

Sn 136/23

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL

78AB 080093



LEAVE AND LICENSE AGREEMENT

THIS INDENTURE is made on this the 22 th day of June 2023.

BETWEEN

Mr. Avijit Chakraborty, S/O: Late Laxman Chatterjee, by religion - Hindu, by Occupation - Business, by nationality - Indian, residing at 366, Nath-Musalman Para, Manikpur, Kolkata 700148 hereinafter called and referred to as The Licensor (which expression shall unless repugnant to the context Include his heirs, legal representative and assigns) of the **ONE PART.**

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AND



Mr. Arkyajyoti Banerjee (Aadhar Id-940569617544) S/O: Somenath Banerjee, by religion - Hindu, by Occupation - Business, by nationality - Indian, residing at Labpur, Labpur Babu Para, Birbhum, Mastali, West Bengal -731303 **taking this place for Real Estate Consulting Office Purpose**, hereinafter called and referred to as the Licensee (which expression shall unless excluded by or repugnant to the context be deemed to include its successors, or successors-in-interest, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the One Part (Licensor) is the owner of a self contained office space at Eastern Side of Ground Floor, measuring about Covered area 100 Sq.ft. lying and situated at **premises 366, Nath-Musalman Para, Manikpur, Kolkata 700148**, along with all semi furnished thereto.

AND WHEREAS the One Part (Licensor) expressed his desire to grant license on the above mentioned office space on monthly license fees basis.

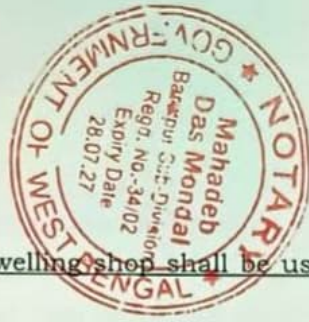
AND WHEREAS the Other Part (Licensee) has approached the Licensor to permit him for using the above mentioned office space as Licensee on monthly license fees.

AND WHEREAS the Other Part (Licensee) shall pay a sum of Rs. 1,000/- (Rupees One Thousand only) including maintenance per month to the One Part (Licensor) as monthly license fees.

AND WHEREAS the Licensor has agreed to allow on Leave and License basis, the Licensee to use for Shop purpose for the period of 55 months.

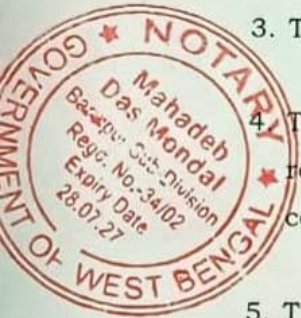
AND WHEREAS the Other Part (Licensee) shall make an advance of a sum of Rs.2,000/- (Rupees Two Thousand Only) to the Licensor and said amount shall be refund without interest within 15 days of expiry of this agreement.

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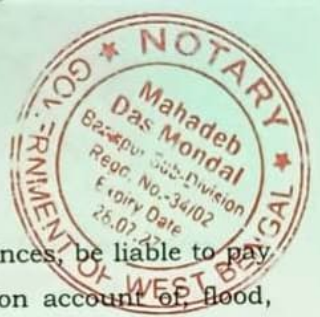


THAT both the parties declared that the dwelling shop shall be used to occupy on the following conditions:-

1. THAT the license commenced on and from 22 th day of June 2023 and it will remain in force up to 55 months i.e. 23 th day of January 2028.
2. THAT the Licensee shall pay Rs.1,000/- (Rupees One Thousand only) per month to the One Part (Licensor) as monthly license fees within 7 (Seven) days from the starting of every month.
3. THAT licensee shall use the said premises for shop purpose.
4. THAT the Other Part (Licensee) shall not use the said premises for residential purpose and shall not store any explosive or combustible substance in the said shop.
5. THAT the Other part (Licensee) shall not make any material addition and alteration of the said shop without prior permission of the Licensors.
6. THAT the Licensor hereby allows Licensee to occupy self contained Office space at Eastern Side of Ground Floor, measuring about Covered area 100 Sq.ft. lying and situated **at premises 366, Nath-Musalman Para, Manikpur, Kolkata 700148**, along with all fixture and fittings attached thereto.
7. THAT all existing and fixture Municipal and other taxes in respect of premises shall be payable by the Licensor. The Licensor will keep the Licensee free and harmless of any demands, claims, action or proceeding by any other third party in respect of quiet possession of the premises.



