfeit, smuggled, pirated or contraband items, narcotics, weapons and so on.

D) use the facilities for any other purpose and in any other manner except as permitted under this Agreement;

E) do anything, which may in any manner interfere with the use of any common area of the Building / Land and its neighborhood;

F) permit or use the Premises or any part thereof for residential purpose or allow any person, servant or agent to stay or reside in the Premises after the normal business hours of the Building/ Land;

G) do anything, which is contrary to or in violation of the rules & regulations, as notified from time to time by the Licensor.

4.10. The Licensee and its customers, guests, employees, visitors and invitees shall, park their vehicles only in the spaces available from time to time, by the Licensor or by its nominees/ assigns/ appointed contractor/ appointed agencies / third party service provider for parking and subject to the payment of such hourly / half hourly / daily / monthly/ yearly parking fee in terms of the Office Parking charges levied from time to time.

4.11. The Licensee of Premises shall ensure that such all modifications shall not undertake any right of the Licensor in any manner whatsoever and, if remedies in this regard the value is Premises/Building/Land in case of any modification's materiality, any easement or otherwise and/or other benefits to the Premises / Building/Land thereof, shall also obtain proper company [illegible] with the Lenders.

4.12 The Licensee shall not cause any structural changes or damages to the Demised Premises.

5 LICENSOR'S RIGHT OF ENTRY/INSPECTION

5.1 The Licensor or its designated representative/MA shall have the right from time to time during the normal business hours of any working day with prior notice to the Licensee to enter upon the Premises for the purpose of inspecting the Services and maintenance in the Premises.

5.2 The Licensee shall permit the Licensor or its authorized representative/MA to enter the Premises at all reasonable times to check that the compliance with the terms of the Agreement.

5.3 The Licensor/MA in its sole discretion, may carry out safety inspection from time to time and it is clarified that such inspections shall not create any liability upon the Licensor because of contravention of safety norms by the Licensee. It is however understood and acknowledged by the Licensee that safety of all occupants of the Building/Land and the Building itself are of paramount importance and the Licensee will perform all acts necessary to complying with all safety requirements.

6. SUBLICENSING AND CHANGE IN CONTROL

6.1 The Licensee shall not wholly or partially sub-let, pledge or hypothecate any of its rights and obligations under this

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22 JUN 2025

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"License is to other person or entity, and Licensee shall not create any co-occupation or use of the Premises or part thereof."

7. MISCELLANEOUS

7.1 The Licensee shall: -

7.1. perform all the obligations on the part as stipulated in this Agreement and shall pay the License fees and other charges payable in time as stipulated herein without any objection or demur.

7.2. Clean the exterior of the Demised Premises from and keep the Premises in a clean condition.

7.3. shall not interfere with any electrical installation or any other installation or equipment belonging to the Licensor and shall use the same in the usual system or any other service.

7.4. Not stick to the walls, ceilings or any part of the Premises (if any) or equipment which may be too heavy a load therefor.

7.5. not damage the walls, ceilings or any other part of the Premises.

7.6. not install any door covering, lighting, plumbing, fixtures or similar or make any changes to the shop front, install any window screens or repair, blinds, air conditioning or light device unless adjacent to the shop front or any window of the Premises without the prior written consent of the Licensor, which consent shall not be unreasonably withheld.

7.7. not make any changes in the outer look or design glass glazing of the curtain wall or any other of the Premises.

7.8. not leave or permit to be left any goods or articles or create any obstructions upon or in the services areas, landing, stairways, fire escapes or passages or in any part of the building or land other than specific areas no unreasonable accumulation of any articles or items shall be made or permitted by the licensee;

7.9 comply with the Mani Facility Rules applicable to the building from time to time as if these were terms and conditions of this Agreement. The Rules, as attached hereto as Annexure "C" shall be applicable from the date of commencement of this License.

7.10 shall strictly follow the rules, regulations and restrictions imposed by the Licensor from time to time with respect to the parking of vehicles for loading and unloading and transporting goods to or from the Premises.

7.11 at its own cost maintain the [illegible] or conditioning, other [illegible] as are provided by the Licensor;

7.12 Upon the expiry or early termination of the License, hand over vacant, peaceful and liability free possession of the Premises to the Licensor and if the Licensee delays in doing so, the Licensee shall be liable to pay 5 (five) times of the then License Fees, CAM and HVAC charges for unauthorized use of the Premises, along with overdue costs, damages etc. without prejudice to every other right or remedy available to the Licensor under applicable law.

