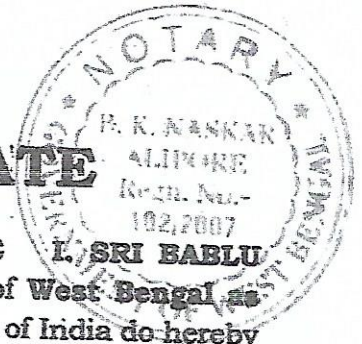


Serial No :

C-02

NOTARIAL CERTIFICATE



TO ALL TO WHOM THESE PRESENTS SHALL COME I, SRI BABLU KUMAR NASKAR, duly appointed by the Government of West Bengal as NOTARY and practising within the City of Kolkata, Union of India do hereby certify that the Paper Writings 'A' are presented before me by the Executant (s).

Agreement for License

Paramita Kundu, c/o Jagadish Kundu,
appt. Upakar Tower Centre, 2nd Floor,
2052, Chak Crania, Kolkata-700094.

AND

Dipankar Karmakar
S/o Shankar Karmakar
appt. A/146-B, Kalaganj, P.O. Bedi Bhawan
P.S. Kalyani, Dist. - Nadia, 741250

who has/have been properly indentified hereinafter referred to as the Executant(s) this the

THE EXECUTANT having admitted the Execution on the Paper Writings 'A' and being satisfied as to the Identity of the Executant(s), I have attested the Execution.

WITH AND TESTIMONY WHERE OF, I SRI BABLU KUMAR NASKAR the said NOTARY have hereunto subscribed my name and Seal of Office on this the

06 MAY 2023

Bablu

NOTARY

SRI BABLU KUMAR NASKAR
Regn. No. 102/2007
Alipore Police Court,
Kolkata- 700 027
Mob-9830138209



Dipankar Karmakar

604

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

भारत



INDIA

FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

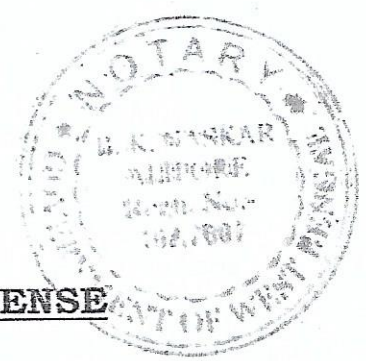
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 239599

Kundu
Paramita

Kanaker

Kanaker



AGREEMENT FOR LICENSE

THIS AGREEMENT FOR LEAVE AND LICENSE is made this 1st day of May, 2023 (Two Thousand Twenty Three) in KOLKATA

BETWEEN

MRS. PARAMITA KUNDU, Wife of Jagadish Kundu of UPOHAR TOWN CENTRE, 2nd Floor, Unit No.UPTC0230, Assessee No. 311090367746, 2052, Chak Garia, P.O.- Panchasayar, Kolkata - 700094, West Bengal (Mob- + 91 9830077658, email - jagaish.kunu@gmail.com) hereinafter called as the LICENSOR (which expression shall mean and include his Heirs, Executors, Administrators, Representatives and Assigns) of the ONE PART/FIRST PART.



Contd..2

06 MAY 2023

Signature of Jagadish Kundu

No. 1518 Dt. 29.4.23 Rs. 50/-

Name Paramita Kunda

Address

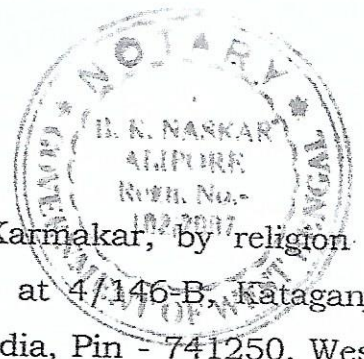
Stamp Vendor

SUPRABHAT NASKAR
BARUIPUR CIVIL COURT
SOUTH 24-PARGANAS

2052. Chak-garia

Kol-94.

