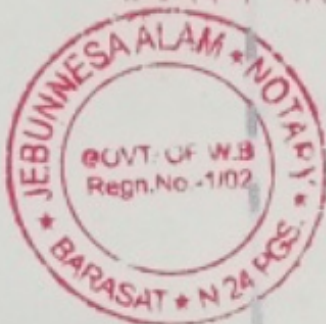




पश्चिम बंगाल WEST BENGAL

79AB 397667



N. R. SLNO. 3718  
DATE 19 JAN 2024

BEFORE THE NOTARY PUBLIC  
BARASAT, NORTH 24 PARGANAS

## LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT is made on this 1st day  
of October of 2023.A.D.

19 JAN 2024

*Jayanti Ranta* *K. Rajan*

**BY AND BETWEEN**

**KWALITY REALTECH PVT. LTD. [PAN NO. AADCK1003H]**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at Unit 3/7, EK Tower, P.O+P.S-New Town, Kolkata 700161, West Bengal

Hereinafter called and referred to as "**LICENSOR**" (which terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, nominee(s) and/or assign(s) of the **FIRST PART**.

**AND**

2. **Mr. Khalid Zafar**, [PAN NO AAIPZ3929M][ADHAAR NO 503915659255] son of Manawar Hussain  
Having residing at Yateem Khana Road Naya Bazar Dhanbad, Dhanbad, Jharkhand-826001.

Hereinafter called and referred to as "**LICENSEE**" (which terms and expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives, nominee(s) and/or assigns) of the **SECOND PART**

Licensors hereby agrees to give license of That the Lessor is the absolute owner and is in possession and sufficiently entitled to deal with ALL THAT piece and parcel of furnished office space admeasuring an area about 1400 Sq. ft. (Super Built Up) be the same a little more or less lying and situated in Block-A, 1<sup>st</sup> Floor, in the building complex namely "**KWALITY TWINS**" at Rajarhat Main Road, Raigachi (Chotopole), P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, within the jurisdiction of A.D.S.R Rajarhat and within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, hereinafter referred to as the "**Office Space**".

*Yajendra Kumar*

9 JAN 2024



*M. Zafar*

**TERMS AND CONDITIONS:**

1. **FIXED TERM AGREEMENT :**

Licensors agree to License this furnished office room for a fixed term of **11 Months beginning from 1<sup>st</sup> October 2023 and ending on 31<sup>st</sup> August 2024** for office purpose. Upon expiration this Agreement parties licensee's right will be expired and no further extension will be allowed to the licensee.

2. **LICENSE FEES:**

Licensee agrees to pay the Licensors as base license fees of sum of **as following manners**

Term	License Fees(Rent)
1 <sup>st</sup> October 2023 to 31 <sup>st</sup> March 2024	35,000/-+ 18% GST
1 <sup>st</sup> April 2024 to 31 <sup>st</sup> August 2024	40,000/-+18%GST

including maintenance charges.

It is to mention here that Licensee will not pay maintenance charges and water bills separately. The License Fees for the said office is including maintenance Charges.

3. **Electric charge by licensee:**

The licensee is liable and responsible for the separate electric charges consumed by him and it must be payable every month on time to the concerned authority.

4. **FORM OF PAYMENT:**

Licensee agrees to pay his license fees in the Licensor's Bank Account or by cash or by cheque.

6. **SECURITY DEPOSIT:**

Licensee hereby agree to pay a **security deposit of Rs 80,000/- (Rupees Eighty Thousand only)**, which will be refunded (Without Interest) **immediately by licensors** upon vacating, returning the keys to the Licensors and Termination of this contract according to



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19 JAN 2024

*K. Zafar*

other terms herein agree. This deposit will be held to cover any possible damage to their property. No interest will be paid on this money and in no case will be applied to back or future rent during this contract tenure. Licensors will inspect the premises thoroughly prior to vacating the property by licensee and assess any damages and/or need repairs. After assessing any damages / missing / dead light bulbs, repairs, cleaning etc. the licensors will deduct necessary charges and handover the remaining security deposit to the licensee at the time of vacating the property.

7. **CLEANING FEE :**

Licensee hereby agrees to accept the licensed property in its present state of cleanliness. They agree to return the license property in the same condition and if the Licensee has to have the Office room professionally cleaned.

8. **REMOVAL OF LICENSORS' PROPERTY:**

If anyone removes any property belonging to Licensors without any express written consent of the Licensors, this will constitute abandonment and surrender of the rented premises by the Licensee and termination by them of the rental agreement.

9. **CHANGES IN TERMS OF TENURE:**

This paragraph applies only when this agreement is or has become month to month agreement. Licensors shall advise Licensee of any changes in terms of Tenure with advance notice of at least Ninety (90) days. Changes may include notices of termination, rent adjustments or other reasonable changes in terms of this agreement. It is to mention here if the Licensee install any AC or electronic goods/items with written permission of Licensor.

10. **LICENSEE CO-OPERATION:**

Licensee agrees to co-operate with the Licensors for showing property to prospective Licensee, prior to termination of occupancy.

11. **ABANDONMENT :**

If Licensee leave the premises unoccupied for 90 days without paying rent in advance for that month, or while owing any back rent from previous months, which have remained unpaid, the Licensors and/or



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19 JAN 2024

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his representatives have the right to take immediate possession of the property or the Office room from returning. Licensors will also have the right to remove any property that the office space have left behind and store it at the Licensee's expense.

12. **LOCK POLICY:**

No additional locks will be installed on any door without the written permission of the Licensors.

