



NOTARIAL CERTIFICATE

Sl. No. 1159.....of 2024

TO ALL MEN THESE PRESENTS SHALL COME, I KAJAL KUMAR HALDAR, ADVOCATE duly appointed and authorised by the Govt. of India to practice as per provisions of the Notary Act, 53 of 1952 and the Notaries Rules, 1956 made thereunder in Bidhannagar Court, in the District of North 24 Parganas in the state of West Bengal do hereby certify that the paper writings collectively marked "A" annexed hereto (hereinafter called the paper writings "A") are presented before me by the executants(s),

[Handwritten signature]

hereinafter referred as the executants(s) on this 20..... Day of 08..... Two thousand 2024.....

Under the execution of the paper writings "A" on its being read by the respective signatores as the matters contained therein being satisfied as to the identify of the executant(s) I have attested execution.

AN ACT WHEREOF being required of a Notary, I have granted, THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary have hereunto set and subscribed by name and affixed my seal of office on this 20..... day of 08..... 2024

[Handwritten signature]

KAJAL KUMAR HALDAR
B.Sc, MISE, MA, LL.B
NOTARY
(Govt. of India)
Regn. No. 13502/18
Mayukh Bhaban
Ground Floor
Bidhannagar Court
Kolkata - 700 091
W.B. (India)

20 AUG 2024

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RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS
WEST BENGAL

94AB 367723

THIS AGREEMENT excluded on this date 23rd November

BETWEEN MR MITHILESH KUMAR (PAN APUPK6884K) [Aadhar No- 8321 3043 3020], son of Mr. Mohan Mahto, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Siddha Galaxia, Azure-202, Street No-707, Raiganchi, Battala, North 24 Parganas, Kolkata 700135, PO+PS Rajarhat, hereinafter called and referred to as the LICENSOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, legal representatives and/or assigns) of the ONE PART.

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MR. AKASH MONDAL (PAN No. AZSPM6522G & Aadhaar No. 8796 9339 7371) Son of Alok Mondal, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 6 R. K. Banerjee Sarani, Bhadreswar M, Hooghly, West Bengal 712139, hereinafter called and referred to as the LICENSEE (which term or expression shall unless excluded by or repugnant to the subject or context

Mithilesh Kumar

20 AUG 2024

@akashmondal



WHEREAS

the first part is the absolute owner of All That Office Unit bearing number 718 (revised as per CC 717), on the 7th floor, having a Carpet Area of 408 sq ft., along with I (One) number of Covered Car Parking space bearing no. 4 in the Lower Basement, of the commercial building at **ABACUS**, New Town, Iving and situated at Plot No IIE/23 in Action Area HE, situated on Street No ||||, and Street No 0777 in the New Town, Kolkata, PS New Town, District North 24 Parganas, West Bengal, hereinafter called the said property which is more fully and particularly mentioned in the below Schedule of property

AND WHEREAS the 2nd Part has approached the 1st Part to allow the aforesaid office space for using official purpose of the aforesaid property which is more fully and particularly mentioned in the below Schedule of property on the basis of this License Agreement for a specific period of 11 (Eleven) month in a particular way and under certain terms and conditions

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while the said schedule of Property shall remains under the Khas possession

and occupation of the 2nd Part.

AND WHEREAS the 2nd Part has expressly desired to make use of the said Licensor's property for their particular purpose ie for business purposes and the Licensor has accepted the request of the Licensee.

And whereas to avoid future contradictions between the parties now entered into a License Agreement in respect of the said office space on the following terms and Conditions.

Mithilesh Kumar

20 AUG 2024

@Kashyapudat



TERMS AND CONDITIONS:

That the License Agreement will commence on and from 15/12/2023 and it will terminated on 14/11/2024, i.e. for a specific period for 11 (Eleven) months only.

2. That the Licensee shall pay a License Fee Rs. 42,000/- (Rupees Forty- Two Thousand) only per month including maintenance & using car Parking space charges of the **ABACUS**

3 That the Licensee shall pay Rs. 84,000/- (Rupees Eighty-Four Thousand) only as an interest-free Security Deposit to the Licensor and a one month License Fee in advance at the time of execution of this agreement to the Licensor and the Licensor shall refund the aforesaid security deposit (without interest) at the time of leaving the aforesaid property in favour of the Licensor after adjusting any dues and demurrages of the property or other claims if any.

4. That the Licensee has paid the aforesaid License fee and Security deposit as follows:-

i) Rs. 42,000/- (Rupees Forty-Two Thousand) only as monthly license fee and

ii) Rs. 84,000/- (Rupees Eighty-Four Thousand) only as a security deposit.