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8. THAT the Licensee shall, under no circumstances, be liable to pay for any breakage/damages to the premises on account of, flood, earthquake or any other act of God that may be caused during the lease of the premises. The Licensor may, if he so desires, take out an insurance to cover his risks against any or all of the aforesaid eventualities.

9. THAT Electrical charges to be paid by the Licensee as per Meter installed in the said unit.

10. THAT the Licensee shall be liable to pay demurrage charges for any breakage/damage to the sanitary, electrical good and the fittings hereto during the license period caused by the negligence of the Licensee subject to the reasonable wear and tear.

11. THAT the Other Part (Licensee) shall not sublet the said premises to any third party.

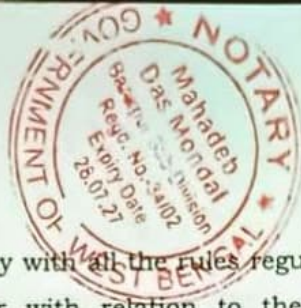
12. THAT the Other Part (Licensee) shall not use the said premises for any immoral or illegal act or any act which effect or hamper the peace of neighbor of said license hold flat.

13. THAT the Licensee shall not make any structural addition or alteration in the said premises without the written permission of the Licensors but can use refrigerators, cooking range and such other electrical appliances.

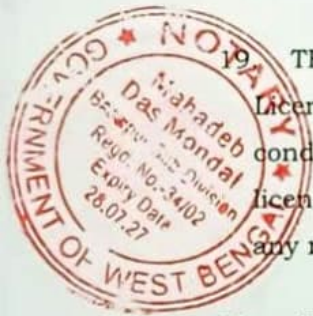
14. THAT at the time of occupation the Licensee shall see that all sanitary, electrical and other fittings and fixtures hereto are in order and shall be responsible to restore them to the condition in which they have been taken over, normal wear and tear and damage due to , flood, earthquake and other acts of God expected.

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15. THAT the Licensee shall comply with all the rules regulations of the local authorities whatsoever with relation to the demised premises and shall not carry out any activity that is prohibited.
16. THAT the Licensee shall permit the Licensor or any of his agents or their representatives to enter upon the said premises after reasonable notice and at reasonable time for the inspection of the said Unit.
17. THAT in case of breach or any of the terms and conditions the Licensee shall vacate the premises.
18. THAT after expiry of the license period the license agreement shall be deemed invalid and the Licensee shall be bound to relinquish the vacant possession of licensed premises.



19. THAT if the second party (Licensee) unpaid or neglects to pay License fees for consecutive 3 months or makes breach of any condition as imposed in that case the first part before the expiry of license period can take possession of the licensed premises without any notice.
20. THAT the Other Part (Licensee) shall not make any nuisance and annoyance in the said demised premises.
21. THAT a two month notice to be served by either party in order to terminate this contract before its expiry period.
22. THAT the Other Part shall stay not less than 55 Months. 55 months is the locking period. If vacate before 55 months deposit money shall be forfeited.
23. THAT this agreement shall not be governed Under West Bengal Premises Tenancy Act. 1956.

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SCHEDULE OF THE DEMISED PREMISES

ALL THAT piece and parcel of self contained Office space at Eastern Side of Ground Floor, measuring about Covered area 100 Sq.ft. lying and situated at **premises 366, Nath-Musalman Para, Manikpur, Kolkata 700148**, along semi furnished attached thereto.

