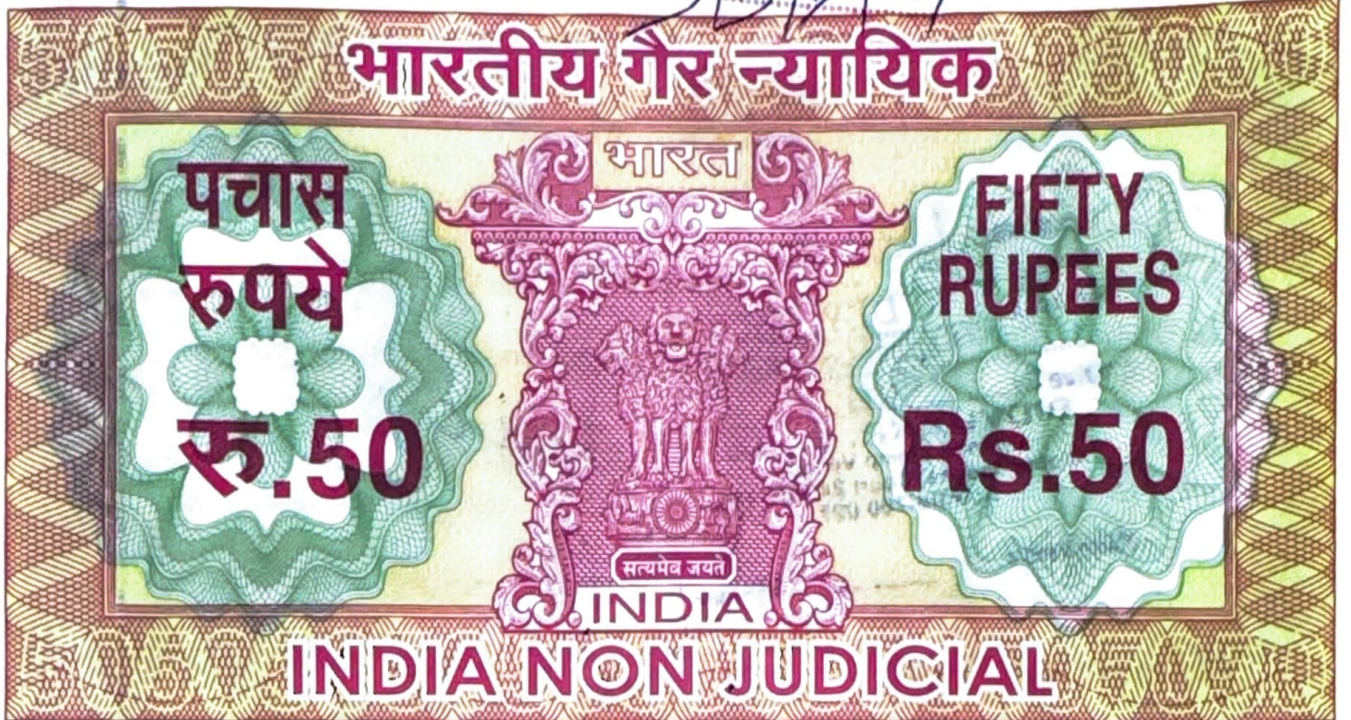


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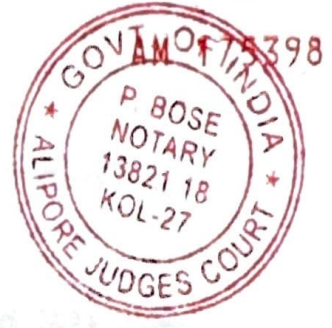
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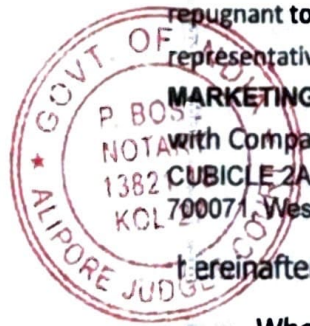
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY  
 ALIPORE JUDGES COURT  
 KOLKATA-700027



