



पश्चिम बंगाल WEST BENGAL ALIPORE JUDGES COURT KOLKATA-700 027 91AB 495308

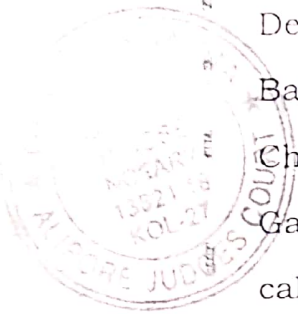
LEAVE AND LICENCE AGREEMENT FOR ELEVEN MONTHS

THIS LEAVE AND LICENCE AGREEMENT made this the 1st December 2023 **BETWEEN LAXMI CHAKRABORTY** wife of Late Babul Chakraborty **AND MANASI DAS** daughter of Late Babul Chakraborty both are by faith-Hindu residing at 28, Jodhpur Gardens, (Colony), P.S.-Lake, Kolkata-700045, hereinafter called and referred to as the **LICENSOR** of the **FIRST PART**.

AND

RAJ KUMAR PRAJAPATI son of *Prajapati* Aadhaar No. 939227139451, Pan No. BDWPP4877L, by occupation-Business, residing at Flat-2, 37/D, Purbachal Lal Bahadur Sarani, Haltu, Kolkata-700078, hereinafter called and referred to as the **LICENSEE** of the **SECOND PART**.

Laxmi 4 DEC 2023 *Manasi*



WHEREAS the first party is the absolute owner of the flat is desirous to allow some intending party to occupy the **ground floor** flat of 28, Jodhpur Gardens, P.S. Lake, Kolkata-700045, for a period of **11(Eleven) months** and to allow the party to occupy the flat at the said premises on Licence basis for a period **11 months** commencing from **1st day of December, 2023** ending on **31st day of October 2024** for **Business Purpose** as per terms and conditions hereunder written to which the first party having agreed hereto and agrees as par terms and conditions hereunder written

That the Second party licensee to pay a sum of **Rs. 9,000/- (Rupees Nine Thousand only)** by cash on or before 5th day of every English Calendar month of the above premises ground floor flat and also security deposit **Rs.18,000/- (Rupees Eighteen Thousand only)** will be refunded without interest at the time of vacating the possession of the said flat room after deduction of the breakage and damages if any and **Rs. 18,000/- Security Deposit.**

That the said deposit **Rs.18,000/- (Rupees Eighteen Thousand) only** will not accrue any interest.

Furniture rent Rs. 1000/-

AND WHEREAS that in case the Licensee fails to vacate the said accommodation after the expiration of **11 (Eleven) months** the Licensor shall have every stay and evict the if the said License is not renewed for subsequent year and years.

[Handwritten Signature]
[Handwritten Signature] DEC 2023



AND WHEREAS that the Licencee is makes any addition or alteration of the said room without permission from the Licensor.

AND WHEREAS that the entire electricity used by the Licensee at their own meter and after having the Electric Bill the licensee will be bound to submit the Bill to the Licensor.

That the Licensee shall not store any inflammable goods or Articles inside the said flat if done the entire liabilities shall be born by the Licensee.

That the License shall not sublet and third party of the said flat room without prior permission of the Licensor.

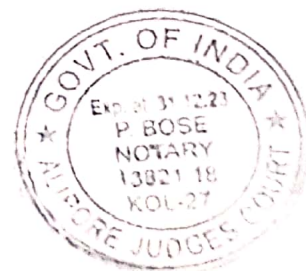
That the Licensee shall handover the said flat room in favour of the licensor first party after expiry of this agreement.

That if the Second party Licensee shall damage the said Flat room the entire repairing charges shall be paid by the Second party Licensee.

That the Licensee fees will be increase @10% after eleven months.

IN WITNESS WHEREOF The parties hereto have hereunto set and subscribed their respective signature the day, month and year first above written.

[Handwritten signatures]



14 DEC 2023

SCHEDULE OF THE FLAT ROOM

ALL THAT piece and parcel of one room, with dining Kitchen and bath room at the ground floor of the premises No. 28, Jodhpur Gardens (colony) Ward No. 93, P.S. Lake, Kolkata-700045.

Signed, Sealed and delivered
in the presence of

WITNESSES :

1.

লক্ষ্মী চক্রবর্তী

LAXMI CHAKRABORTY

SIGNATURE OF THE LICENSOR

2.

raj kumar pratapati

RAJ KUMAR PRATAPATI

SIGNATURE OF THE LICENSEE

IDENTIFIED BY ME

R. Banerjee

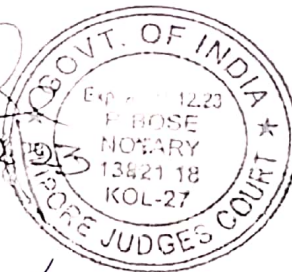
Advocate

Signature (S) of Executant (S)
attested on Identification at
Alipore Judges Court
Kolkata-700 027. Under

Prasanta Bose

P. Bose
Notary Govt. of India
13821 18

14/12/23



raj kumar pratapati

raj kumar pratapati

14 DEC 2023