



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

06AB 299185

LEAVE AND LICENCE AGREEMENT

THIS LEAVE AND LICENCE AGREEMENT is made on this 05th Day of October 2016 B E T W E E N MR. RAJWARDHAN SINGH, Son of Late Mahendra Pratap Singh; having his office at 33, Tollygunge Circular Road, Kolkata - 700053 (Sital Sadan Compound), hereinafter called and referred to as the LICENCOR/OWNER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his administrators, legal representatives, heirs and assigns) of the ONE PART.

A N D

MR. ASHISH KALANORIA, Son of Sri Ram Awatar Kalanoria, resident of 37, Tollygunge Circular Road, New Alipore,

Rajwardhan Singh

Ashish Kalanoria

...p/2

Sl. No. 1793 Date 20/9/16  
Value Rs. 10/- P  
Name Sabyasachi Arnab (Adv)  
Address Judges Court, Alipore,  
Kolkata- 700 027

*Bimla Das*  
Stamp Vender  
Alipore Police Court

06AB 299182

পশ্চিমবঙ্গ পলিটিক্যাল ওয়েস্ট বেঙ্গাল

LEAVE AND LICENCE AGREEMENT

THIS LEAVE AND LICENCE AGREEMENT is made on this 05th  
Day of October 2016 BETWEEN MR. RAJARDHAN  
SINGH, Son of Late Kalyan Chandra Singh, having his  
office at 35, Tollygunge Circular Road, Kolkata - 700023  
(Sital Sadan Compound), hereinafter called and referred  
to as the LICENSOR/OWNER (which expression shall  
unless excluded by or repugnant to the context be deemed  
to mean and include his administrators, legal repre-  
sentatives, heirs and assigns) of the ONE PART.

AND

MR. ASHISH KALANORIA, Son of Sri Ram Awatar Kalanoria,  
resident of 37, Tollygunge Circular Road, New Alipore,

... 9/15

*(Signature)*

*Rajardhan Singh*

Ganges Residency, Phase-II, Kolkata,-West Bengal-700053 and hereinafter called and referred to as the LICENCEE (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal representatives, heirs and assigns) of the OTHER PART.

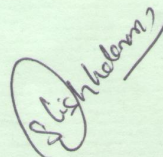
WHEREAS the 1st party is the Owner of the Flat on the 3rd floor of Mahendra Tower, Premises No. 43A, Tollygunge Circular Road, Near Mahabirtala, Kolkata - 700053.

AND WHEREAS the 2nd Party approached the 1st party to give the flat, of which the 1st party is the absolute owner, on leave and licence basis for a period of 66(sixty six) months as written below.

NOW THIS AGREEMENT WITNESSETH as follows:

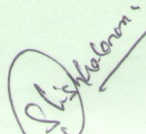
1. The Owner hereby grants licence to the licensee to use the flat on the 3rd floor, being Flat No. 3B at the above mentioned premises for a period of 66(Sixty six) months w.e.f. 1st September 2016.
- 2A. The Licence fees from 1st September 2016 to 31st May 2019 shall be ₹. 7,500/- per month.
- B. The Licence Fees from 1st June 2019 to 28th February 2022 shall be ₹. 8,625/- per month.
- C. At the end of this Agreement, a new agreement shall be made if required, as per the mutual understanding of both the parties.

Rajvardhan Singh



3. That a refundable security deposit of Rs. 45,000/- (Rupees Forty five thousand ) only vide Cheque No. 000006 dated 20.8.16 drawn on HDFC Bank , 6, Little Russel Street, Kolkata - 700071 is deposited with the Owner which is adjustable to outstanding rent or refundable at the time of vacating the flat.
4. The Carpet area of the Office space is 485 Sqft. approximately.
5. That the Licence Fees for each month is payable by the 10th day of the following month. In case that the Licence Fees is not paid for 3(three) consecutive months, then the Owner shall take possession of the said flat with the belongings in it.
6. Either party may ask the other party to vacate the room space by giving 2 month notice.
7. The Licencee at the time of leaving the flat, shall have to restore it to its original condition or pay the nominal charges to the Owner to restore it.
8. That the Licencee shall not make any structural changes within the flat. Also the Licencee shall not sub-let the said flat.
9. That the Licencor and the Licencee shall maintain all standard and peaceful and quiet living in the premises. That licencee shall approach the Owner for the redressal of grievances.

Rajwardhan Singh



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10. The Electricity bill as per meter/sub-meter has to be paid by the Licencee.

11. Service Tax and other Government Imposition shall be paid by the Licencee.

IN WITNESS WHEREOF the parties hereto have signed this agreement on the day, month and year first above written.

WITNESSES

1. *Asis Sarbadikari*

*Rajvardhan Singh*

\_\_\_\_\_  
SIGNATURE OF THE LICENCOR

2.

*(Signature)*

\_\_\_\_\_  
SIGNATURE OF THE LICENCEE