

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 880319

### LEASE AGREEMENT

This deed of license agreement made this **01 April, 2022** between **Nupur Pal** w/o Late Arup Pal residing at HA- 45, Sector – III, Salt Lake City, Kolkata – 700 097, hereinafter referred to as the **LICENSOR** (which expression unless excluded by or repugnant to the subject or contest hereof shall and include his heirs, successors, executors, administrators, representatives) on ONE PART.

**Kolkata Realty Company** Represent by Mr. Rajesh Kumar Baid, residing at CJ – 304, Sector – II, Salt Lake City, Kolkata – 700 091 and Kishore Koner, residing at 173, Rajdanga School Road, Kolkata – 700 107, herein referred to as the **LICENSEE** on OTHER PART.

WHEREAS the licensor is the absolute and recorded owner in respect of the premises No. HA – 45, Sector 3, Salt Lake City, Kolkata – 70 106 within the jurisdiction of Bidhannagar Police Station, Kolkata which is also within the jurisdiction of Bidhannagar Municipal Corporation.

Nupur Pal

Rajesh Kumar Baid  
Partner

For KOLKATA REALTY COMPANY.

Kishore Koner  
Partner



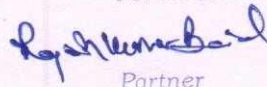
**NOW THIS AGREEMENT WITNESSETH as follows:**

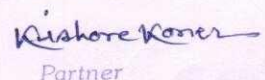
Whereas **licensor** has agreed to enter into a 24 months license agreement with the **licensee** to lease out a ground floor flat at HA -45, Sector -3, Salt Lake on monthly license charge bases. The **licensee** while in search of a space in or around Salt Lake area has approached the **licensor** to grant an accommodation in two room for accommodation of some employed friends not exceeding five in number at any point of time at the said flat and one room for office purpose on license hold basis; the **licensor** has approved and granted his request. Accordingly, the **license** holder will be treated as licensee, respect of the said leasehold space under the **licensor** at ground floor of the premises, forwhich the parties herein have entered into the agreement under the following terms and conditions:

1. That this agreement is effective from **1<sup>st</sup> April, 2022** for Twenty four months only in full consent of the **licensor**.
2. That the **licensee** will hold occupy and enjoy the said license hold in respect of the of the ground floor flat containing three bedrooms, one drawing room, one dinning space , one kitchen and two bathrooms excluding the shop room and one verandah adjoining room situated at the northern corner of the of premises NO. HA-45, Sector - III, Salt Lake City, Kolkata – 700 097.
3. It is agreed by both the **licensor** and the **licensee** that they will abide by the terms and condition of the agreement mutually agreed upon. It is further stated that the licensee shall pay **Rs. 19000 (Rupees Nineteen Thousand Only)** to the licensor in advance within first ten days of every month according to English Calendar.
4. Apart from monthly license fee, the **licensee** has agreed to keep an interest –free refundable security deposit Rs. 16000/-(Rupees Sixteen Thousand Only)with the **licensor** which will be returned to the **licensee** at the time of final termination of license agreement.
5. The agreed license fee payable by the **licensee** shall be inclusive of all present taxes and rates fixed by the Salt Lake authority or State Government or any other competent authority if, however in future Municipal Corporation or any other authorities increase taxes for any reason whatsoever, proportionate increase of such taxes for occupiers.
6. As for supply of electricity and its consumption, the lesse shall have to pay the electricity bill or bills as per consumption recorded on a separate meter.
7. The **license** shall bear the cost of day to day petty repair of all electrical gadgets in his possession so taken on license. All cost of major repair, however , will be borne by the **licensor**.
8. The **license** shall not sub-let, mortgage or transfer the licensed portion in any other manner whatsoever or part with the possession without prior consent in writing from the **licensor**. That the **lessee** or any individual boarder shall not normally allow any guest to stay overnight except an emergency case with prior permission from the **licensor**. They should back home normally by 10-30 p.m and if late they should give

Nupur Pal

For KOLKATA REALTY COMPANY.

  
Partner

  
Partner



prior intimidation to the licensor or his authorized representatives such late in arriving after 11 p.m. will be taken seriously.

9. The **licensee** or any individual boarder shall not keep any combustible articles or goods whatsoever within the premises and will not harbour any person of doubtful character.
10. The **licensee** shall allow the licensor or his representatives to inspect the licensed portion if occasion so arises so notice.
11. The **licensor** may sue for eviction, if there is non-payment of monthly license fee for consecutive 2(two) months by the **licensee**.
12. On the determination or termination of lease period, the leasee is bound to put the licensor with possession of licensed portion in as good condition as it was at the time when the lessee was put in possession, subject only to the changes caused by reasonable wear and tear.

In WITNESS WHEREOF the parties hereto and subscribed their respective hands Executed these presents on the day month and year first above written.

Signed & delivered on

Another in the city of Kolkata

Biswanath Saha  
2, Kobbir Dutta Street  
KOL-700006

On behalf of Lessor

Rabindra Kumar Shaw  
East Sthirpara Road  
PO - Mondalpara  
Dist - 24 Pgs (N) WB  
Pin - 743127

On behalf of Lessee

Lessor *Trupur Pal*

For KOLKATA REALTY COMPANY.  
Lessee *Raj Kumar Das* Partner  
*Kishore Kumar* Partner

RENT RECEIPT

No.

Date 4.3.2023

RENT RECEIPT

Received from Kolkata Realty Company

the sum of Rupees 19,000/-

being the amount due for the rent of Gr. Fl. at HA-45

Premises No. Section III, Salt Lake, Kol-700097

for the month of March, 2023

Electric Charge Flat or Room

Rs. 19,000/-

Signature Nupur Pal