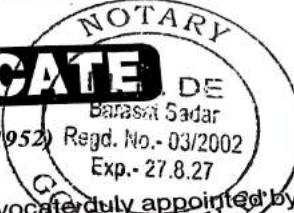
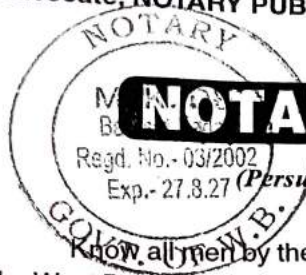


Monoj Kanti De 20 DEC 2023
LL.B

Advocate, NOTARY PUBLIC

Sl. No. 27082023

Professional Address :
Barasat Court
P.O. & P.S. : Barasat
Dist. : North 24 Parganas



NOTARIAL CERTIFICATE

Know all men by these Present that, I Sri M.K. De, Advocate duly appointed by the West Bengal Government as a **NOTARY** being authorised to practice as subject to the provisions of the Notaries Act, 53 of 1952 and the Notaries Rules, 1956 made thereunder in and throughout Barasat Sadar North 24 Parganas in the State of West Bengal within the Union of India, do here by verify, authenticate, certify and attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted and identified by the respective signatories as to the matters contained therein, presented before me.

According to that this to certify, authenticate & attest that the annexed Instrument marked 'A' is executed by.

Mrs. Purbasha Ghosai
w/o - Mr. Bihlanath Ghosai

And

Mrs. Moumita Gupta
D/o - Rabbin Gupta

PRIMAFACIE the annexed Instrument 'A' appears to be in the usual procedure to serve and avail as needs occasions shall or may require for the same.

IN FAITH AND TESTIMONY WHEREOF being required of a Notary, the said

NOTARY do hereby subscribe my hand and affix my seal of office at Barasat on this the

20th day of December 23

20 DEC 2023

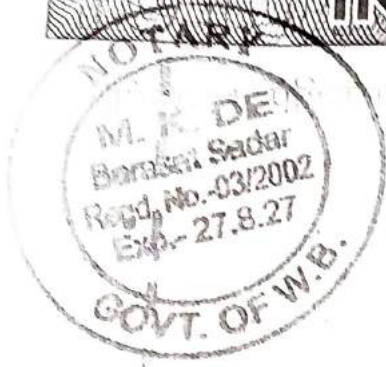
M. K. De
M. K. DE
Notary (W.B.)
Barasat, North 24 Pgs.
Regd No. 03/2002

M. K. DE
NOTARY PUBLIC
GOVT. OF WEST BENGAL
Regn No. - 03/2002

Office & Residential Address

Sukanta Pally, Guma, P.O. : Guma, P.S. : Ashokenagar, Dist. : North 24 Parganas
Pin Code No. : 743704

Moumita Gupta



WEST BENGAL.

88AB 647478

BEFORE THE NOTARY PUBLIC
24 PARGANAS (NORTH)

AGREEMENT FOR LEAVE AND LICENSE
FOR A PERIOD OF 11 MONTHS

THIS LAEVE AND LICENSE AGREEMENT is made on
this 7th day of June, 2023 (Two Thousand Twenty-Three)

BETWEEN

Mrs. PURBASHA GHORUI wife of Mr. Bholanath Ghorui,
by faith - Hindu, by Nationality - Indian presently residing at
Vill. - Joykrishnapur, P.O. - Begumpur, P.S. Chanditala, Dist. -
Hoogly, West Bengal PIN - 712306, hereinafter called and
referred to as the **LICENSOR** (which expression shall
executed by or repugnant to the context be deemed to mean
and include his respective heirs, executors, administrator,
representatives and assigns) of the ONE PART.

Moumita Gupta

Page 1 of 6

MY
SEAL

27.08.2023
20 DEC 2023



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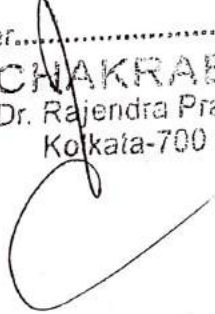
No.....Rs.....

Name.....

Address.....

Vender.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001



T. K. Ghosh
District Judge
Barrister, Calcutta
Date



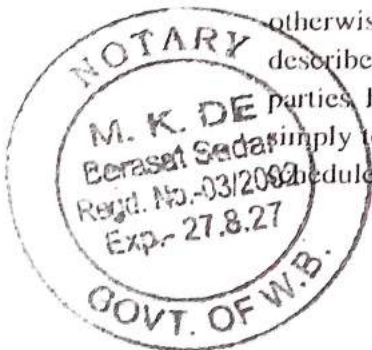
AND

Mrs. MOUMITA GUPTA (Aadhaar No. 936168383842) daughter of Rabin Gupta, by faith - Hindu, by nationality - Indian, by occupation Business residing at Jonepor, Jayanpur, Kanchrapara, Barrackpur - I, West Bengal, Pin- 743145 hereinafter called and referred to as the "LICENSEE" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, administrators, representatives and assigns of the OTHER PART).

