

भारतीय गैर न्यायिक

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रुपये

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



WEST BENGAL

8248 520343

NOTARY PUBLIC
HOWRAH

AGREEMENT FOR LEAVE AND LICENSE

THIS DEED OF LEAVE AND LICENSE is made on this 25th day of April, 2023

BETWEEN

SITA DEVI JHANWAR, wife of Sri Loon Karan Jhanwar, by religion - Hindu, by occupation - Housewife, of 21, Rameshwar Malia Lane, Under P.S. - Howrah, District - Howrah - 711101, West Bengal, hereinafter called and referred to as the **LICENSOR /FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

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KHILKANTA DEB
NOTARY HOWRAH

Bosun Sarayan

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25 APR 2023

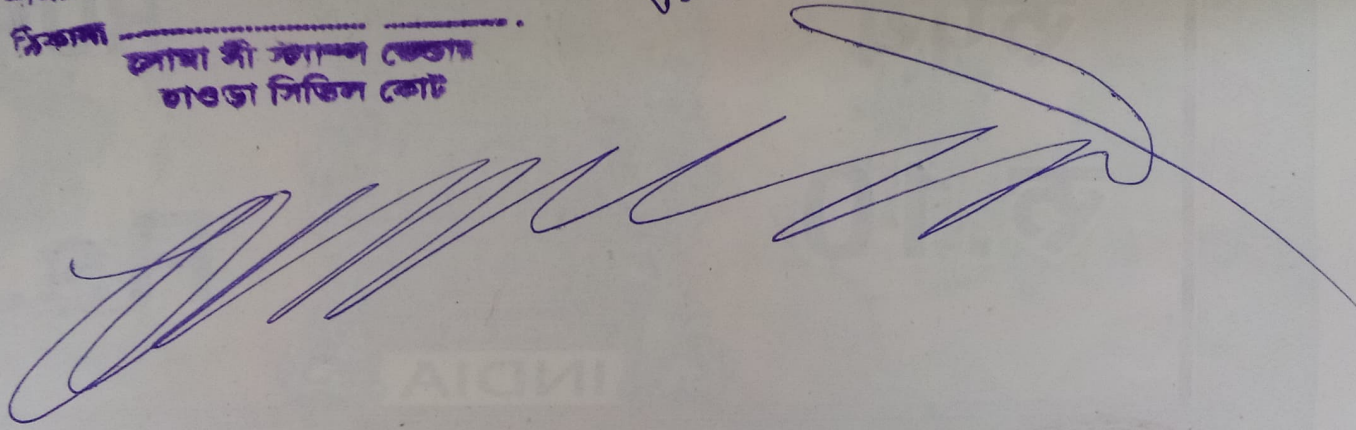
স্মারক নং 5/08 তারিখ

20/04/23

নাম ~~_____~~
Sida

DRM Jharwan
to

ঠিকানা
সোনা সী স্ট্যান্ড ভেতর
হাওড়া সিভিল কোর্ট



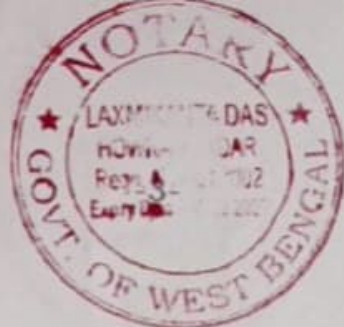
BASU SARAYAN (AADHAAR NO. 7764 6749 6943), son of Late Om Prakash Sarayan, by faith – Hindu, by Occupation – Business, residing at 40, M.G Road, Opposite Kali Mandir, Raniganj Barddhaman, Pin Code – 713347, West Bengal, presently residing at 21, Rameshwar Malia Lane, Under P.S. – Howrah, District – Howrah – 711101, West Bengal, hereinafter called and referred to as the **LICENSEE** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors and assigns) of the **OTHER PART**.

WHEREAS the First Party is in peaceful possession and occupation of Western side of the **4th Floor** of **21, Rameshwar Malia Lane, Under P.S. – Howrah, District – Howrah – 711101**, West Bengal, and the Second Party has desire to take the said one Flat described in the schedule below on the basis of **LEAVE AND LICENSE** approached to the First Party to allow and permit him to use and utilise the said flat **for 33 (thirty-three) months** commencing from the date of this Agreement exclusively on **LEAVE AND LICENSE** basis.

