

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

93AB 129958

3/6  
19 FEB 2024

BEFORE THE NOTARY  
BARRACKPORE, 24-PARGANAS (N)

**LICENCE AGREEMENT**

**THIS AGREEMENT** is made on this 15<sup>th</sup> day of February, 2024 BETWEEN **BASUDEB SAHA, SON OF LATE RABI DAS SAHA**, by religion – Hindu, by profession – Business, residing at -5(6) Sitalabari Road, Harisava, Barrackpore, P.S. Titagarh, Dist. North 24 Parganas, Kolkata – 700122, hereinafter called and referred as the **LICENSOR** of the **ONE PART**;

**AND**

**KARTICK DAS, SON OF LATE SUDHANGSHU DAS**, by faith – Hindu, by occupation - Business, residing at – B.B.Ghosh Street, Goalapara, Monirampur, North Barrackpore(M), Dist. North 24 Parganas, Kolkata – 700120, hereinafter called and referred as the **LICENCE** of the **OTHER PART**;



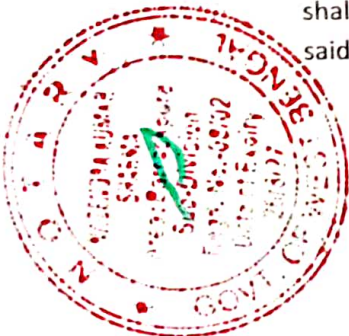
19 FEB 2024

2.

WHEREAS the License approached to Licensor with a proposal for letting out two rooms (approximate 200 sq.ft.) on the ground floor of the premises of the licensor aforesaid address for commercial purpose at a month license fee of Rs.6300/- (Rupees six thousand three hundred) only for the period from 15<sup>th</sup> day of February, 2024 to 14<sup>th</sup> day of January, 2027 (3 years) including electric charges and the license will agree to pay sum of Rs.6300/- (Rupees six thousand three hundred) only as advance to the licensor and the licensor has accepted the said proposal under the terms and conditions hereunder contained.

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES OF THE ONE PART AND THE OTHER PART AS FOLLOWS:-

1. That the licensor to the licensee of 2 rooms (approximately 200 sq.ft.) and two office table with common passage & privy for commercial purpose on the ground floor of the premises situated at 5(6) Sitalabari Road, Harisava, Barrackpore, P.S. Titagarh, Dist. North 24 Parganas , Kolkata-700122 for three years will effect from 15<sup>th</sup> day of February, 2024 to 14<sup>th</sup> day of January, 2027 at a monthly licensee fee charges, which is payable on or before 5<sup>th</sup> day of every running month according to English calendar month and the licensor has accepted the said proposal of the licensee under the terms and conditions hereunder contained.
2. That at the time of execution of this agreement the licensee will pay to the licensor of Rs.6300/- (Rupees six thousand three hundred ) only as security money without interest and the licensor will accept the aforesaid money without any interest and the licensor will return aforesaid security money to the license at the time of vacating the above license portion.
3. That the license will use and occupy the licensed portion for commercial portions per separate electric meter of the said premises.
4. That the licensee will be paid electric charges for above mentioned licensed portions per separate electric meter of the said premises.
5. That the licensee will have no right to transfer/assign/sub-let whole or part of this licensed portion without the consent of the licensor in writing.
6. That the licensee will have no right to make any addition or alteration or said any structure whether temporary or permanent on the said licensed portion without the consent of the licensor in writing.
7. That the license will not cause any nuisance or annoyance to the neighbour and shall not keep any dangerous and combustible articles or explosive articles in the said licensed portion.



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3.

8. That the licensee will keep the licensed portion in a good condition and will have to deliver the peaceful vacant possession of the aforesaid licensed portion of the licensor with good condition.
9. That the licensee should commit breach of the terms and conditions herein before mentioned, the licensee will be terminated forthwith with prior to date of expiry of the terms of the license and the licensor shall have the right to obtain possession of the said licensed portion.
10. That if licensee intend to terminate the license before the stipulated period, the licensee may do by giving 1 (one) months notice in writing to the licensor and on payment of all arrears of the rent and other charges up to the date of expiry of the notice. Similarly licensor will also give 1 (one) month notice to the licensee in termination of the licensed portion before the stipulated period.
11. That the licensee will not be entitled to lock & key of the said licensed portion for continues two weeks.
12. That if the licensee intends to remain the license after the expiry of the terms of the license, the licensee will have to fresh agreement with the licensor on the terms and conditions to the settled by the parties themselves. At that event the licensee shall not be required to give any extra security deposit but license fee will be revived. **IN WITNESS WHEREOF** the parties of the one part and other part have hereunto put their respective signatures on this Deed of Agreement on the day, month and year first above written.

19 FEB 2024

WITNESSES:-

1. Priyam Sengupta  
Ananda Puri, BKP  
KOL - 700122

2. Subir Konai  
Monirampur Dayapur  
Barrack POC. Kol-700120

3. Snehajish Sarkar  
Noabaria BYE LANE  
GARULIA - 743133

Drafted and prepared by me

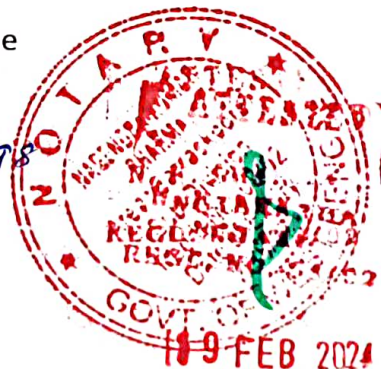
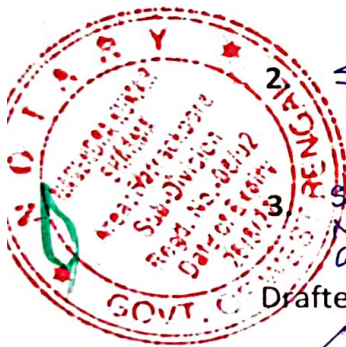
Sabyasachi Das  
(Advocate)  
Reg No - F/915/651/98

*Basu Deb Saha*

Signature of the Licensor

*Kartick Das*

Signature of the Licensee



19 FEB 2024