WHEREAS the said licensee approached the Licensor for permission for using his flat/apartment for residential purpose by the Licensee only and it is agreed by and between the parties of the agreement that it shall be merely a temporary arrangement of Leave & License for the residential flat/ apartment being Flat No. 3C on Third Floor at Annapurna Manssion, Sourav Ganguly Avenue, Bablatata, P.O. - R. Gopalpur, P.S. - Narayanpur, Kolkata - 700136, Dist. North 24 Parganas - West Bengal- measuring about 855 sq. ft.(super built up area) with 2 bedrooms, 1 Dining Room, 1 kitchen and 2 Washrooms, hereinafter referred to as the "Demised Premises" and more fully described in the schedule written hereunder, only by the Licensee for a period of not exceeding 11(Eleven) months only with effect from 7th Day of June 2023 to 6th April 2024 which the Licensor has agreed to grant on the basis of leave and License only (which will stand ipso facto revoked on the expiry of the said term). Be it clearly understood that in view of the circumstance clearly known to the Licensor and explained to the Licensee at the time of this agreement that no request of extension or renewal of the agreement from the Licensee shall be entertained by the Licensor subject to activities and performance of the License and discretion of the Licensor.

NOW IT IS HEREBY EXPRESSLY AAGREED AND DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

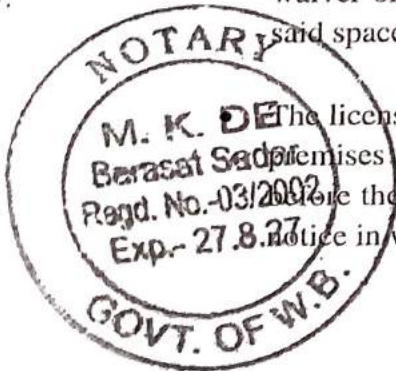
- The writing shall never be constructed as any tenancy agreement or Lease nor otherwise creating any other right of interest in the said Demised Premises as described in schedule in favør of the Licensee which is not at all the intension of the parties herein but on the contrary merely a temporary agreement or arrangement simply to allow the Licensee to use the above space for residential purpose as per the schedule mentioned below for the aforesaid period only.



Moumita Gupta

- The Licensee shall in consideration of such space as hereunder provided shall pay to the owner/ Licensor a fixed sum of Rs. 9000/- (Rupees Nine Thousand Hundred only) on or before 6th day of every English calendar month excluding electric charges.
- The Licensee has to deposit an interest free security deposit for observance of the covenants hereunder contained and thus kept with the owner. Licensor a sum of Rs. 18000/- (Rupees Eighteen Thousand only) equivalent to 2 months' fees and charges, at the time of execution of this present agreement against acknowledgement of reception of this present Agreement itself by the owner i.e., Licensor. The security deposit is to be refunded without interest on expiry and or earlier determination or it shall be carried forward in case of renewal of this license and subject to surrender and delivery of vacant possession of the demised premises and subject to such deduction as the Licensor I owner shall be entitled for against the License, e.g., unpaid electric bills etc, as hereunder provided as/ or otherwise permitted in law.
- The licensee shall on expiry of the period of 11(eleven) months for which the license hereunder is granted or earlier revocation thereof surrender the said space and deliver the same to the owner / Licensor with simultaneously refund of the amount of security deposit to the Licensee as would be due to him subject to deductions provided in clause written herein before.
- Provided however and notwithstanding anything herein before contained it is hereby expressly agreed by and between the parties hereto that in case of default of any payment within the period hereinbefore referred to the owner i.e. Licensor by the Licensee, the owner/Licensor shall be entitled to and shall always have the power to revoke the license and reoccupy the said demised premises without subjecting himself to any liability on that account notwithstanding any intermediate negotiation and waiver of breach hereof when and in such an event the Licensee shall surrender the said space / portion as hereunder contemplated.

20 DEC 2023



The licensee shall have no right to make any addition or alteration to the said demised premises of the owner. If the Licensee wants to leave the said demised premises before the contractual period hereof, he must inform the owner before two months as notice in writing or against payment of two months' installment in lieu thereof.

Page 3 of 6

Moumita Gupta

- The Licensee further agrees that he, the other part herein, shall leave and vacate the said demised premises on expiry of the contractual period of license as aforesaid and deliver peaceful and vacant possession thereof to the owner / Licensor in good and habitable condition and in proper order and in case of any delay or default on his part the Licensee shall be liable to pay to the Licensor / owner damages for wrongful use thereof at the rate of Rs. 700/- (Rupees one thousand) only per day.
- The Licensee further agrees that he shall use the said demised premises for residential purpose. No inflammable or harmful articles (banned by the law) shall be used or kept in the premises and he shall not sublet or assign the said space and I or any portion thereof in any way or manner under any circumstances nor carry on or permit trade or any business in the said premises. No permission/no objection for trade is to be provided.
- That the Licensee shall use the said demised premises with the existing electrical fittings of the Owner/ Licensor and shall replace any or all these with better ones if damaged. In case any fitting and / or/ fixture is fitted in the said demised premises with the permission of the Licensor / Owner the same cannot be removed at the time of vacation of the accommodation by the Licensee that might cause defacement of floor / walls.
- That all repairs including the maintenance of electrical fittings and bathroom fittings etc. Shall be carried out by the Licensee at his Own cost I expenses but on notice and Knowledge of the Licensor/ Owner.

