

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

82AB 348512

AGREEMENT OF LEAVE & LICENSE

THIS DEED OF LEASE is made on this 1st day of February, 2024

BETWEEN

MR. DINESH KUMAR DALMIA, S/O Lt. Govind Ramji Dalmia, residing at 1st Floor, 206/1B, Bidhan Sarani, Kolkata – 700006, by faith Hindu, by occupation service, by Nationality Indian, hereinafter called the LESSOR/FIRST PARTY (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, and legal representatives) of the ONE PART

AND

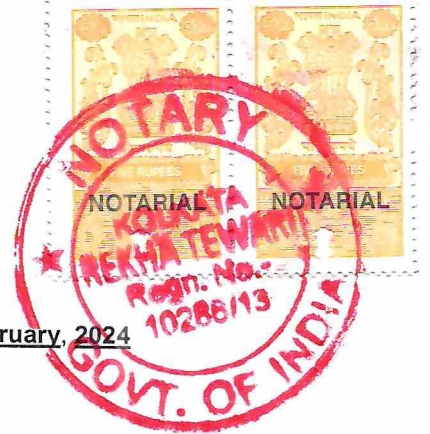
Mr. ANIL KUMAR JOSHI, S/O Lt. Sajjan Kumar Joshi residing at Natural City, Block – L, Flat – 1D, .43, Shyamnagar Road, Kolkata – 700055, by faith Hindu, by occupation business, by Nationality Indian, hereinafter called the LESSEE/SECOND PARTY (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, and legal representatives) of the OTHER PART

Dinesh Kumar Dalmia

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

Anil K. Joshi

01 FEB 2024



WHEREAS the Lessor is the lawful owner of and well sufficiently entitled to Shop, situated on the Ground Floor, inside Shyam Market, 174 Chittaranjan Avenue, Kolkata – 700007 and hereinafter referred to as the 'said premises'



AND WHEREAS at the request of the Lessee, the Lessor has agreed to let the said premises to the tenant for a term of **11 months** commencing from **1st February, 2024** in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. That the Lessor hereby grant to the Lessee, the right to enter into and use and remain in the said premises to this Agreement and that the Lessee shall be entitled to peacefully possess, and enjoy possession of the said premises, and the other rights herein for a monthly rental of Rs.5,000/- each between both the owner i.e. Mr. Dinesh Kumar Dalmia mentioned herein above.
2. The above rent shall have to be paid within 5th of every month as advance basis.
3. That the Lease has been granted on an interest free security deposit of Rs.30,000/- mentioned herein above. It shall be refundable when the shop is vacated at the end of the term.
4. That the lease hereby granted shall, unless cancelled earlier under any provision of this Agreement, remain in force for a period of 11 months.
5. That the Lessee will have the option to terminate this lease by giving Two (2) months' notice to the Lessor.
6. That the Lessee shall have no right to create any sub-lease or assign or transfer in any manner the lease or give to any one the possession of the said premises or any part thereof.
7. That the Lessee shall use the said premises only for commercial purposes.

Dinesh kumar Dalmia

REKHA TEWARI
NOTARY
Regn. No.- 10258/13
C.M.M' s. Court
Kolkata - 700 001

Amal kumar Saha

01 FEB 2024

8. That the Lessor shall, before handing over the said premises, ensure the working of sanitary, electrical and water supply connections and other fittings pertaining to the said premises. It is agreed that it shall be the responsibility of the Lessor for their return in the working condition at the time of re-possession of the said premises (reasonable wear and tear and loss or damage by fire, flood, rains, accident, irresistible force or act of God excepted).



9. That the Lessee is not authorized to make any alteration in the construction of the said premises. The Lessee may however install and remove his own fittings and fixtures, provided this is done without causing any excessive damage or loss to the said premises.

10. That the day to day repair jobs such as fuse blow out, replacement of light bulbs/tubes, leakage of water taps, maintenance of the water pump and other minor repairs, etc., shall be effected by the Lessee at its own cost, and any major repairs, either structural or to the electrical or water connection, plumbing leaks, water seepage shall be attended to by the Lessor. In the event of the Lessor failing to carry out the repairs on receiving notice from the Lessee, the Lessee shall undertake the necessary repairs and the Lessor will be liable to immediately reimburse costs incurred by the Lessee.

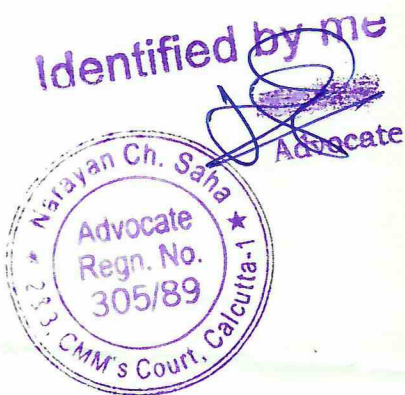
IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year first hereinabove mentioned.

LESSOR,

Dinesh Kumar Dalmia
(Mr. Dinesh Kumar Dalmia)

LESSEE,

Anil Kumar Joshi
(Mr. Anil Kumar Joshi)



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

ATTESTED SIGNATURE ONLY
BEFORE ME ON IDENTIFICATION

Rekha Tewari
REKHA TEWARI
NOTARY

01 FEB 2024