



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



LEAVE AND LICENCE AGREEMENT

THIS LEAVE AND LICENCE AGREEMENT is made on this the 1st day of March 2023.

BETWEEN

SHRI CHANDAN PAROLIA (PAN NO – AFXPP4532Q) son of Shri Dina Nath Parolia, by Occupation: Business, by faith: Hindu, of 216/2F, A J C Bose Road, Kolkata 700 017, hereinafter referred to and called as the LICENSOR (which expression unless repugnant to context shall deem to mean and include their respective legal heirs, successors, representatives and assigns) and party of the **ONE PART**

AND

Chandan Parolia

P. K. Dasi.
Notary
Regn. No.: 1101/86
C.M.M.'s Court
7 & 8, Bankshall Street
Calcutta - 700 001

24 MAY 2023

Sawari Khan

Analludaleeb

44967

S.L. No.....Sold To.....

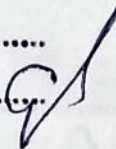
Rs.....Addr.....

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

A.K. SARKAR (ADVOCATE)
C.M.M. COURT, KOLKATA-700 001

17 MAY 2023

Issue Date.....Sign.....



17 MAY 2023

LEAVE AND LICENCE AGREEMENT

THIS LEAVE AND LICENCE AGREEMENT is made on this the

day of

BETWEEN

SHRI A. K. SARKAR (ADVOCATE) C.M.M. COURT, KOLKATA-700 001

AND

SHRI G. C. SAHA (GOVT.) LICENSED STAMP VENDOR, 11A, MIRZA GALIB STREET, KOLKATA-87

WHEREAS the said Advocate is desirous of obtaining leave and licence from the said Vendor

for the purpose of attending to his legal business in the Court of Law

and the said Vendor is desirous of granting leave and licence to the said Advocate

on the terms and conditions hereinafter set forth

IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES

AS ABOVE THAT THE SAID ADVOCATE SHALL BE AT THE SERVICE OF THE SAID VENDOR

FOR THE PERIOD OF

THAT THE SAID ADVOCATE SHALL BE AT THE SERVICE OF THE SAID VENDOR

DOFF ESTATES AND CONSULTANTS PRIVATE LIMITED (PAN No. AAICD3763A) having its registered office at Unit No. 410, 4th floor, of PS Qube, Plot No. IID/31/1, Street No 1111 (Major Arterial Road), within Action Area IID in New Town, under Mouza - Noapara, J.L.No 11, in the District of North 24 Parganas. The company governs under Company Act 1954, represented by its Directors **1. Arsal Andaleeb** (Aadhar No. 4310 6865 9550) (PAN No. BMLPA6200Q) son of Andaleeb Ur Rahman Residing at Kako Cottage, Darzi tola, Subzi Bagh, Post - Bankipur P.S Pirbahore, Sampatchak, Patna, Bankipore, Bihar - 800004, **2. Md. Shahbaz Aslam** (Aadhar No. 3004 0212 7012) (PAN No. BSFPA1471H) son of Md. Margoob Aslam at I/41/1, Kasaipara, Garden Reach, S.O Garden Reach, Kolkata, West Bengal - 700 024, hereinafter referred to as the LICENSEE (which expression unless repugnant to the context shall deem to mean and include his legal heirs, successors, representatives and assigns) and party of the **OTHER PART.**

WHEREAS the Licensor is the owner in respect of Unit No 410 in P S Qube on the fourth floor, having super built-up area of 1021 Sq.ft, situated at Plot No IID/31/1, Street No 1111 (Major Arterial Road), within Action Area IID in New Town, under Mouza - Noapara, J.L.No 11, in the District of North 24 Parganas alongwith one independent covered Car Parking Space in the basement thereof.

