

भारतीय गैर न्यायिक

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INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

85AB 545473

AGREEMENT FOR LEAVE AND LICENSEE

THIS LEAVE AND LICENSEE AGREEMENT made on this the 21st day of July, Two Thousand Twenty Three - (2023),

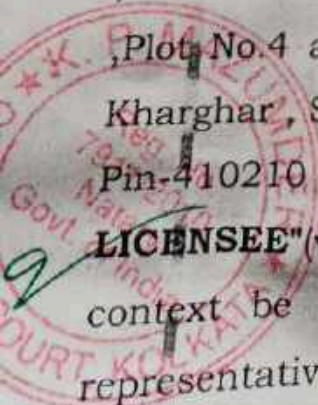
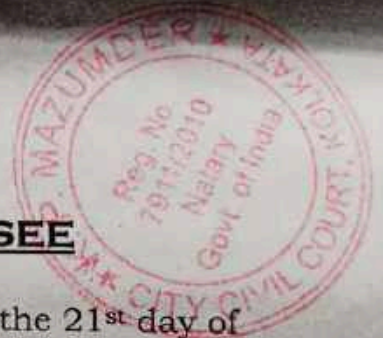
-BETWEEN-

SANJOY BOSE, Son of Natu Bose , by faith-Hindu , residing at 8/B , Dr. G. S. Bose Road , P.S. Kasba , Kolkata-700039, hereinafter called and referred to as the "**FIRST PARTY/ LICENSOR**" (which term shall unless excluded by or repugnant to the context be deemed to include his heirs executors, administrator, representatives and assigns) of the "**FIRST PART**".

-AND-

SURAJ SINGH SHANKAR SINGH THAKUR ,(Aadhar No.5878-2286-6799) ,Son of Shankarsingh Thakur , by faith-Hindu , residing at Flat No.2702 ,Plot No.4 and 5 , Sal Solitare , Sector 35/H , VTC : Kharghar , P.O. Kharghar , Sub District Parnel , District- Raigarh , State - Maharashtra , Pin-410210 ,hereinafter called and referred to as the "**SECOND PARTY/ LICENSEE**"(which term shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the "**SECOND PART**".

22 JUL 2023



WHEREAS the First Party/Licensor is the absolute attorney of the Licensor herein is a **Flat on Second Floor Consisting of Two Bed rooms, Kitchen and One separate Bath Cum Privy with water facility at premises No.8/B , Dr. G. S. Bose Road , P.S. Kasba , Kolkata-700039**, and searching for an eligible person, to give the said flat which is particularly mentioned in the schedule hereunder written on leave and License basis in such terms and conditions, which are mentioned herein below.

AND WHEREAS the Licensee herein approached the Licensor herein to take the schedule property on License basis and satisfied with the terms and conditions of the licensor and also agreed with the terms and conditions contained herein below.

NOW THIS LICENSEE AGREEMENT WITNESSTH AS FOLLOWS:-

THAT the Licensor shall let out and the Licensee shall take on monthly license basis all that **Flat on the Second Floor Consisting of Two Bed rooms, Kitchen and One separate Bath Cum Privy with water facility at premises No. 8/B , Dr. G. S. Bose Road , P.S. Kasba , Kolkata-700039** , and that this agreement will commence from and/or with the effect from **21st day of July , 2023 which will expire on 20th Day of January , 2024 (6 months only)**.

1. That Licensee shall pay Licensee fee of **Rs.8,000/- (Rupees Eight Thousand) only with extra maintenance charge @Rs.150/- only every month per month** payable within the 1st to 10th day of every English calendar month.

2. That Licensee paid **Rs.8,000/- (Rupees Eight Thousand) only as Security deposit** and the Licensor will return back **Security deposit** without interest at the end of this agreement.

3. That this Agreement shall run from the 1st day to the last day of English calendar month.

4. That the Licensee will use the said schedule property for **Residential Purpose** only.

5. That it is further agreed, declared and covenanted by and between the parties that the schedule property will be used and occupied by the Licensee on the following terms and conditions:-

a) That the Licensee shall keep the schedule property in good habitable condition without any damages and repair the inside broken and (maintain) and preserve the said schedule property in good condition or (maintain) protect the same against moth and white ants.

b) That the Licensee shall not transfer the licensed portion whole or any portion thereof to any person or persons.

22 JUL 2023

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that the Licensee should not carry on any trade in the Schedule property or use the same for illegal and unlawful purpose or will not make any office of any political party. Otherwise licensee has to vacate the said portion within 7 days.

d) That the Licensee shall neither hold nor cause or allow to hold held any public performance meeting or public function in the schedule property.

e) That the Licensee shall not create or cause to be created any nuisance or annoyance in the schedule property.

f) That the Licensee shall not leave the licensed portion under lock and key condition for the long period without the consent of the Licensor and if lock and key have been done for more than 3 month then the Licensor will have right to take over the position of the flat room without consent of the licensee and whatever good and materials of licensee which will be remove from the flat room and for that licensee cannot make any objection to any person or authority in present or in future.