## LEAVE AND LICENSE AGREEMENT

Workzone Office Spaces a proprietorship firm owned by SHREYAH AGARWAL, having its registered office at 32, CHOWRINGHEE ROAD, OM TOWER, 7<sup>TH</sup> FLOOR, UNIT NO- 706 PARK STREET KOL-71 with PAN number- BBDDPA5600F hereinafter referred to as "the licensor" (which expression unless it be repugnant to the context or meaning thereof, shall mean and include his successors, legal heirs, legal representatives and assignees) being the Party of the FIRST PART; and WATTA PLACE MARKETING PRIVATE LIMITED through its signing authority – HARSH VARDHAN THIRANI with Company's PAN Number - AADCW8474C having it's registered office address at – CUBICLE 2A, UNIT 706, OM TOWER 32 CHOWRINGHE RD, Russel Street, Kolkata, Kolkata-700071, West Bengal



hereinafter referred to as "LICENSEE". (KYC is attached).

Whereas the licensor is seized and possessed of or otherwise entitled to the premises at 32, CHOWRINGHEE ROAD, OM TOWER, 7<sup>TH</sup> FLOOR, UNIT NO- 706 PARK STREET KOL-

7; Whereas the licensee has requested the licensor to allow him to use and occupy the licensed premises as licensee and the licensor has agreed to allow the licensee to use the premises as bare licensee and to occupy the same without any right, title,

03 JUL 2024





25 JUN 2024

Serial No. 1824 Date

Name S. K. DEY, ADI

Address Alipore Judges Court, Kol-27

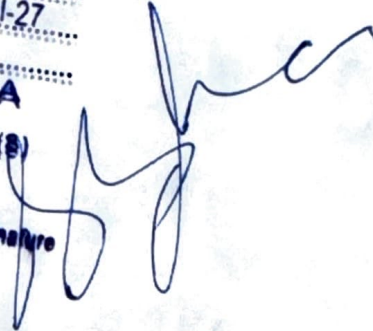
Value Rs. 500/- P.

BIDYUT KR. SAHA

Licence Stamp Vendor  
Alipore Judges' Court 24 Pgs. (8)  
Kolkata-700 027

Stamp Vendor

Signature



STATE AND LICENSE AGREEMENT

Faint, mostly illegible text of the agreement, including phrases like "I hereby request", "I have applied", and "I am desirous of".

interest or claim in the licensed premises or to any right or interest of the licensor in the licensed premises.

And whereas the licensor has sufficient interest, right or title in the licensed premises and to permit and allow the licensee to use and occupy the licensed premises as bare licensee in his personal capacity for use by him of the licensed premises for commercial purposes.

And whereas the licensee is desirous of and represent that, the use and occupation of the licensed premises by him, shall be in his personal right and shall be under a mere permission as licensee by the licensor and shall not amount to claim any right.

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS LICENSOR AND LICENSEE HERETO AS FOLLOWS :**

1. This leave and license shall commence from the date – 26<sup>TH</sup> JUNE 2024 of the Agreement and shall remain effective for a period of 11 Months from this date.
2. The licensor and licensee agree that the licensee shall use and occupy the premises under the permission of the licensor and shall not have or claim any tenancy or any other right, title, interest in the premises and shall always be construed as permissive user as license only.
3. The licensee shall pay to the licensor the license fee of Rs. 12000/- (in words rupees Eight Thousand Only), during the aforesaid period of Leave and License Agreement i.e. 11 months.
4. The licensee during the subsistence of this present agreement shall pay all outgoing expenses, and charges including for repairs, electricity and water charges for electric and water consumption.



5. The licensee shall cease to use and occupy the licensed premises and hand over licensed premises without demur, protest or objection to the licensor on expiry of the above period of 11 Months, from the date of executing this present Agreement for Leave and License.

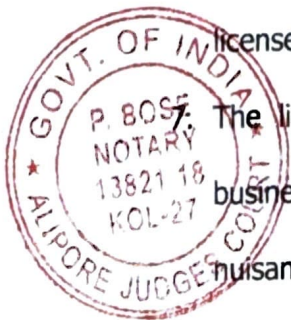
6. The licensee hereby agree and covenants with and to the licensor that the licensee under no circumstances whatsoever, transfer or assign in any manner, whatsoever benefit of this present to any other person and accepts and acknowledges that licensor has allowed licensee to use and occupy the licensed premises only and in no manner has granted any right interest in the licensed premises or any right to transfer or heritable right in respect of the licensed premises.

7. The licensee shall use and occupy the licensed premises for purpose of business activities as specified in Annexure only and in no manner cause nuisance, damage, disturbance, annoyance, inconvenience or interference to the occupiers of neighbouring premises.

