

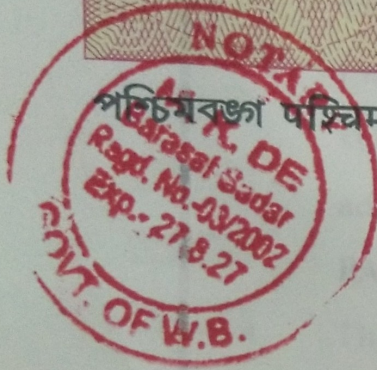
भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

AK 826677

BEFORE THE NOTARY PUBLIC
24 PARGANAS (NORTH)

LEAVE AND LICENCE AGREEMENT

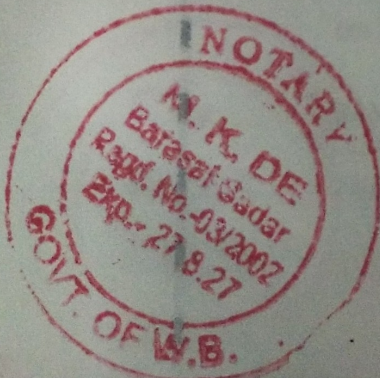
THIS LEAVE AND LICENCE AGREEMENT is made on this 17th day of June, 2024, (Two Thousand Twenty four) A.D.

BETWEEN

Dipali Roy, Wife of Dhananjay Roy, by faith - Hindu, by occupation - House wife, residing at 3 No. Srinagar, P.O. & P.S.- Madhyamgram, Dist. North 24 Parganas, Kolkata - 700129, under Madhyamgram Municipality, West Bengal, India, hereinafter called the "LAND OWNERS" (Which expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the
FIRST PART.

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18 JUN 2024



AND

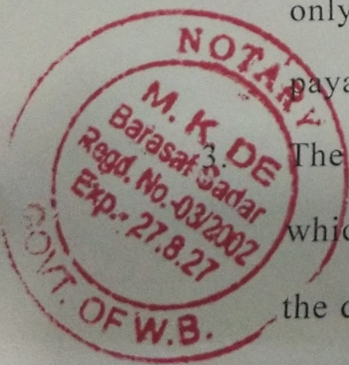
Avijit Roy, Son of Dhananjay Roy, by faith - Hindu, by occupation - Business, residing at 3 No. Srinagar, P.O. & P.S.- Madhyamgram, Dist. North 24 Parganas, Kolkata - 700129, under Madhyamgram Municipality, West Bengal, hereinafter called the "**LICENSEE**" (Which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**. to witness the following :-

1. The first party (on request of the 2nd party) allows the 2nd party on a leave and license agreement to occupy ground floor Shop space appx 100 sq.ft. The first party gives a license to the second party to occupy her said premises, for a period of 11 (Eleven) month exclusively for running his business Real Estate Regulatory Authority (W.B. Regn) with effective from the 17th day of June, 2024 A.D. subject to strict adherence of the following terms and conditions. The second party will not admit any partner to his business at the said shop without written permission of the 1st party.
2. The second party will pay Rs. 2,000/- (Rupees Two Thousand) only per month and Electric Bill extra as per concerned, meter payable will by the 5th of the following month.

The Second party will pay Rs. 4,000/- (Rupees Four thousand) only which will be refund as sun as this second party leaves or vacate the demised primises after adjustment of dues and damage by the 2nd party if any this security deposit so held with the 1st party WILL NOT ATTRACT ANY INTEREST nor is adjustable in any kind during the entire period of 11 (Eleven) month. The second

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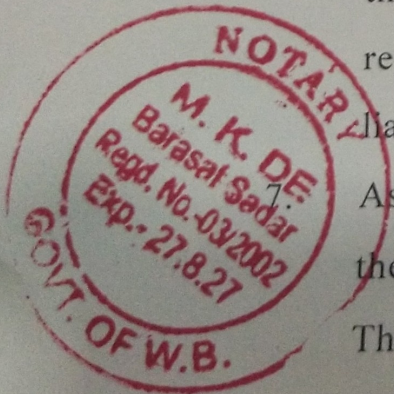
18 JUN 2024



party is at liberty to leave or vacate the shop by at least one month's notice from both this parties.

4. If the second party fails to pay the monthly license fee every month in time. The first party will have every right to insist on leaving / vacating the ground floor premises in this regard it will not attract any laws and flaws.
5. If the second party fails to pay the monthly license fee consecutively for three months and keep the ground locked up without intimation to the first party beyond three months, the first party will have the right to enter into the ground by breaking the locks in presence of two or more local witness and in this regard the second party will not have any claim / demand there after.
6. The second party will not give any access to other unauthorized persons (s) into the ground. The second party will not act anything which may cause disturbance to other co-residents (s) of the premises or neighbors and will not store any articles, barred by the law of the country in the room. The 2nd party will observe all the Govt rules / Municipal rules for running his business. In this regard, the 1st party will not hold any responsibility and any liabilities.

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As regards safety of the personal belongings of the second party, the first party will not hold any responsibility and obligation. The second party will keep his shop locked with his/her own lock and key.

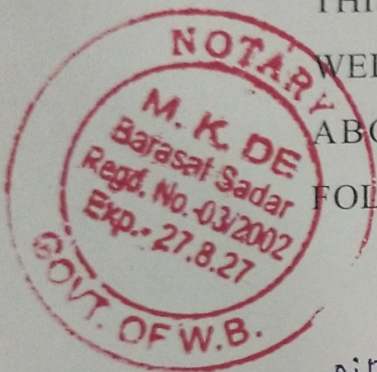
9. The first party or his / her assignees will have the free access in as reasonable time to enter into the demised premises for inspection.
10. The second party will not sub-let any part or the whole part of

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the ground to any other person / organization without written permission of the first party.

- 11. This agreement is renewable at the sole discretion of the first party only on termination of the period of agreement and in this regard a minimum increase of considerable amount of the licence fees has to be borne by the 2nd party.

THIS AGREEMENT IS SIGNED IN FREE AND FRESH BEING WELL AWARE OF THE TERMS AND CONDITIONS STATED ABOVE AND DELIVERED IN PRESENCE OF THE FOLLOWING WITNESS.



Dipali Roy

Signature of the First Party

Arijit Roy

Signature of the Second Party.

18 JUN 2024

Witnesses :-

1. Rakul Rayan
20, Carry Road,
Howrah - 711019

2. Anildito Chatterjee
59B, Palm Avenue
Kolkata - 700019
Identified by me.

ATTESTED

M. K. DE
Notary (W.B.)
Barasat, North 24 Pgs.
Regd. No. -03/2002

B.N. Munder
Advocates

District Judges' Court

Barasat, North 24 Parganas.

CHECKED BY 8 JUN 2024
NOTARY CLERK