7.13 The Licensee shall use the Demised Premises only for commercial purpose.

7.14 Save as otherwise provided in this Agreement no right, title or interest in the Premises shall pass to the Licensee by virtue of this Agreement. It is agreed and accepted between the Parties that the Licensee exclusively for the term in use the Premises and may not in any way be treated as a sale, assignment or gift. [illegible] the Licensee shall in no event contest or challenge the Licensors' sole and exclusive right and interest in the Premises.

SANJAY KUMAR DAS
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22 JUN 2025

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Pratishtha
Vibek

8. TERMINATION

8.1 The Licensee shall not be entitled to terminate the Agreement during the Lock-in Period. The Licensee may choose to terminate the Agreement after the expiry of the lock in period applicable to it by giving the Licenser [Three] months' prior written notice. The Licenser shall continue to pay the License Fees along with other charges during the notice period.

8.2 Notwithstanding anything contained in this Agreement, the Licenser may terminate this Agreement immediately upon the following

- a. breach by the Licensee of the terms and conditions of this Agreement;
- b. In the case the Licensee commits an act allowing for the winding up, insolvency, or liquidation of the Licensee
- c. The Licensee fails to pay on due date, CAM charges, Electricity charges, HVAC charges or any other applicable charges for a continuous period of 2(Two) months;
- d. The Licensee transfers its parts with the Premises or sub Lease, encumbers, creates any lien thereon or encumbers the Premises in any manner whatsoever;
- e. Alteration / modification in the Premises in contravention of the provisions of this Agreement;
- f. Failure by the Licensee to comply with all applicable laws including with respect to health, safety and any other safety norms in contravention of the Bureau of Indian Standards Specification / Codes of practice or relevant standards or as stated in the rules and regulations issued from time to time or what has been approved by the Licenser in the interior fit out drawings as and when such non-compliance is noticed by the Licenser..
- g. Indulgence of Licensee in any criminal act, unfair trade practice, illegal sale, counterfeiting of any goods or service, non-invoicing or under-invoicing, falsification of accounts or failure to observe / perform any of its statutory obligations / liabilities in respect to its business of staff etc.
- h. Dishonor of any cheque given by the Licensee to the Licenser for any reason whatsoever and non-payment of the same by DD, pay order,
- i. Failure by the Licensee to use the Premises for the said business or usage of the said Business by the Licensee [illegible] or breach by the Licensee of any law, rules, regulations, directions, and modifications applicable to the Premises from time to time.

9. Consequences of Termination:

9.1. The Licenser may adjust all moneys including any deposit, deposited by the Licensee with the Licenser against all sums due to the Licensee including interest, damages, etc. However, if the arrears of License Fees and any other sum due and payable by the Licensee exceed the amount adjusted, then the Licensee shall pay / indemnify the Licenser as per the terms of this Agreement;

9.2. In case of termination of the License before expiry of Lock in Period due to an event of default/breach committed by the Licensee, the Licensee shall be liable to pay the License Fees for the un-expired portion of the Lock in Period applicable to it.

9.3. It is agreed by and between the parties that this Agreement shall be renewable at the sole discretion of the Licenser subject to escalation of 10 % on the monthly License Fees paid by the Licensee.

SANJAY KUMAR DAS
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22 JUN 2025

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Prathusha

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10. UNTRACEABLE LICENSEE

If the Licensee vacates or shuts down the Premises and is otherwise not traceable for a period of 30 (thirty) days without notifying the Licensor and the Licensor is satisfied that in the circumstances, the Licensee may not return, the License shall stand automatically terminated and the Licensor shall have the right to re-enter the Premises without any prejudice to the Licensor's right to claim its dues. Upon termination, the Licensee shall not have any right, interest or claim on the use of the Premises.

11. DISPUTE RESOLUTION AND JURISDICTION

11.1 The civil courts of Kolkata alone shall have the jurisdiction concerning all matters in this Agreement.

12. APPLICABLE LAW

This Agreement shall be construed and the legal relations between the Parties hereto shall be determined and governed according to the laws of India.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE DAY, MONTH & YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

LICENSORS:

PRATHISTHA DOBHAL

LICENCEE:

AUTHORIZED SIGNATORY

Subha Dobhal
SUBHA DOBHAL

WITNESSES:

1. Name & Signature

Address:

2. Name & Signature

Address:

Signature Attested
on Identification of Ld. Advocate

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REGN. NO. 54436/25
Chief Judicial Magistrate
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22 JUN 2025