



Sl. No.

Serial No. 07 dt. 05/5/23

Notarial Certificate

To all to whom these present shall come, I, Sutwisha Ghosh, duly appointed by the Government of West Bengal as Notary and practising within the metropolitan city of Kolkata. W.B. hereby certify that the paper writing collectively marked 'A' annexed hereto, hereinafter called the paper writings. 'A' are presented before me.

Leane And Licen Agmar belwi Atkudd Khan Avs. Nawaz Ahmed -

hereinafter referred as the "executant/s" on the 05 MAY 2023 day of 05 MAY 2023 in the year Two Thousand Twenty

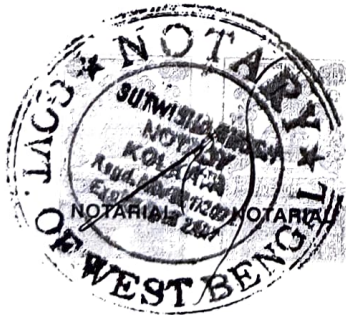
executant/s" having admitted the execution of the paper "A" and satisfied as to the identify of the executant I have attested the on.

and testimony, whereof, I, the said Notary, have hereinto scribed my name and affixed my seal of office at Kolkata this 05th day of May 2023.

05 MAY 2023

[Signature]

SUTWISHA GHOSH
NOTARY, KOLKATA
Regd. No.-21/2022
Govt. of W.B.
Mob. No. - 8017144975



SUTWISHA GHOSH
Notary Public, Kolkata
Govt. of W.B.
Regd. No. 021/2022

NOTARIAL STAMP

05 MAY 2023

Office :
6, Old Post Office Street,
1st Floor, Room No. 65
Kolkata - 700 001
Mobile : 80171 44975
E-mail : sutwishaghosh@gmail.com

Nawaz Ahmed

भारतीय गैर न्यायिक

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पश्चिम बंगाल WEST BENGAL

81AB 688249

LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT is made and executed on this 1st day of **May, 2023 (Two Thousand Twenty-Three)** at Kolkata.

BETWEEN

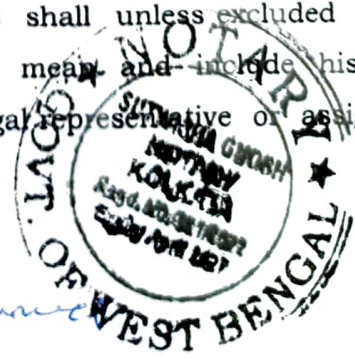
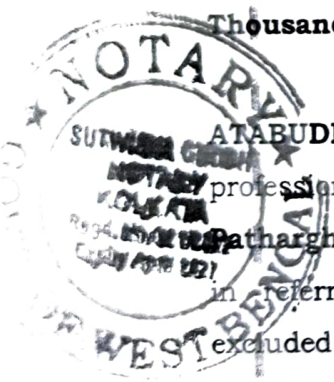
ATABUDDIN KHAN Son of **AMIR UDDIN KHAN** aged about 39 Years, by profession- Business, by Faith- Islam, Residing at **Vill- Chhapna, P.O- Patharghata, P.S- Techno City, Dist- 24 Parganas, Kol- 700135**, hereinafter in referred as the **LICENSOR** (which terms or expressions shall unless excluded by or repugnant to the context to be deemed to mean and include his / her respective heirs, executors, administrators, legal representative or assigns) of the **ONE PART.**

AND

NAWAZ AHMED son of **WASI AHMED** aged about 47 Years, by profession- Business, by Faith- Islam, Residing at **Vill- Chhapna, P.O-Patharghata, P.S- Techno City, Dist- North 24 Parganas, Kol- 700135** hereinafter in referred as the **LICENSEE** (which terms or expressions shall unless excluded by or repugnant to the context to be deemed to mean and include his / her respective heirs, executors, administrators, legal representative or assigns) of the **OTHER PART.**

05 MAY 2023

Nawaz Ahmed



21/05/23
Nawaz Ahmed

WHEREAS The Licensor Is The Absolute Owner Of House, **Village- Chhapna & P. O- Patherghata, P.S- Techno City, Dist- North 24 Parganas, Pin - 700135, JL NO 36, Khatian No- 6861, Dag No 2224** of 1 Bedroom, general Bathroom & Kitchen.

ANDWHEREAS the LICENSOR has agreed to allow on the basis of leave and license to the LICENSEE to occupy and use temporarily to the said floor.

