



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

14AB 706645

LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT is made in the 1st day of December, 2017 BETWEEN **SRI KALYAN MITRA** son of Late Dr. A.N.Mitra by faith Hindu, residing at 37, Ballygunge Gardens, Police Station Gariahat, Kolkata-700019, hereinafter called and referred to as the **THE LICENSOR** (which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators legal representative and assigns) of the **FIRST PART.**

AND

SRI SAJAL KUMAR BHANJA, son of late Sri Upananada Bhanja, by faith Hindu, proprietor of **THE NEW LAKE VIEW PROPERTIES**, by occupation business .residing at **624 ,Shanti pally Block BD-**

विवरण
Sri Kalyan Mitra
Sajal Kumar Bhanja

49.Kolkata-700107.(KASBA) mobile number 9831169077, hereinafter referred to as the LICENSEE (which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators Legal representative and assigns.) of the SECOND PART.

WHEREAS the licensor of the first part is the owner of the premises 37 BALLYGUNGE GARDENS, POLICE STATION GARIAHAT, KOLKATA -700019.

AND WHEREAS the Licensee has approached to the Licensor and requested him to deliver the possession of a room on the ground floor measuring an area of 100 sq.ft for REAL ESTATE CONSULTANCY in the said premises for 33 MONTHS AND SAME WILL CONTINUE FOR MORE 11 MONTHS AS PER CHOICE OF THE LICENSOR ONLY.

AND WHEREAS after prolong discussion in between the Licensor and the Licensee/ the Licensor has agreed to deliver the same to the Licensee and the monthly License fee has been agreed between them for a sum of RS.5,500(RUPEES FIVE THOUSAND FIVE HUNDRED FIFTY ONLY PER MONTH. MONTHLY RENT MAY KINDLY BE REMITTED IN THE NAME OF MY WIFE SMT. SUSMITA MITRA BY AN A/C. PAYEE CHEQUE.

NOW THIS AGREEMENT WITNESSTH and it is hereby agreed by and between the Licensor and Licensee as follows:

1. That the demised covered space is a portion of the premises 37, Ballygunge gardens, Kolkata-700019, measuring an area of 100 sq ft at the ground floor.
2. That the validity of these presents is 33 MONTHS WHICH COMMENCE FROM 1ST DECEMBER 2017 AND ENDS ON 31ST AUGUST 2020.
3. That the Licensee of the second part has already deposited a sum of RUPEES 20,000/- (TWENTY THOUSAND ONLY) AS SECURITY DEPOSIT.

Kalyan
Wife
Sajal
Kumar
Bharya.

DEPOSIT AND IT WILL BE RETURNED TO THE LICENSEE AT THE TIME OF VACATING THE SAID LICENSED SPACE WITHOUT ANY INTEREST

4. That the Licensee shall pay the license fee of Rs.5,500 per month to the licensor and the said license fee will be collected by the licensor every month or by his authorized person only.
5. That the Licensee shall be liable to pay the maintenance charges and other charges to the Licensor of the first Party. The Licensee of the second part shall pay the electricity charges of the said Licensed Portion (Consumption will be on the basis of the submeter installed in the said Licensed portion.) The rate will be decided as per commercial tariff of CESC Ltd from time to time.
6. That the licensed space shall not be used for residential purposes and only be used for the said business purpose only.
7. That the licensed space shall not be used in a slack bad out lock and maintain the space properly. The licensee shall not use the licensed space for any illegal activities and keep all business proofs handy.
8. That after the expiration of the period of these, the licensee shall peacefully hand the possession of the said licensed space to the licensor.
9. That this agreement shall never be used as a tenancy agreement.
10. That the licensee shall make a trading license in this premises.

THE SCHEDULE

ALL THAT the covered space measuring an area of 100 sq ft

Lying at 37, Ballygunge gardens, Kolkata-700019.

On the north: 8/39 Fern road Kolkata 700109

On the south: 40 ft road of Ballygunge Gardens

Mihir
Kumar
Bhargava

Kalyan
Sajal

On the east: 36 Ballygunge Gardens

On the west: 38 Ballygunge Gardens

IN WITNESS WHEREOF the Licensor and the Licensee have set and subscribed their respective hands and seal on the day month and year first above written.

SIGNED IN PRESENCE OF

WITNESSE:

1. Kalyan Mitra
(signature of the licensor)

2. Sajal Kumar Bhanja.
1.12.2017
(signature of licensee)

1. - Rabi Choudhury
69/1 Besi Baniya
Zone 10A-31

2. Ranjan Das.
91/39E, Bose Park Road,
Kolkata-700 042
Mobile No-9830459703