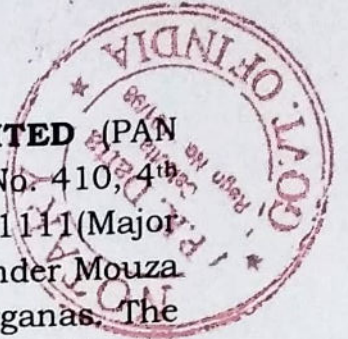
AND WHEREAS The said unit is fully furnished with conference room, director cabin, 2 (two) discussion room, 1 (one) Pantry, 1 (one) reception with visitor lobby and 8 (eight) workstation and other furniture & fixtures, electrical fittings, lights, Hitachi air conditioner 5.5 tonnes and false ceiling which are more fully described and designed in the scheduled herein below and attached with this instant agreement.

AND WHEREAS the said unit is fully furnished and the design of interior exclusively made by NIDHI PAROLIA wife of the said Licensor CHANDAN PAROLIA with her own cost & capacity.

Chandan Parolia

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
7 & 2, Bankshall Street
Calcutta - 700 002

2.4 MAY 2023



Basim A Khan

Arsal Andaleeb

AND WHEREAS the Licensee has approached the licensor with a request to allow the Licensee to temporarily occupy and use the aforesaid Office Space along with covered car parking space in the basement thereof for Real Estate Marketing office for a period not exceeding 11 (eleven) months only from the commencement of this agreement with the Licensors and the Licensee have agreed to take care and services of the Office Space along with covered car parking space in the basement on the basis of Leave and Licence only.

NOW IT IS HEREBY expressly agreed and declared by and between the parties as follows:-

1. That permission is hereby granted by the LICENSOR in favour of the LICENSEE for temporary use and occupation of the said Unit No 410 in P S Qube on the fourth floor, having super built-up area of 1021 Sq.ft, situated at Plot No IID/31/1, Street No 1111 (Major Arterial Road) within Action Area IID in New Town, under Mouza - Noapara, J.L.No 11, in the District of North 24 Parganas alongwith one independent covered Car Parking Space in the basement, particularly mentioned in the Schedule below for the period of Eleven(11) months only from **1st March 2023 to 31st January 2024** which will stand ipso-facto revoked automatically on the Date of Expiry.
2. This writing shall neither and never be construed as any Tenancy Agreement or Lease or nor otherwise creating any other right in the property in favour of the Licensee which is not at all the intention of the parties, but on the contrary merely a temporary agreement or arrangement simply to allow the LICENSEE to occupy the same on temporary basis subject to right to carry out necessary repairs, supervision by his agents, representatives and servants.

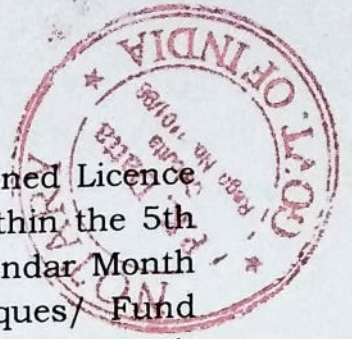
Chandou Parolie

P. K. Datta
Notary
Regn. No.: 1101/96
C.M.M.'s Court
7 & 3, Bankshah Street
Calcutta - 700 001
24 MAY 2023

Rajeev Aslan

Anand Lal

3. That the LICENSEE shall pay the aforementioned Licence Fees amounting to Rs. 68,250/- per month within the 5th Day of every month according to English Calendar Month in advance by means of account payee cheques/ Fund transfer/ whatsoever drawn in favour of the LICENSOR. Be it mentioned that the said amount shall be distributed @ Rs. 48,250/- to the account of the said Licensor Chandan Parolia and rest amount @ Rs. 20,000/- to the account of said Nidhi Parolia wife of Chandan Parolia.
4. The Licensee shall pay a sum of Rs 1,30,000.00 (Rupees One Lakhs Thirty Thousand only) as interest free security deposit which includes 2 (Two) months licence fees is also to be paid at the time of execution of this agreement to the licensor as security deposit to THE LICENSOR i.e. a Security Deposit against possible damages to the Licensed space. The LICENSOR shall return the said Security Deposit without any interest to the LICENSEE on Determination / Termination of the Leave and Licence Agreement after assessing damages, if any, caused by the LICENSEE during the occupation of the licensed space/premises by the Licensee or during the tenure of this Agreement within sixty days of the termination / tenure of the agreement. The said Security Deposit shall not be adjusted against Licence Fees under any circumstances.
5. Apart from Licence fees payable by the Licensee to the Licensor in terms of Clause 3 mentioned hereinabove, the LICENSEE shall avail the Electricity and pay for such consumption quarterly Bill raised by the W.B.S.E.D.C. authority. LICENSEE shall reimbursed the electricity charges/bill to the LICENSOR monthly or quarterly as per his option thereof and LICENSOR shall make the payment directly to the W.B.S.E.D.C. authority. And in respect of