AND WHEREAS the First Party has agreed to permit the said Second Party to occupy and use the said flat for **33**

Basu Sarayan

25 APR 2023



(thirty-three) months as Licensee fee of **Rs. 7500/-**
(Rupees Seven Thousand Five Hundred) only per month
payable by the Second Party to the First Party according to
each English Calendar month and agree to put the terms
and conditions in writing to avoid misunderstanding in
future among them.

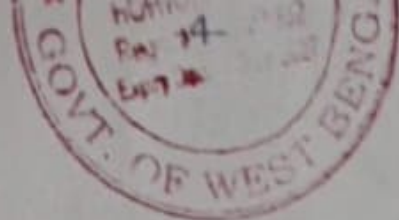
NOW THIS DEED OF AGREEMENT WITNESSETH as follows :

- (1) That, the relationship in between the First Party and the Second Party shall be as Licensor and Licensee and under no circumstances the terms and conditions of this Agreement shall be deemed as an Agreement in between the Landlord and Tenant.
- (2) That this Agreement commencing on and from **1st day of April '2023** and will be ending on **31st day of December '2026** for **33 [Thirty-Three] months**
- (3) That, the Second Party paid a sum of **Rs. 25,000/- (Rupees Twenty-Five Thousand)** by cash to the First Party as Security Deposit free from interest on the date of Agreement and the said security deposited money shall be refunded by the First Party to the Second Party on expiry of this Agreement for Leave and License

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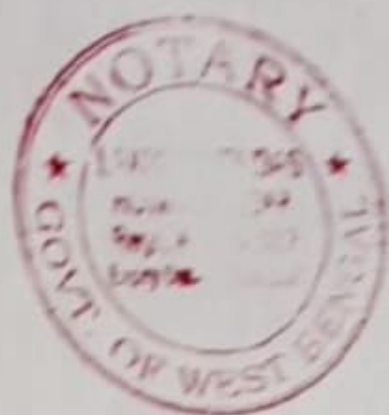
subject to adjustment / deduction of any dues or cost of damages, if any, caused to the flat by the Second Party.

- (4) That, the License Fee of the said flat shall be **Rs. 7500/- (Rupees Seven Thousand Five Hundred) only per month** payable by the Second Party to the First Party within **07th day** of each English Calendar month.
- (5) That, the Second Party shall keep the said flat/ room in good and sound condition and shall use the said flat room for **residential purpose.**
- (6) That, the Second Party shall bear expenses for maintenance out of his own pocket as well as Electric Charges shall be borne by the Second Party for consumption in his licensed flat room.
- (7) That, the Second Party shall use the said flat room for residential purpose and shall not create any nuisance during licensed period.
- (8) That, the Licensee shall vacate the said flat room immediately on expiry of licensed period i.e. as **31.12.2026** and will deliver vacant possession to the First Party by the Second Party /Licensor.

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- 9) That, in this event of *Second Party/ Licensee* fail or neglects to pay the License fee to the First Party consecutively for 3 (three) months in that case, the First Party shall have right to terminate this Agreement for Leave and License and adjust entire dues amount/s from the Security Deposited money.
- (10) That, this Agreement for LEAVE AND LICENSE shall remain enforce for 33 (Thirty-Three) months from the date of signature and on expiry of 33 (thirty-three) months this Agreement shall stand cancelled/ terminated unless it is renewed by the First Party with the fresh terms and conditions.

: SCHEDULE OF THE PROPERTY :

ALL THAT Piece and Parcel of one flat /room with common bath and toilet situated on 4th Floor [Western side] of 21, Rameshwar Malis Lane, under P.S. - Howrah District - Howrah, Pin Code - 711101.

Notary Seal

Notary Seal

25 APR 2024



IN WITNESS WHEREOF both the parties have signed in their hands and seal on the day, month, and year written above.

Signed, Sealed and delivered
In the Presence of

WITNESSES :

1.
Abanishyam Baldua
31/8 Haldal Paha Lane
Howrah-1

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Signature of the Licensor/
First Party

2.
Swati Lohia
1/16 Nat Lane
Mullick fatale
Howrah-711101

Basu Sarayan 25/4/2023
Signature of the Licensee/
Second Party

Drafted by me

H. D. Shukur

Advocate

Krushna Deo Shukur
Advocate
Judges Court Howrah
Howrah No - WB/587/1988

on Verification by the Lic. Address
L.T.I. / SIGNATURE ATTESTED.

Place Judges' Cor
Howrah-711 101
W.B. India

LAXMIKANTA DAS
NOTARY HOWRAH
Regd. No. - 50/2062
Govt. of W.B.

Basu Sarayan

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25 APR 2023