



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



### LEAVE AND LICENSE AGREEMENT

This agreement for LEAVE AND LICENSE made at Kolkata this day of 1<sup>st</sup> April 2024 BETWEEN K R UDYOG through Mr Ramjilal Agarwal, Partner owning an office at 5, Dr Rajendra Prasad Sarani, 4<sup>th</sup> floor, Room no 94, Kolkata 700001 'LICENSOR' (which expression shall, wherever, the context so requires or admits, mean and include her heirs, executors, administrators and assigns) of the ONE PART.

AND

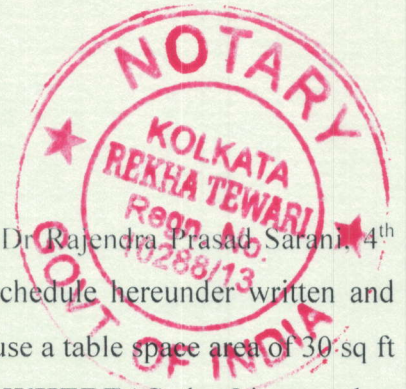
Megha Agarwal residing at 345 Rajarhat Main Road, Srijan Heritage Enclave, BI-3 Flat 2A, Kolkata 700136 hereinafter referred as the 'LICENSEE' (which expression shall, wherever, the context so requires or admits, mean and include his legal representatives, successors and heirs) of the OTHER PART.

M/S K R UDYOG  
Ramjilal Agarwal

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

Megha Agarwal.

31 MAY 2024



**WHEREAS** the Licensor is the Licensed owner of the office at 5, Dr. Rajendra Prasad Sarani, 4<sup>th</sup> floor, Room no 94, Kolkata 700001 morefully described in the Schedule hereunder written and **WHEREAS** the Licensee has requested the Licensor to allow him to use a table space area of 30-sq ft on 'Leave and License' for a period of 11 (Eleven) Months and **WHEREAS** the Licensor has accepted the above request of the Licensee to allow him to use the above office on Leave and License' basis for a maximum period of 11(Eleven) Months, on terms and conditions hereinafter mentioned for commercial purpose only with effect from **1<sup>st</sup> April 2024**.

**Now this agreement witnesseth and it is hereby agreed between the parties as follows:**

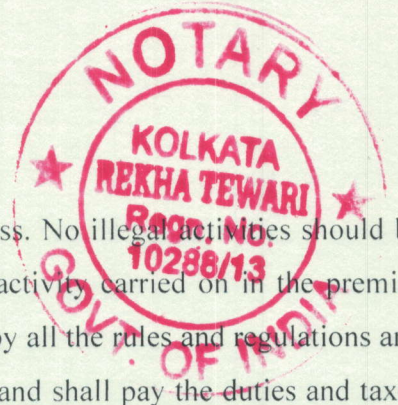
1. The Licensor hereby grants to the entire space of 30 Sq ft and the Licensee hereby accepts from the Licensor the License to use premises for a period of 11 (Eleven) Months.
2. This **agreement shall be in force for a period of 11 (Eleven) Months** at the first instance effective from 1<sup>st</sup> April 2024.
3. The compensation and/or licence fee for the use of the space beginning from 1<sup>st</sup> April 2024 aforesaid shall be **Rs.3000/- (Three thousand rupees only)** per month payable in advance by the fifth day of every month. The Security deposit of Rs Nil/- shall continue to be held in favour of the Liscense.
4. The leave and License agreement will terminate on 28/02/2025 and by no means should be considered as tenancy agreement.
5. The day to day repairs such as fuses/switches, change of electrical fittings if out of order etc have to be done by the LISCENSEE at his own cost.
6. In case of failure or default in payment of compensation or License and electricity fee for 2 consecutive months by the Licensee, the License shall be terminated automatically and the Licensor will have the right and liberty to take over possession of the licensed flat and the licensee will be bound to vacate the same forthwith on demand.

**M/S K R UDYOG**  
Ranjit Lal Agarwal  
Partner

Megha Agarwal

2 | Page

**REKHA TEWARI**  
NOTARY  
Regn. No. - 10288/13



7. The Licensee shall use the said area for the purpose of his business. No illegal activities should be carried out in the premises. The Licensee shall be liable for any activity carried on in the premise without the knowledge of the Liscensor. The Licensee shall abide by all the rules and regulations and take necessary registration for carring business under relevant Act and shall pay the duties and taxes as an when applicable. The Liscensor shall not be held liable for any act or omission on the part of Licensee.
8. The Licensee shall not at any time put any claim of tenancy or any other right to title of the property aforesaid and this agreement shall not be construed to create any such right whatsoever in favour of the Licensee.
9. It is agreed that the agreement may be terminated in mutual agreement by either of the parties by issuing two months notice period prior to the termination period.
10. All disputes arising out of these presents or regarding any matter connected with this agreement shall be settled by negotiations. If no settlement can be arrived at as a result of those negotiations, the dispute shall be referred to an arbitrator as per the provisions of Arbitration and Conciliation Act, 1996 as modified from time to time for the time being in force shall apply to such arbitration.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their hands the day and year mentioned hereinabove.

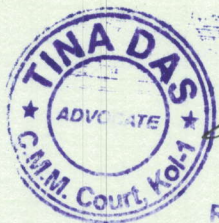
WITNESS:

1. *Tajesh Agarwal*  
Kolkata.

M/S K R UDYOG  
*Ranjit Lal Agarwal*  
Partner  
LICENSOR

2.

*Megha Agarwal*  
LICENSEE



Identified by me  
*[Signature]*  
TINA DAS  
Advocate  
Regn No. - F-1322/21

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

ATTESTED SIGNATURE ONLY  
BEFORE ME ON IDENTIFICATION

31 MAY 2021

*[Signature]*  
REKHA TEWARI  
NOTARY