Chandan Parolia

P. K. Datta
Notary
Regn. No.: 1101/93
G.M.M.'s Court
103, Bankshall Street
Calcutta - 700 001

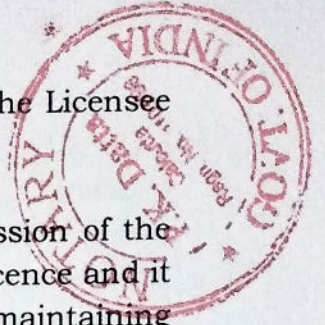
24 MAY 2023

Rajeev Astar

Arun Kumar

Telephone bills, all other levies are payable by the Licensee during the Licenced period.

6. The scheduled property shall be in joint possession of the licensors and the licensee during the period of licence and it shall be the responsibility of the Licensee for maintaining the property in good and habitable condition and in case if any repairing or rectification is required at the time of handing over of the said office space along with parking to the licensor then the same shall be repaired or cost of the same shall be borne by the Licensee.
7. That the LICENSEE shall keep and maintain the said premises/office space with all fittings and fixtures clean and tidy, free from dust, moth and rust. The LICENSEE shall replace all broken parts, if any, by equally good or better substitute whenever necessary with written permission from the LICENSOR.
8. The LICENSOR will have the right to enter & inspect the licensed space at all reasonable time to satisfy them.
9. If the LICENSEE pays the license fees after the due date of 20th of instant month, then a late charge shall also be payable @ Rs.1000/- per day for the number of days delayed.
10. The LICENSOR shall not be liable for any deterioration or loss or shortage of any Fitting and Fixture item of the Licensed space and the LICENSEE shall be entitled to keep their goods with insured at their own cost to cover and compensate for theft, pilferage, fire and all other losses including natural calamity. The LICENSOR shall not in any way be at any time responsible for any mishandling in any way whatsoever.



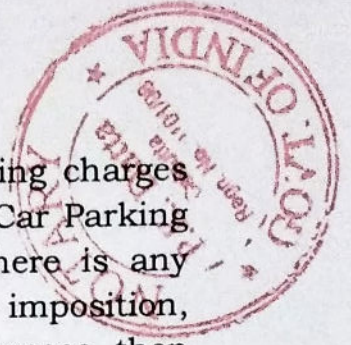
P. K. Datta
Notary
Regn. No. 1101/98
C.M.M.'s Court
2 & 3, Bankhall Street
Calcutta - 700 001

24 MAY 2020

Chandan Pasole

Basu Arora

Asad Ali



11. The Municipal Taxes and any other outgoing charges in respect of the said office space and covered Car Parking Space shall be borne by the LICENSOR, if there is any special imposition of any new taxes or any other imposition, exclusively for the use of Office Space by the Licensee, then the LICENSEE shall have to pay such extra amount over and above the monthly user charges and other charges.
12. This Licence shall commence on and from 1st day of March 2023 and on the said date, the LICENSEE shall be allowed to enter into the Scheduled premises on the said date and shall continue till 31st January 2024.
13. The LICENSEE shall be entitled to use the common toilet and common supply of water which is existing in the Licensed premises at present and supply of water shall be given by the LICENSOR in the usual manner as it is being given to other occupants of office space of the said premises.
14. The LICENSEE shall also be entitled to follow all rules and regulations as imposed or executed by the Developer/ Association and look after the day to day maintenance of the Building.
15. The LICENSEE shall on expiry of the period of Licence or earlier revocation thereof, shall surrender the said Office space along with covered Car parking space and deliver the peaceful and vacant possession thereof to the LICENSOR.
16. On completion of the Licensed period, the Licensee shall unconditionally restore the originality of the said Office and covered Car Parking Space.