Total Rs. 126000/- (Rupees One Lakh Twenty-Six Thousand) only paid in two parts Rs. 116000/- (Rupees One Lakh Sixteen Thousand) only paid vide cheque number "365823" drawn on SBI, dated 28th November 2023 in favor of Mithilesh Kumar.

b) Rs. 10,000/- (Rupees Ten Thousand) only paid by UPI on 22/4/2025, UPI Ref No T2311231806253231706587

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Mithilesh Kumar

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20 AUG 2024



5. That the Licensee shall pay the electricity charge regularly as consumed by the Licensee and generator charges as actual bills generated by the office and/or **WBSEDCL**

The License Fee will be paid within the 5th day of each and every English Calendar month in advance by Net Banking to the account of the Licensor.

7. The Licensee cannot vacate/ surrender/leave the licensed property before the day of 15th day of June 2024, ie 6(Six) months from the date of License Agreement. If the Licensee leaves the said premises before the day of the 15th day of June 2024, then the Security deposit will be forfeited and the Licensee shall have no right to demand the same from the Licensor

8. The Licensee shall have the right to surrender the License after the date of the 15th day of June 2024, by providing in writing one-month prior notice to the Licensor or in lieu thereof be liable to pay to the licensor one-month License Fees. Similarly in the event of urgent need for personal utilization of the apartment, the licensor reserves the right to terminate the agreement by sending one month's notice in writing.

9. That if the Licensee fails and/or neglects to pay the License Fee consecutively for Two months to the Licensor then this License agreement will automatically terminated and the Licensee will hand over the possession of the property to the Licensor and the security deposit amount Rs. 84,000/ will be forfeited by the Licensor and the Licensee shall not claim anything for the same whatsoever

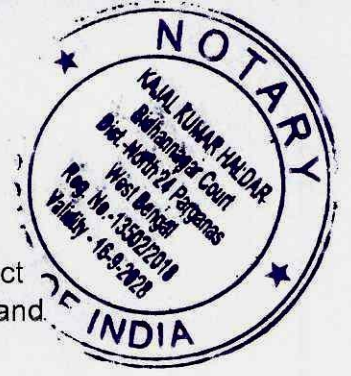
10. The Licensee shall have the right to surrender the License agreement by providing in writing one month prior notice to the Licensor or in lieu thereof be liable to pay to the Licensor one month's License Fee plus one month of maintenance. Similarly in the event of an urgent need of said Office space, the Licensor reserves the right to terminate the agreement by sending One month's notice in writing to the Licensee.

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11. The Licensor or his men and agents shall have the right to inspect the Licensed property from time to time. The Licensee or their men and

employees will not cause any obstruction to the Licensor or his men and agents for inspection in the licensed portion.

12. If the 2nd party doesn't vacate the said property after the termination of the stipulated period of 11 months in such case License fee will be calculated at Rs. 3,000/ only per day of each day of stay therein as a penalty and the 2 Part will be treated as trespasser or unauthorized occupant.

13. That after the termination of this License, the parties of this agreement agreed to extend the License period for a further period (it depends upon the pleasure of the Licensor) then monthly the License Fee will be increased a 5%

14. That the Licensee shall make repairing work as well as decoration in respect of the said schedule of property at his own cost subject to the written consent of the Licensor.

15. That the Licensee shall use the said premises for commercial purposes only and for no other purpose.

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16. That the Licensee shall not transfer the License or sub-let or part with the possession to any third party/stranger without written consent of the first party.

17. That the Licensee shall not keep any inflammable or combustible articles in the shop room but can store the business articles in the said shop room.

18. If the Licensee causes any damages to the Licensed portion the Licensor will have every right to claim fair and reasonable demurrage charges for the same. The said demurrage has to be determined by the Licensor and mutually agreed upon by both parties. In case of any dispute regarding the damages, it will be valued by an independent

Nitish Kumar

20 AUG 2024

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Arbitrator as appointed by both parties with mutual consent. Under such circumstances, the value, as

determined by the independent Arbitrator, would be considered full and final for this purpose. The fees and any incidental expenses for the valuation will be borne by the Licensee. Such damage will be deducted from the money that is given in advance as Security Deposit. And in case of damages valued above the security deposit then the cost of such excess damage will be compensated by the Licensee by cash.

19. At all times during the term of the License the Licensee shall be liable to keep the said premises clean, tidy, healthy, wind and water right in all seasons and further in good and substantial repair, reasonable wear and tear excepted

20. That the Licensee or their men and employees could not do or be permitted to do anything which will cause any disturbance, nuisance or annoyance or any sound pollution or any illegal work or activities in the flat room which caused damage to the other residence including neighbors of the said complex.