Dipankar Karanika



AND

DIPANKAR KARMAKAR, S/o. Shankar Karmakar, by religion - Hindu, by, occupation - Business, residing at 4/146-B, Kataganj, Post- Bedi Bhawan, P.S.- Kalyani, Dist. - Nadia, Pin - 741250, West Bengal, (Mob.-91 906274915, Email ID : dipaankar81@gmail.com) hereinafter referred to as the LICENSEE (which expression shall mean and include his Assigns, Administrators and Representatives) of the OTHER PART/SECOND PART.

WHEREAS the Licensee in the Second Part approached the Licensor, in the First Part, for providing an accommodation for his business office purpose, a portion of the Second Floor of the Licensor/First Party and the Licensor hereby agrees with the proposal of the Licensee and for this, agrees to provide a space of 332 (Three Hundred Twenty Two) square feet more or less situated at second floor within the premises of UPOHAR TOWN CENTRE, 2nd Floor, Unit No.UPTC0230, Assessee No. 311090367746, 2052, Chak Garia, P.O.- Panchasayar, Kolkata - 700094, West Bengal, more fully described in the Schedule hereunder.

NOW THIS INDENTURE WITNESSETH that in pursuance of this "LEAVE AND LICENCE" Agreement in between the parties hereto aforesaid, the Licensees in the Second Part hereby agree to take only the said portion of the Second Floor of the said Building for a period of 33 months (thirty three) commencing from 1st day of May, 2023 and expiring on 31st day of January, 2026 strictly on observance of the terms and conditions as are given below:

1. That the License Fee for the Licensed Premises is fixed at Rs.14,500/- (Rupees Fourteen Thousand Five Hundred only) per month which is payable by 10th day of every month at the latest, if the said amount is not paid within the stipulated date the Licensee fee falls due and payable.

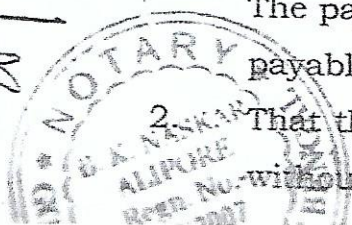
The payment should be made in favour of "PARAMITA KUNDU" payable at Kolkata for and on behalf of the Licensor.

2. That the Second Party/Licensee agrees to pay the License Fee without the least delay without any default and in case of

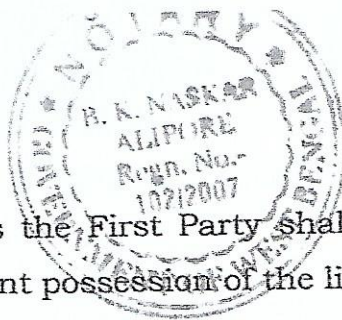
Paramita Kundu

Karmakar.

Dipaankar



Karmakar
Dipaankar



default of two months the First Party shall have the right to demand back the vacant possession of the licensed premises.

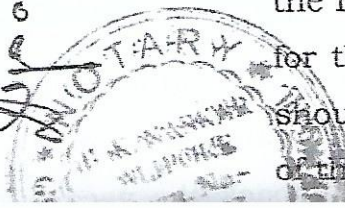
3. The Licensee/Second Party shall deposit a sum of Rs. 29,000/- (Rupees Twenty Nine Thousand) only as interest-free Security Deposit with the First Party. The Licensor/First Party shall refund the said Security Deposit amount within 7 (seven) days on vacation of the Licensed Premises in "as is and where is basis" with all furniture & fixture in good condition and no License Fee and / or Electric Bill is due and payable. If any License Fee and / or electric bill is due and payable that will be deducted from the Security Deposit Amount.
4. That the Second Party / Licensees use only the licensed portion / premises as mentioned in the Schedule below for official purpose of their business only. The Second Party do not use the said licensed premises for any manufacturing job and shall not be allowed to install any machinery and / or for the use of residential purpose.
5. That through the term of Leave & License, the Licenee shall keep at his own cost and expenses all fittings and fixtures in the said premises including inside water line, sanitary fittings and electrical fittings in good working condition, subject, of course, to natural wear and tear.
6. That the Second Party shall not have any right to sublet the licence premises or any portion thereof to any person or persons in any manner, whatsoever.
7. That the Second Party/Licensees without written consent from the First Party / Licensor not to make any structural addition or alteration of the said licensed portion, if any structural addition or alteration so happens in that case the First Party will terminate / cancel this Agreement without any notice to the Licensees.
8. That there is a electric sub- meter for the Licensed portion and the Licensee Second Party shall be liable to pay the electric bill for the said Premises on each and every month. The payment should be made by cash or online, at least before 4 (four) days of the due date of payment of the bill.