Chandan Parolia

P.K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
7 & 3, Bankshall Street
Calcutta - 700 001

24 MAY 2023

Rabbar Akbar

Asadul Haque

17. The Licensee shall not be deemed to be in the exclusive occupation of the licensed premises and the Licensor will have the right to enter upon the premises at any time during working hours to inspect the premises.

18. In the event of, if the LICENSEE continues to occupy the "Licensed Premises" despite expiry of 11 months of the licensed period the LICENSEE shall be liable without prejudice to the other rights of the LICENSOR, to pay to the LICENSOR the occupation charges and/or pre-determined liquidated damages calculated and agreed @ Rs 2500.00 per day plus monthly maintenance & electricity charges as payable by the LICENSEE till the LICENSEE vacates and delivers the vacant and peaceful possession of the Licensed premises in favour of the LICENSOR.

19. The LICENSEE shall not make any addition or alterations or modifications or make any construction or otherwise change the nature and character of the same.

20. The Licensee shall keep the said Office Space and covered Car parking space in habitable condition and in event the said Office Space and covered Car parking space or any portion thereof is damaged it will be repaired at the cost of the Licensee.

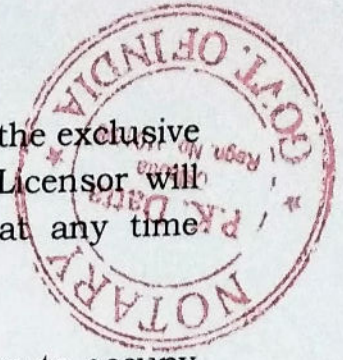
21. The Licensee shall not take any Loan from any financial institution or any Bank by showing the scheduled property as security. The LICENSOR and its premises shall not be liable for any loan or financial assistance taken by the LICENSEE from any bank or financial institutions for his any business in any manner whatsoever.

22. That the LICENSEE or any of his associates and family member shall not assign or sub-let or part with the

Chandan Parahi

P. K. Datta
Notary
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C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

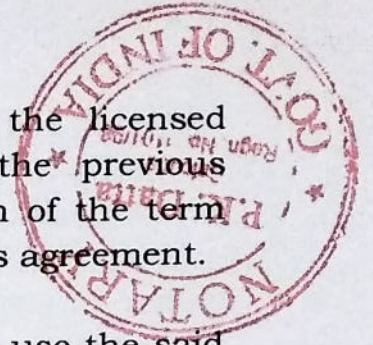
24 MAY 2023



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possession in any shapes or any form of the licensed premises or any portion thereof without the ~~previous~~ consent in writing of the Licensor and breach of the term shall entail forfeiture and/or termination of this agreement.



23. That the Licensee shall not be entitled to use the said office space and covered Car parking space for any other purpose other than the purpose mentioned herein.

24. It is specifically agreed and recorded that the LICENSEE shall not commit and or create any nuisance or annoyance of any nature to continue and or running his business or in using of the licensed premises and if any nuisance or annoyance is created or the licensor is informed or gets any complaint in this behalf, which if proved to be correct, will entitle the Licensor to immediately terminate the licensee without claiming any compensation in any regard whatsoever.

25. LICENSEE shall not store or cause to be stored any inflammable, combustible, injurious, corrosive, gaseous or hazardous items or do any illegal, immoral and dangerous trade or practices which may be a constant source of nuisance to the Licensor and or neighbours thereof.

26. That the LICENSEE undertakes to keep the space in front of the Licensed premises including the passage admitting thereto neat and clean and not to keep or store any goods or articles in the said space or passage.

27. This Agreement may however be terminated by one month's previous notice in writing from either of the parties herein at their last known address. However this Licensee Agreement shall not be terminable before the expiry of six months from the date of its taking effect.