21. That the 2nd Part doesn't use the premises for any immoral or illegal purpose

22 If any ill legal act or thing is done by the 2nd parties, he/she will be responsible for the same, and the authority concerned shall punish for the same, the owner will not be responsible for the same.

23. The Licensee will abide by all the rules and regulations of the authority of the ABACUS, Action Area -IIE/23, New Town, and maintain good relationships with other owners of the said property.

24. That in case of breach of the License Agreement or non-observance by the Licensee of any of the terms and conditions herein contained in this License, the Licensee shall be liable to eviction by the Licensor.

Mithal Singh, Licensor

20 AUG 2024

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25. If the Licensor fails to give the handover of the said unit as fully furnished to Krisshiv Realtors/Akash Mondal within 21 January 2024 then this agreement will be null and void and the Licensor will refund the security deposit and advance monthly rent Le. Rs. 126000/ (Rupees One Lakh Twenty Six Thousand) only.

SCHEDULE AS ABOVE REFERRED TO

All That Office Unit bearing number 718 (revised as per CC 717), on the 7th floor, having a Carpet Area of 408 sq. ft., along with I (One) number of Covered Car Parking space bearing no. 4 in the Lower Basement, of the commercial building at ABACUS, New Town, Iving and situated at Plot No IIE/23 in Action Area IIE, situated on Street No IIII, and Street No 0777 in the New Town, Kolkata, PS New Town, District North 24 Parganas, West Bengal

IN WITNESS WHEREOF the said Licensors and the said Licensee have put their respective signatures hereunder the day month and year first above written

WITNESSES.

(A)

In respect of the Office Unit bearing number 718 (revised as per CC 717), on the 7th floor, having a Carpet Area of 408 sq. ft., along with 1 (One) number of Covered Car Parking space bearing no. 4 in the Lower Basement, of the commercial building at ABACUS, New Town, lying and situated at Plot No- IE/23 in Action Area IIE, situated on Street No- IIII, and Street No 0777 in the New Town, Kolkata, PS- New Town, District- North 24 Parganas, West Bengal.

Nitish Kumar

20 AUG 2024

Akash Mondal



NAME OF THE OWNER: MR MITHILESH KUMAR.

LIST OF FURNITURE, FIXTURES, FITTINGS & OTHER ARTICLES

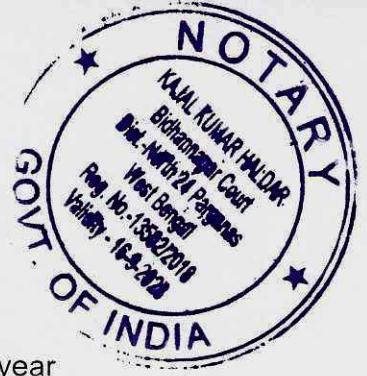
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Mithilesh Kumar

20 AUG 2024

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IN WITNESS WHEREOF the said Licensors and the said Licensee have put their respective signatures hereunder the day month and year first above written.

WITNESSES 1

:- PARTHA CHOWDHURY
79/C SHYAM NAGAR ROAD
KOLKATA - 700055
9123676089.
Partha Chowdhury.

WITNESSES 2

:- Manas Mandal.
RF 22/4 Raghunathapur,
Toghuriga - Kol - 700059
Hbros. 9471856577.

(A)

Manas Mandal

SIGNATURE OF THE LICENSOR

K. K. HALDAR
K. K. HALDAR
NOTARY PUBLIC
GOVT OF INDIA
Reg. No. - 13502/2018
Bidhannagar Court
Dist. - North 24 Parganas
West Bengal

Manas Mandal

SIGNATURE OF THE LICENSEE

20 AUG 2024

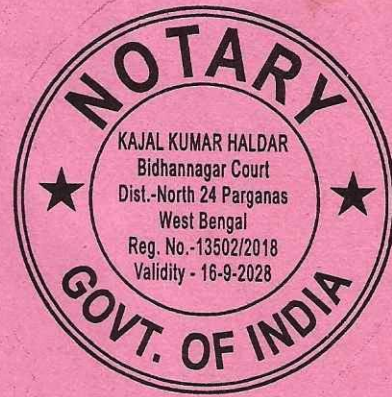
Date

20 AUG 2024

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In the Matter of :
Instrument 'A'
And
In the Matter of
NOTARY CERTIFICATE



KAJAL KUMAR HALDAR

B.Sc, MA, LL.B

NOTARY

(Govt. of India)

Regn. No. 13502/18

Mayukh Bhaban

Ground Floor

Bidhannagar Court

Kolkata - 700 091

W.B. (India)