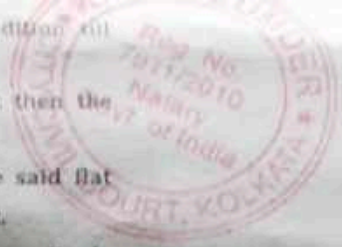
g) That day to day repairs, leakages of water taps etc. shall have to be done by the Licensees at their own cost but major repairs such as electricity leakages/fault or busting in pipes to be done by the Licensor at their own cost.

h) That the Licensee has had inspected the schedule property and is fully satisfied about its condition and internal arrangement and has thereafter freely and voluntarily agreed to the terms of this agreement hereunder provided and shall not hereafter make any grievance on any account whatsoever.

i) The licensor can visit the said licensed portion and check anything at any time without the permission of licensee and licensee will make no objection about this.

j) That the Licensee shall not make any material alteration to the schedule property unless approved and sanctioned by the Licensor in writing and in any event such alteration. If permitted, shall be made by the Licensee at his own cost, expenses and/or on such terms and conditions as may be imposed by the Licensor. Such alteration and additions shall in all cases become the property and the Licensee shall not be entitled to all of that at any condition and the Licensor will not pay any compensation on that account.

22 JUL 2023



- k) That the Licensee have to keep this Agreement in Good Condition till the end of this Agreement.
- l) That the Licensee do any illegal work inside of licensee flat then the Licensee will vacate this flat within 7 days .
- m) That the Licensee cannot make any damage inside of the said flat otherwise that amount will be deduct from the security deposit.
- n) That the Second Party/Licensee shall not take Loan from any Bank, Company, Financier, Public authority by showing the said Licensed area under any Circumstances.
- o) That the licensee have maintain good behavior in this period he/she avail another 11 (eleven) months re-agreement and increase the licenses fees.
- p) That the Licensor cannot provide any kind of rent bill.
- q) That if the Licensee wish to vacate the licensed portion before the licensed period mentioned herein above will be liable to give 1 month prior notice to the Licensor shall also be liable to give 1 month prior notice to Licensee need the licensed portion before the licensed period as mentioned earlier.
- r) That if the Licensee use Electric then the Licensee have to pay electric charges separately every month as per SUB Meter bill @Rs.10/-only per unit .
- s) That only 3 members will stay in the Licensed Flat and the Licensee is not allowed to keep any pets in the said premises.

IN WITNESS WHEREOF the parties hereinto set and subscribe their hands and seal on the day month and years first above written.

WITNESSES: -

1.

Sanjoy Bose
Sanjoy Bose

SIGNATURE OF THE LICENSOR

2.

Surajsingh
Shankarsingh
h Thakur

Digitally signed by
Surajsingh
Shankarsingh Thakur
Date: 2023.07.21
18:18:05 +05'30'

SIGNATURE OF THE LICENSEE

IDENTIFIED BY ME
S. Das
ADVOCATE

22 JUL 2023



Signature Attested
on Identification
K. P. Mazumder
K. P. Mazumder, Notary
City Civil Court, Kolkata
Reg. No. 7811/2010 Govt. of India



पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
ALIPORE POLICE COURT
KOLKATA-700027

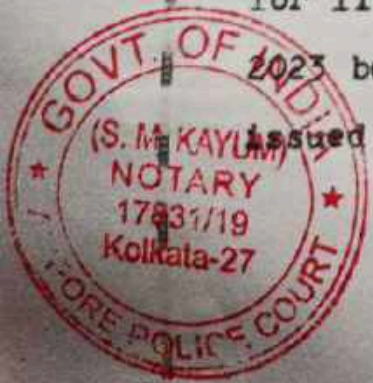
BEFORE THE NOTARY PUBLIC AT ALIPORE.



AFFIDAVIT :

I, SURAJ SINGH SHANKAR SINGH THAKUR son of Shankar Singh Thakur, by faith Hindu, residing at Flat No.2702, Plot No.4 and 5, Sal Solitare, Sector 35/E, VTC, Kharghar, P.O. Kharghar, Sub District Parnel, District : Raigarh, State - Maharashtra, Pin-410210, bearing Aadhar No.5878-2286-6799, now at present residing at 8/B, Dr. G.S. Bose Road, P.S. Kasba, Kolkata-700039, do hereby solemnly affirm on oath and declare as follows : -

1. That I am a monthly tenant under my landlord Sanjoy Bose residing at 8/B, Dr. G.S. Bose Road, P.S. Kasba, Kolkata-700039 for license fee of Rs.8000/- with effect from 21st. day of July, 2023 between the parties Agreement dated 21st. day of July, 2023 issued by M K.P. Mazumder, Notary vide Sl.no. 1 dt. 22.7.2023.



22 JUL 2023

contd..



2. That I am law abiding citizen of India.

That all the above statements made in foregoing paragraphs of this declaration are true to the best of my knowledge and belief.

Deponent

Identified by me .

Advocate.

Solemnly Affirmed and Declared before me
on Identification at Alipore Police Court
Kolkata-700 027 Under Notaries Act, 1952 at
..... A.M.P.M.

(S. M. Kayum)
Notary, Govt. of India
Regn. No.-17831 of 2019