Chandan Parolei

P. K. Datta
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G.M.M.'s Court
283, Bank Street
Calcutta - 700 001

24 MAY 2023

Rohit Arora

Anandadeeb

28. On expiry of notice period, the LICENSEE shall hand over the peaceful and vacant possession of the said Office space along with covered Car parking space to the LICENSOR and the Licensor shall refund the advance amount deposited with him by the Licensee after adjusting any charges incurred by the Licensor on account of damages, if any, to the said office space and covered car parking by the omissions or commissions of the Licensee.

29. Any violation of the terms and conditions as enshrined herein by the LICENSEE shall make the licence liable for cancellation. The Licensee shall not claim any right of exclusive possession or tenancy privilege nor shall set up adverse claim of any kind in respect of the said space against the Licensor and the Licensor shall be liable to seek instant possession and eviction in case of violation of any terms stated herein.

30. That this License shall be determined in case the license is adjudged bankrupt or insolvent.

This agreement is being executed with two original copies.

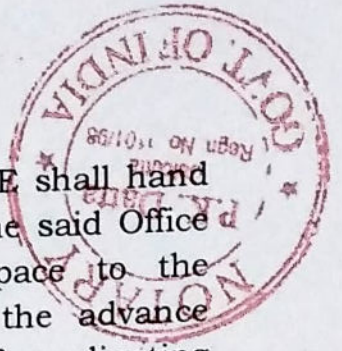
SCHEDULE AS REFERRED TO HEREINABOVE

ALL THAT the portion of Office Space along with covered Car parking space in the basement lying and situated at Unit No. 410 in P S Qube on the fourth floor (having super build area of 1021 sq ft.) in Plot No IID/31/1, Street No 11111 (Major Arterial Road) within Action Area IID situated in New Town, Mouza Noapara, under J.L.No 11 within the District North 24 Parganas.

Chandan Parolia

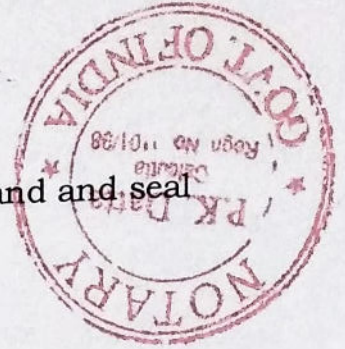
P. K. Datta
Notary
Regn. No. 1101/98
C.M.M.'s Court
3 & 3, Bankshall Street
Calcutta - 700 001

24 MAY 2023



Babbar's Atoms

Anandaleeb



IN WITNESS WHEREOF, the parties have put their hand and seal on the day month and year FIRST ABOVEWRITTEN.

Signed, Sealed and delivered

In the presence of

Chandan Parolia

(Licensor)

1.

Faisal Fudaleeb

*Shabbaz Aslam*₂

(Licensee)

2.

Faisal Fudaleeb

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
163, Bankshall Street
Calcutta - 700 001

24 MAY 2023

SCHEDULE OF FURNITURE & FIXTURE



The unit is fully furnished as per the design attached with this agreement as follows:

1. Conference room - 1 (One) conference table with 8 (eight) chairs
2. Directors cabin - 1 (One) director table with 3 (three) chairs with side cabinet having 4 (Four) drawer and 2 (Two) Filing cabinet.
3. Pantry - 1 (One) pantry table
4. Reception - 1 (One) reception table with 1 (One) chair
5. Workstation - 10 (Ten) workstation with 8 (Eight) chairs {having 5 tables}.
6. 36" Glass Round Discussion table - 2 (Two) with 8 (Eight) chairs.
7. Air conditioner - 1 (One) 5.5 tonnes Hitachi air-conditioner with ducting
8. False ceiling - The unit is fully complete with false ceiling
9. Electrical -
 - a. LED Lights
 - b. Power Point
 - c. MCB