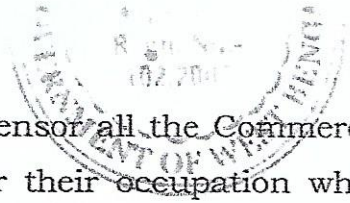
Parasmita Khandu

Jipamber

Karmakar

Jipamber





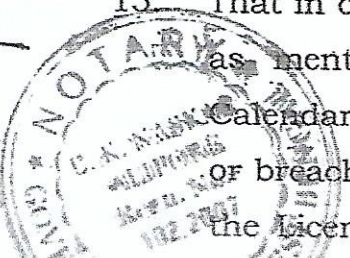
9. The Licensee agrees to pay to the Licensor all the Commercial Taxes for the Licensed portion under their occupation which may be levied by the Corporation.
10. That the Second Party / Licensees at all times during the said Licensed period not to keep any paying guest or share any accommodation with outsider and keep peace in the locality or said portion.
11. That the Second party /Licensees shall not keep any explosive materials and any other offensive and prohibited materials and also do not make any work or open any office of any prohibited or offensive business in the said portion / premises during the said period. If the Second Party shall do that the Licensor / First Party shall have the right to cancel this Agreement without any notice or information.
12. That the First Party / Licensor has liberty for the personal use and occupation of the said portion on his own requirement. In that case, the Licensor / First Party shall give one month notice to the Second Party / Licensees to vacate the said portion and the Second Party give their consent from now to vacate the said portion and handover peacefully and quietly to the Licensor / First Party and the Second Party have no right or interest to file any case before any Court of Law.
13. That the overall control and superintendence of the said premise / portion shall remain vested to the Licensor and the Licensor or on his behalf any authorised representative be entitled to inspect the said premises / portion at all reasonable hours on presence of Second Party or his authorised person or persons to ascertain its bonafide user about state of works done by them or otherwise.
14. That the Licensor shall not be responsible for any their , robbery or damage of the articles and assets of any material to be kept and stored by the Licensees in the Licensed premises or in any manner whatsoever.
15. That in case, the Licensees fail to pay the monthly License Fee as mentioned herein above within 10th of every English Calendar month for which such license Fee is due and payable or breach of any of the terms and conditions of this Agreement the Licensor shall have the right to demand back the vacant

Paramita Kundu

Karmakar

Dipankar

Dipankar Karmakar



possession of the accommodation after payment of any amount due to the Licensees at that particular point of time and to evict the Licensees by legal action as may be necessary for the purpose and that in spite of anything herein contained to the contrary and / or in spite of the period of 33 (thirty three) months mentioned above.

16. It is agreed between the parties to this agreement that the rent on the premises shall be due for increase of 10% (ten percent) after the end of 11 months and subsequently, 11 months after such increase 10% and the 1st May, 2023 and the 2nd such enhancement would be w.e.f. 31st January, 2026.
17. That this agreement may be terminated by both the parties (Licensee & Licensor) at any time by giving 2 (Two) months' notice in writing.