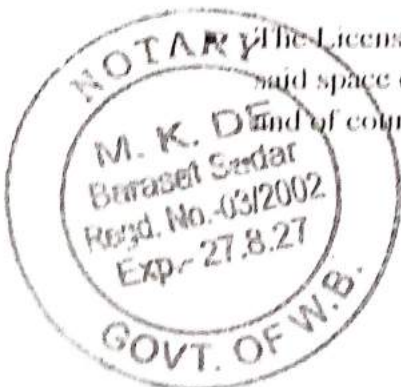
The context includes as well heirs, administrators or assigns of the respective parties hereto as the parties themselves.

3.

The Licensee shall at all times during the terms of this license keep and maintain the said space clean, tidy, healthy, wind and water tight in all seasons and further in good and of course reasonable wear and tear expected.

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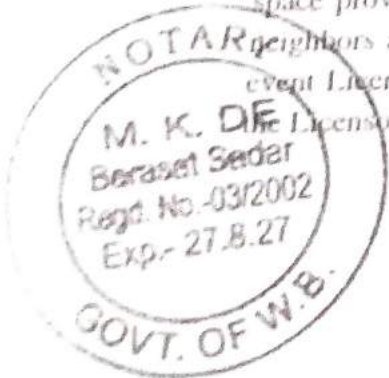
Jeemita Gupta



- It is agreed and accepted by the Owner/Municipal tax of the demised premises shall be borne by the Owner/Licensor.
- That the Electricity consumption charges for the demised premises by the Licensee shall be exclusively paid by the Licensee as per the electric meter installed for the demised premises.
- The Licensee shall permit the owner/Licensor or their servants/agents or representatives at all defects to be repaired.
- The Licensee shall not remove the Lock/pad lock from the main entrance (Door) of the demised premises.
- This agreement is valid up to 6th April 2024. The licensee shall vacate/leave the said demised premises on or before the said date and deliver the vacant possession of the same to the Owner/Licensor the first part herein.
- It is agreed that the original of this agreement shall be kept with the Owner/Licensor and the Photo copy of the same hereof shall be kept with the Licensee.

20 DEC 2023

- It is agreed that the Licensee shall keep his belongings in the schedule mentioned space provided to him peacefully and harmlessly without disturbing the close door neighbors and no complain shall be entertained by the Owner i.e. Licensor. In such event Licensee shall be bound to vacate the said premises immediately on notice of Licensor.



Haamita Gupta

SCHEDULE ABOVE REFERRED TO
(Licensed Portion)

ALL THAT piece and parcel of one independent and complete Residential flat / apartment being Flat No. 3C on Third Floor at, Annapurna Manssion, Sourav Ganguly Avenue, Bablatata, P.O. – R. Gopalpur, P.S. – Naryanpur, Kolkata – 700136, Dist. North 24 Parganas West Bengal measuring about 855 sq. ft. (super built-up area) with 2 bedrooms, 1 Dining Room, 1 kitchen and 2 Washroom.



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

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

In presence of :

11 DEC 2023

Purbasha Choudhary
Signature of the Owner / Licensor

2.

Moumita Gupta
Signature of the Licensee

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

CHECKED BY
Moumita Gupta
28 DEC 2023
NOTARY CLERK

Rani Karna Das
En No. - 703/707/90
Barasat Judge's Court

Moumita Gupta

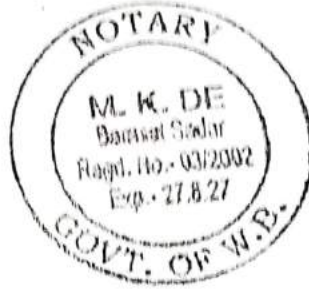
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20 DEC 2023

Moumiba Gupta

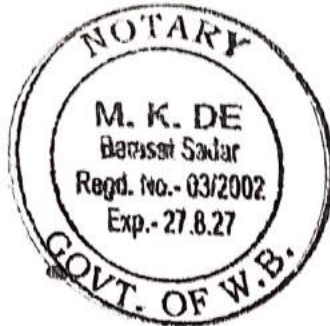
Dated 20th Day of December 2023



In the matter of
Instrument 'A'
And

20 DEC 2023

NOTARIAL CERTIFICATE



20 DEC 2023

Office :

M. K. De
LL.B

NOTARY PUBLIC

Sukanta Pally, Guma.

P.O. : Guma, P.S. : Ashokenagar,

Dist. : North 24 Parganas

Pin Code No. : 743704

Monoj Kanti De

LL.B. Advocate

NOTARY PUBLIC

GOVT. OF WEST BENGAL

BARASAT

P.O. & P.S. : BARASAT

DIST. : NORTH 24 PARGANAS

WEST BENGAL, INDIA

Regn No. - 03/2002

Moumela Gupta