8. The licensee shall not use the licensed premises for any illegal or immoral purpose or carry out any activity or do anything, which constitute breach of any law.

9. The licensee agrees and undertakes to the licensor to indemnify and to keep indemnified of any obligations, covenants, and conditions thereof.

10. The licensee on termination of the agreement or in case of breach of the conditions hereinabove shall hand over peaceful possession of the licensed premises to the licensor, in normal wear and tear condition.



03 JUL 2024





**11. Licensee's Address will be:**

**WATTA PLACE MARKETING PRIVATE LIMITED**

**32, CHOWRINGHEE ROAD, OM TOWER, 7<sup>TH</sup> FLOOR, UNIT NO- 706 PARK**

**STREET KOL-71, SUIT NO.- 2A, APPROX 50 SQ FT IN WITNESS WHEREOF THE**

**PARTIES HAVE SUBSCRIBED, SIGNED AND HEREUNTO SET THEIR HANDS THE DAY**

**AND YEAR FIRST HEREINABOVE WRITTEN.**



**LICENSOR :**

**LICENSEE:**

**WORKZONE OFFICE SPACES**

**WATTA PLACE MARKETING PRIVATE LIMITED**



DIRECTOR

*Harsh V. Thirani*

WATTA PLACE MARKETING PRIVATE LIMITED

**Identified by me**

*Debasish Chowdhury*  
**Debasish Chowdhury**  
Advocate

Alipore Judges Court, Kol-700027  
WR/929/1983

**WITNESS**

- Ritu Jainal*  
(ko katal)
- HARSHIL Bora*  
KOLKATA -700151  
*Harshil Bora*

WATTA PLACE MARKETING PRIVATE LIMITED

*Harsh V. Thirani*

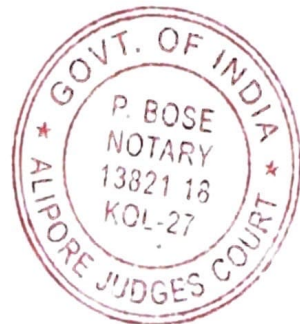
DIRECTOR

**Signature Attested**  
*Parmita Bose*

(P. BOSE)  
NOTARY  
Govt. of India  
Reg. No -13821/18

**ANNEXURE - 1**

**Business Activity:**



**ANNEXURE - 2**

**32, CHOWRINGHEE ROAD, OM TOWER, 7<sup>TH</sup> FLOOR, UNIT NO- 706, PARK  
STREET KOL-71, SUIT NO.- 2A, APPROX 50 SQ FT**

**03 JUL 2024**



# WORKZONE OFFICE SPACES

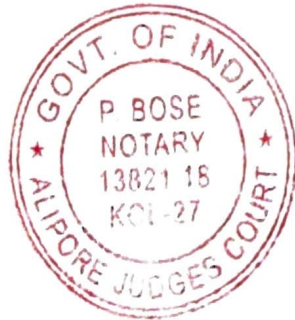
Email ID: [workzoneofficespaces@gmail.com](mailto:workzoneofficespaces@gmail.com)

Reg. Office: 32, CHOWRINGHEE ROAD, OM TOWER, 7<sup>TH</sup> FLOOR, UNIT NO- 706 PARK STREET KOL-71

I, MRS SHREYAH AGARWAL, PROPRIETOR of the firm WORKZONE OFFICE SPACES, having its registered office at 32, CHOWRINGHEE ROAD, OM TOWER, 7<sup>TH</sup> FLOOR, UNIT NO- 706 PARK STREET KOL-700071, have given on rent a cubicle space (Cubicle No.- 2A, APPROX 50 SQ FT) to **WATTA PLACE MARKETING PRIVATE LIMITED** through its signing authority – HARSH VARDHAN THIRANI with Company's PAN Number - **AADCW8474C** having its registered office address at – CUBICLE 2A, UNIT 706, OM TOWER 32 CHOWRINGHEE RD, Russel Street, Kolkata, Kolkata-700071, West Bengal for its business purpose. I do not have any objection if the said organization provide the above mentioned address as the principle place of business for the purpose of Goods & Service Tax(GST) and Business registration.

Thanking You,

SHREYAH AGARWAL,  
PROPRIETOR,



03 JUL 2024