SCHEDULE ABOVE REFERRED TO

The entire room on the road facing side of the Second floor, overall measuring 322 (three hundred twenty two) Square feet more or less of UPOHAR TOWN CENTRE, 2nd Floor, Unit No.UPTC0230, Assessee No. 311090367746, 2052, Chak Garia, P.O.- Panchasayar, Kolkata - 700094, West Bengal.

IN WITNESS WHEREOF the Licensor and the Licensees put their respective signatures on the day and month and year first above written.


SIGNED, SDEALED & DELIVERED

In the presence of-

Witnesses:

1. ASHM Ghosh.
M6 - S.S.Colony
Kol - 94 - 07 - 05 - 23

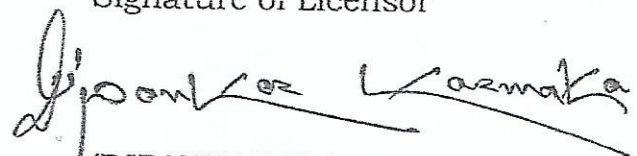
2. ARINDAM MUKHERJEE


01/05/23

Paramita Kundu

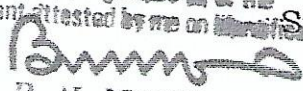
(PARATIMA KUNDU)

Signature of Licensor

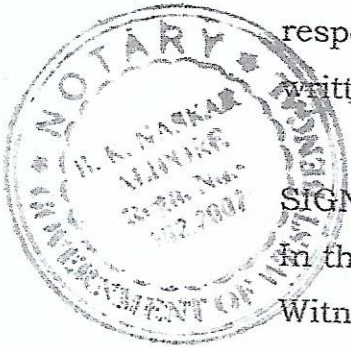


(DIPANKAR KARMAKAR)

Signature of Licensee

L.T.I.(s) Signature of the
Executant attested by me on this day

B. K. NASKAR
Notary, Alipore
Govt. of West Bengal, Regn. No. 102/2007
Alipore Police Court
Kolkata, 700027

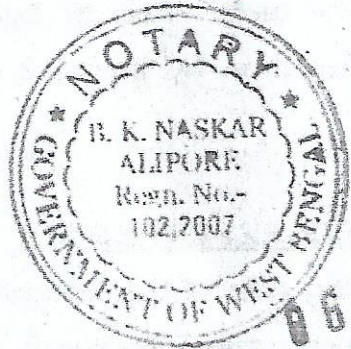
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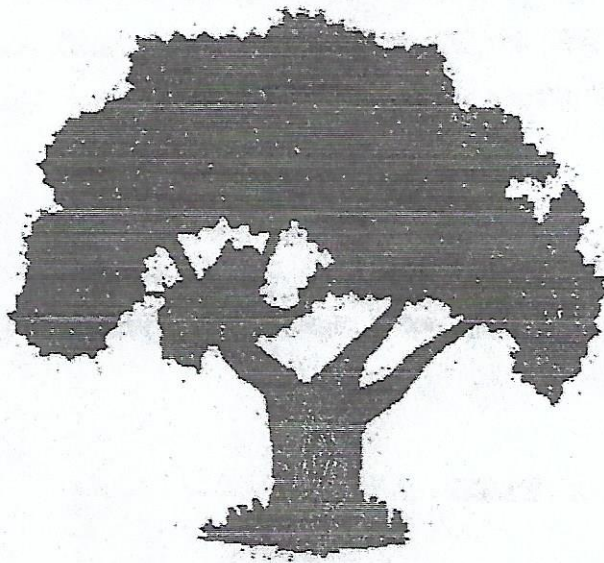
Dipankar Karமாக

THE.....DAY OF 6 MAY 2023

**Paper Writings 'A'
&
The Relative Notarial
Certificate**



06 MAY 2023



B. K. Naskar

Advocate

**ALIPORE POLICE COURT
Kolkata - 700027**



06 MAY 2023

NOTARY

**Govt. of West Bengal
Regd. No. 102/2007**

ADDRESSES

Bipankar Naskar