IN WITNESS WHEREOF the parties have set and subscribed their respective signatures on the day, month, and year first above written.

Witnesses:-

1) **ARJIT ADHIKARY**

Signature of the Licensor
(Mr. Abhijit Chakraborty)

Signature of the Licensee
(Mr. Arkyajyoti Banerjee)

Identified by me

Advocate



Signature(S) Attested
On Identification

M. DASMONDA
NOTARY
Baruipur Civil & Criminal Court
Regd. No.- 34/2002
Govt of West Bengal

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHIJIT CHAKRABORTY
LAKSHAM CHAKRABORTY

14/09/1964

Permanent Account Number
AEYPC3778F

Abhijit Chakraborty

Signature



Abhijit Chakraborty



WBSEDCL

QUARTERLY ELECTRICITY SPOT BILL

: Amt Payable within 12/08/2022 through e-Pay Rs. 9240.00 :
 using any E-PAY Mode with
 Zero Transaction Charge

ABHIJIT CHAKRABARTY
 C/O UMA CHAKRABARTY MANIKPUR NASKARPARA P.O.HARINAVI
 GIS P No. : B2005100050
 GPS : Lat - 22.4110544 N
 Long - 88.4139523 E

Con Id : 115090612 Tariff : ACDH-U
 Inst No : 4122411 CD (KVA) : 0.730
 MRU : EVB200MR SDCRS : 0.00
 Bill Period : Aug'22- Oct'22
 Bill Date : 02/08/22
 Meter No : IPG156680 PH-1 M.F. : 1

Period	Reading Date	Units (KWH)
Previous	28/04/22	5240
Present	02/08/22	6365
Adjustment		0
Total Unit		1125

Amount Payable(Rupees)

Bill Due Dt	Amt befr Due Dt (With Rebate)	Amt after Due Dt (Without Rebate)	Remark
12/08/2022	3147.00 *	3176.00	
12/09/2022	3145.00	3174.00	
11/10/2022	3145.00	3174.00	

Special Rebate : -112.50
 Total Amt Payable at a time within 12/08/2022 : 9325.00
 Others Unpaid Bill Amount : 0.00

 : Total Amount Payable at a time through E-Payment :
 : after allowing 1% Addl Rebate within 12/08/2022: 9240.00 :

Payment may be made through RTGS/NEFT in your exclusive account number WBB1150906124122411 using IFSC code ICIC0000104

(See Details at www.wbsedcl.in under 'Payment Modes')

Abhijit Chakrabarty



Office of the RAJPUR SONARPUR MUNICIPALITY

P.O. - HARINAVI, SOUTH 24-PARGANAS, Kolkata 148



PROPERTY TAX RECEIPT

Assessment No. : 1104302148523

Old. No. : 112160

Holding No : 366

Receipt Date : 22/04/2022

Name of the Assessee : ABHIJIT CHAKRABORTY S/O LT LAKSHMAN

Receipt No : 2022-2023/F/10421

Ward No : 23

Locality/Street : NATH MUSALMAN PARA

Bill Receipt No. :

Received the sum of Rs. 324.00 (in words) RUPEES THREE HUNDRED TWENTY-FOUR ONLY
on account of property tax and surcharge as detailed below :

	Details of Arrear Received (Year wise)					Current (2022-2023)				
	Year (Others)	2019-2020	2020-2021	2021-2022	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount
PropertyTax	0.00	0.00	0.00	67.50	67.50	67.50	67.50	67.50	67.50	337.50
RebateOnPropertyTax	0.00	0.00	0.00	0.00	0.00	-3.38	-3.38	-3.38	-3.38	-13.52
SurchargeAmt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Amount :										323.98
Round-off Amount :										0.02
Net Amount :										324.00

Pay Mode: Cash, Amount: 324.00

Bank Transaction ID :

Collecting Sarkar/Counter : SOURAV JANA
(RA-10)

Paid At : Municipality



Authorised Signatory



* This is a system generated report no signature is required *

Abhijit Chakraborty