NOW THESE PRESENTS WITNESSETH and the parties here by agree as follows: The FIRST PARTY / FLAT OWNER / LICENSOR intended to hand over the key of the said property after getting the License fee and advance money from the second Party / LICENSE. The details are as under:

License Fee	Rs. 6,400 (Six Thousand Four Hundred Only)
Advance (Security Deposit)	Rs. 6,400 (Six Thousand Four Hundred Only)
Date of Starting and Ending	1st May, 2023 to 31th March, 2024
Electricity Charges	Extra, according to Electric Meter.

1. That the Second party / LICENSEE will use the said flat only for residential purpose for a period of 11(eleven) month.

2. That the Second party / LICENSEE will pay the monthly License fee to the First party / Flat Owner with 7 days according to English calendar month regularly.

3. That the Second party / LICENSEE will not sub-let or allow paying guest with the License fee period to anybody else without the prior permission of the First parts.

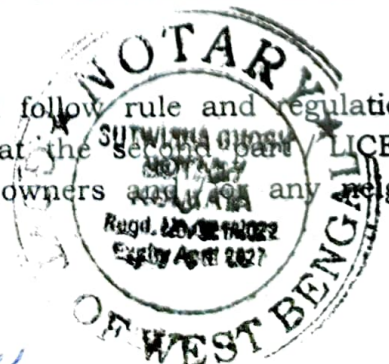
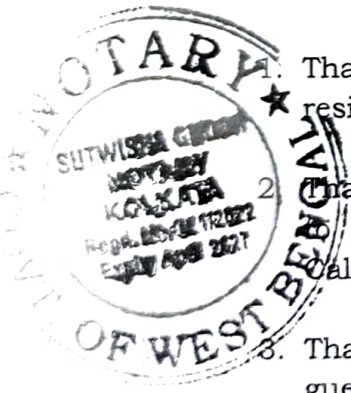
4. That the Second party / LICENSEE will not make any illegal construction inside or outside the flat in meantime.

5. That the Second party / LICENSEE will not store heavy quantity of Gas, Diesel or Petrol and / or any type of combustibile article inside the flat.

6. That the Second party / LICENSEE shall follow rule and regulations of the housing Co-operative Society and that the Second party / LICENSEE will not quarrel to the First party / Flat owners and any neighbors in the mean time.

05 MAY 2023

Nandaz Ahamed



7. That the Second party / LICENSEE shall be responsible for all petty repairs of the flat.
8. That those parties will serve a Notice for vacating the Flat before one month positively.
9. That the Second party / LICENSEE if not being able to pay the License fee in time to the First Party / Flat Owner / LICENSOR then the First / Flat Owner / LICENSOR will serve a short notice for clearing the Dues / License fee to the Second Party / LICENSEE, but if the second Party / LICENSEE is not being able to clear the dues within the sort period, then First Party / Flat Owner/ LICENSOR will be bound to vacate the said flat and refund the advance money after deduction dues.
10. That the Second party / LICENSEE will always allow the LICENSOR or his/her authorized agent to inspect the premises in day time.

11. The monthly License fee will be transferred to the designated bank account of the LICENSOR by the LICENSEE.

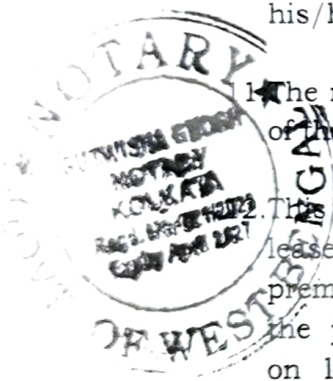
This agreement shall never be construed as a Tenancy agreement or lease nor other creating sort of right, Title and interest in the said premises in favour of LICENSEE, which shall not at the intention of the parties hereto but on the contrary merely a temporary agreement on leave and license basis, to follow the license to temporarily use the said premises under control and supervision of the LICENSOR.

13. That the first party/ flat owner will refund the advance money without interest to the second party/ licensee at the time of vacating the will full peaceful possession and the flat being in OK condition and also surrender paper as per rules. And further agreed by the licensee that the locking period will be 6 months from the date of this agreement. If the license wants to vacate the said flat before 30 days, then advance money security deposit will be forfeited by the licensor.

14. That the parties may renew this agreement for a further period, on 10% of increment in agreement.

05 MAY 2023

Nawaz Ahmed



Date: 05/05/2023
Name: Nawaz Ahmed

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above - written.

Singed, seal and delivered

In the presence of:

WITNESSES

1. *Tarzan Kiz. Mondal*

2.

Ata Buddin Khan

Signature of LICENSOR

ATA BUDDIN KHAN.

Nawaz Ahmad

Signature of LICENSEE



05 MAY 2023

SUTWISHA GHOSH
NOTARY, KOLKATA
Regd. No.-21/2022
Govt. of W.B.
Mob. No.- 8017144075

Nawaz Ahmad