13. **CONDITION OF PREMISES:**

The Licensee hereby acknowledges that the said property is in good condition. If there is anything about the condition of the property that is not good he agrees to report it to the Licensors within 30 days of taking possession of the commercial property.

14. **LICENSEE RESPONSIBILITY:**

Good housekeeping is expected of everyone. Licensee shall bear the cost of day to day minor repairs. Licensee shall keep the premises clean and in a sanitary condition. The Licensee shall not be permitted to do a construction in the rented premises while they are occupying the property.

15. **ALTERNATIONS :**

Licensee shall make no permanent structural alternations, or improvements in or to the premises or on the permanent walls of the rented property without the written consent of the licensor if and then only by contractors or mechanics or other approved by Licensors. They acknowledge that they will be responsible for and pay any damage some by rain, wind, hail, tornadoes, etc. if this dame is caused by leaving windows open, and broken windows or doors, locks etc or any damage caused while Licensee has occupancy.

16. **UTILITIES:**

Licensee specifically authorize Licensors to deduct amounts of unpaid bills from their Security Deposit in the event they remain unpaid after termination of this agreement. The Licensors/Owner agrees to pay maintenance charges of the rented property including water.



*Syandri Prati*  
9 JAN 2024

*M. Rafan*

17. **NOTIFICATION OF SERIOUS BUILDING PROBLEMS:**

Licensee agrees to notify Licensors immediately if roof leaks, water spots appear on ceiling or at the first sign of terminate activity. Licensee also agree to notify the Licensors immediately upon first discovering any signs of serious building problems such as foundation cracks, tilting porch a crack in plaster, buckling drywall or siding a spongy floor, a leaky water heater, etc. If the Licensee does not notify Licensors in prompt matter the Licensee may be held financially responsible.

18. **NON-LIABILITY:**

The Licensee nearby state work or repairs that need to be done will be handled by competent professionals, unless Licensee are qualified and capable of doing the work themselves properly, in a sale manner that meets all federal, state and local regularities and here written approval from the Licensors. Licensee further states that they will be legally responsible for any mishap they either do themselves or hire others to do. Licensors will be held free from harm and liability along with his agents and representatives, In the event that needed repairs are beyond the Licensee' capacity, they urged to arrange for professional help.

19. **ACCESS TO PREMISES:**


The Licensors reserves the right to enter the Unit at reasonable times to inspect, make necessary repairs, supply services. Whatever practicable, a two day notice of the Owner's intent to enter shall be given to the Licensee.

20. **SUBLETTING & ASSIGNMENT:**

Licensee shall not sublet the entire premises or any part of the premises nor shall they assign this Agreement to anyone else without first obtaining Licensors' written permission.

21. **NO ILLEGAL ACTIVITY:**

Licensee shall follow all the rules and regulation s, by- laws set by the local authorities in respect of the rented premises. No illegal, immoral or antisocial activity should be done or allowed in the

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premises of the housing complex or inside the rented premises and if licensee contravenes then they will be evacuated.

22. **NOTICE:**

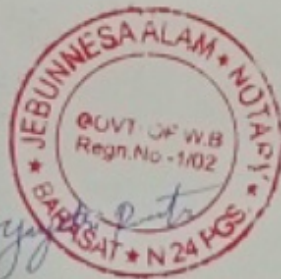
A prior notice of Three Month(90 Days) will be provide by either party who intends to terminate this agreement to the other party.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of furnished office space admeasuring an area about 1400 Sq. ft.(Super Built Up) be the same a little more or lesslying and situated in Block-A,1<sup>st</sup> Floor, in the building complex namely "**KWALITY TWIINS**" atRajarhat Main Road, Raigachi (Chotopole), P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, within the jurisdiction of A.D.S.R Rajarhat and within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, hereinafter referred to as the "**Office Space**" and items of furniture are annexed herewith.

**List of Furniture**

- 1.Executive Table-
2. Executive Chair-
3. Staff Table-
- 4.Staff Chair-
- 5.Air Conditioner-
- 6.Intercom-
- 7.Reception Desk-
- 8.Reception Chair-



*K. Zafar*

9 JAN 2024

IN THE WITNESS WHEREOF the parties thereto, having read and understood the impart and significance of this Leave and Licensee in letter and spirit to thereby set his respective hands hereunder in execution of this Agreement on the 1<sup>st</sup> October, 2023.

**WITNESSES:-**

1. *Sarifuddin Mulla*  
Raigachi Rajasheel -  
KOLKATA

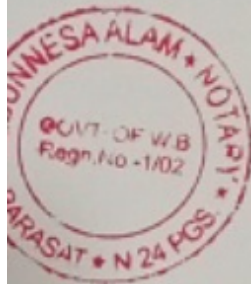
*Yayatan Rumbi*

Signature of Licensors

2. *Mohamed Ali Mallik*  
Rajasheel Chatoporaal  
Kolkata - 700136

*K. Rafiq*

Signature of Licensee



Drafted by

*[Signature]*

Advocate  
Barrister-at-Law  
District Judge's Court

SK. MAINUL HAQUE  
(Advocate)  
District Judge's Court  
North 24 Parganas

9831246711

ATTENDED  
*gawit 24*  
J. M. A. Alam  
Notary Public  
Barrister, 24 Pgs. (N)  
REGN No. 1102

THIS DOCUMENT CONTAINS *eight*  
PAGES AND CHECKED BY

*[Signature]*  
Notary Clerk

19 JAN 2024