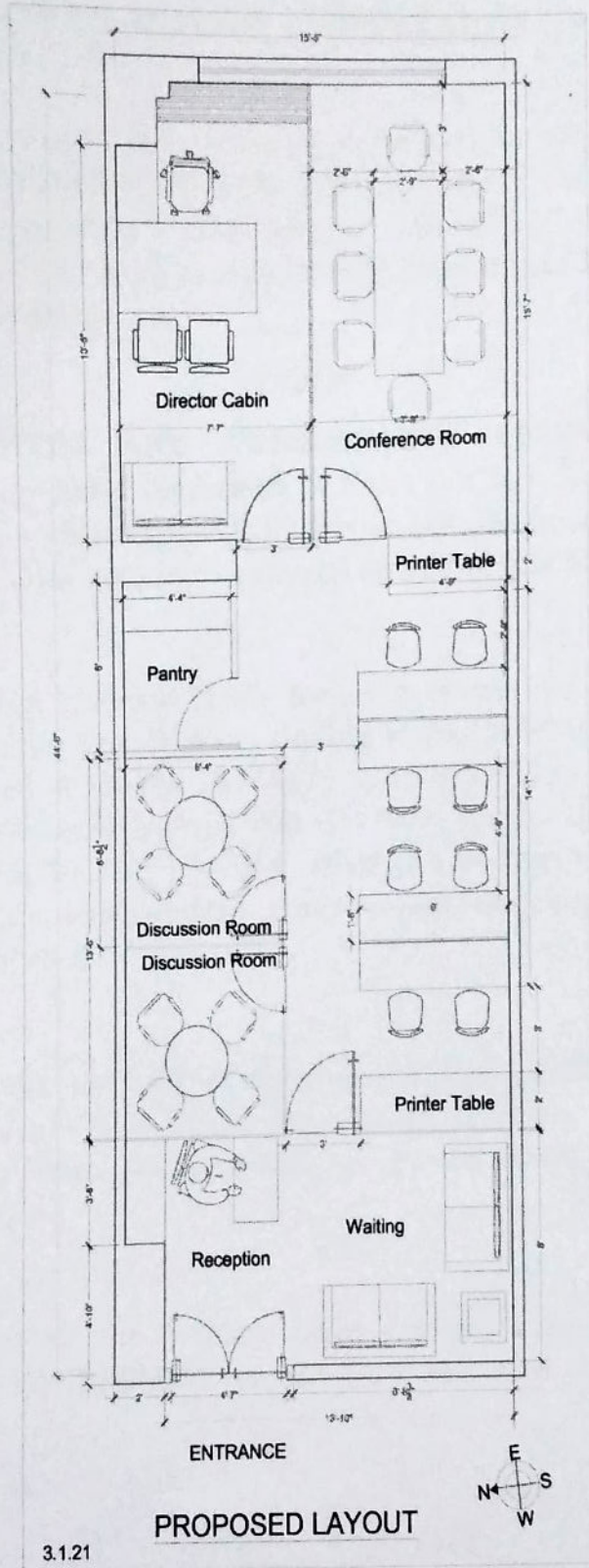
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Anand Prasad

Rameshwar

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
7 & 2, Bankshall Street
Calcutta - 700 001

24 MAY 2023



Shahbaz Aslam

Arsal Farid

Chandan Parahi

24 MAY 2023

P. K. Datta
 Notary
 Regn. No.: 1101/98-
 C.M.M.'s Court
 7 & 3, Bankshall Street
 Calcutta - 700 001

MEMORANDUM OF UNDESTANDING (MOU)

THIS MOU is made and executed at Kolkata on this **01-03-2023**, between **CHANDAN PAROLIA**, S/O Dina Nath Parolia, by faith - Hindu by occupation - Business, of 216/2F, A J C Bose Road, Kolkata 700 017, West Bengal hereinafter called and referred to as the '**LICENSOR**'

AND

DOFF ESTATES AND CONSULTANTS PRIVATE LIMITED represented by **Arsal Andaleeb** of Kako Cottage, Darzi tola, Subzi Bagh, Post - Bankipur P.S Pirbahore, Sampatchak, Patna, Bankipore, Bihar - 800004 referred to as the '**LICENSEES**'

WHEREAS the Licensor is the owner in respect of Unit No 410 in PS Qube on the fourth floor, having super built-up area of 1021 Sq.ft, situated at Plot No IID/31/1, Street No 1111 (Major Arterial Road), within Action Area IID in New Town, under Mouza - Noapara, J.L.No 11, in the District of North 24 Parganas alongwith one independent covered Car Parking Space in the basement thereof.

WHEREAS the LICENSEE approached the LICENSOR for their Office Space of about 1021 Sq. Ft. for a period of 11 months commencing from **01-03-2023 to 31-03-2024** on Leave and License basis.

WHEREAS both the parties have entered into the **LEAVE & LICENSEE AGREEMENT** on **01-03-2023** and this MOU is for follows:

Chandan Parolia

P. K. Das
Notary
Regn. No.: 1101/9.
C.M.M.'s Court
1 & 3, Bankshall Street
Calcutta - 700 00

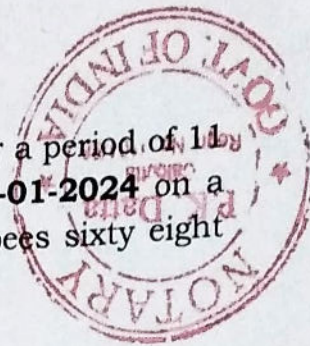
24 MAY 2023



Ranabz Arora

Arsal Andaleeb

1. The Leave and License Agreement is made for a period of 11 months commencing from **01-03-2023 to 31-01-2024** on a monthly LICENSE FEE of **Rs 68,250/-** (Rupees sixty eight thousand two hundred fifty only) per month.



2. Thereafter after the completion of the above if the Leave & License Agreement is extended for the subsequent period it shall be done with a minimum of increased rent @ 5% and new LICENSE FEE of **Rs 72,000/-** (Rupees seventy two thousand only) per month shall be paid and is agreed upon.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESS:

1.

Chandan Parolia

(Chandan Parolia)

2.

Arsal Andaleeb
Shabbir Khan

(Doff Estates & Consultants Pvt. Ltd.)

(Arsal Andaleeb)

ATTESTED

P. K. Datta
Notary
Regn. No.: 1101/98
G.M.M.'s Court
18, 3, Bankshall Street
Calcutta - 700 001

P. K. Datta
Notary
Regn. No.: 1101/98
G.M.M.'s Court
18, 3, Bankshall Street
Calcutta - 700 001

24 MAY 2023

24 MAY 2023



NEW

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority under Government of West Bengal)
Administrative Building, Plot No. DG/13, Premises No. 04-3333,
Action Area - ID, New Town, Kolkata - 700156.
Ph.: 033-3505-0015 (Ext. 343), Website:www.nkdamar.org

CERTIFICATE OF ENLISTMENT OF PROFESSIONAL, TRADE AND CALLING (Financial Year / Effective Date : 28/06/2022)

This is to certify that Name/Style/Logo : **DOFF ESTATES AND CONSULTANTS PRIVATE LIMITED**
at

**Premises no. : 217-1111, Plot No. : IID/31/1, UNIT NO 410, 4TH FLOOR PS QUBE, PLOT NO IID/31/1,
STREET NO 1111, North 24 Parganas, Barasat Sadar, PINCode : 700156, New Town Kolkata.**

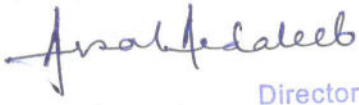
having TIN **1115004620220338** has been enlisted with the New Town Kolkata Development Authority in terms of Section 36A of New Town Kolkata Development Authority Act, 2007 for **COMMISSION AGENT/ BROKER OF(NON FOOD ITEMS)/ MANAGEMENT SERVICE PROVIDER** running business.

This certificate is valid upto **31/03/2023** and is renewable.
This certificate is non-transferable.

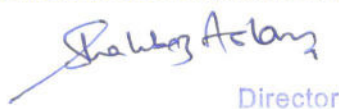
Place : New Town
Date : 28th June, 2022.

Signature Not Verified
Digitally signed by SUKANTA
KUMAR DE
Date: 2022.06.28 15:39:34 IST

Doff Estates & Consultants Pvt. Ltd.


Director

Doff Estates & Consultants Pvt. Ltd.


Director

AUTHORISED SIGNATORY