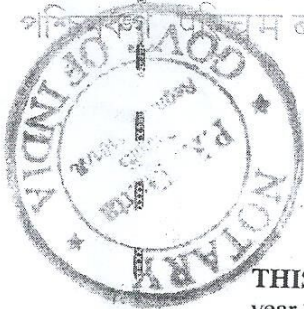




शुद्धी के पश्चात् पश्चिम बंगाल WEST BENGAL

32AB 097063



LEAVE & LICENSE AGREEMENT

THIS AGREEMENT is made and executed on 20th day of February in the year 2019 at Kolkata between, **Mahavir Prasad Daga, Flat-602, Vivek Vihar, Block E, 493 C/A GT Road South, Howrah Jute Mill, Howrah-711102** (hereinafter called the landlord or the First Party with respect to the premises which expression shall, wherever the context permits, be deemed to include their heirs, successors, legal representative and assignees)

AND

Raghav Realtors (Sole Proprietorship) Owned by Mr. Anil kumar Daga (Sole Proprietor) residing at Flat-602, Vivek Vihar, Block E, 493 C/A GT Road South, Howrah Jute Mill, Howrah-711102 (hereinafter called the Tenant or the second party which expression shall, wherever the context permit, be deemed to include their legal and lawful representatives).

The expression of both the parties wherever they occur in the body of this agreement, shall mean and include their respective heirs, executor's administrators, nominees and assigns

RAGHAV REALTORS

Anil k. Daga

Proprietor

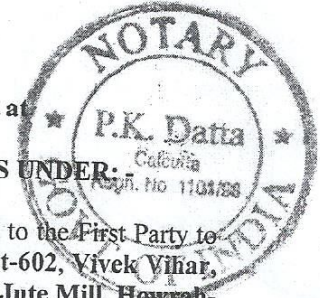
P. R. Datta
Notary
Regn. No.: 1101/199
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

Mahavir Prasad Daga

MAR 2019

WHEREAS the landlord is the owner of the premises at

NOW THIS AGREEMENT WITNESSETH AS UNDER:



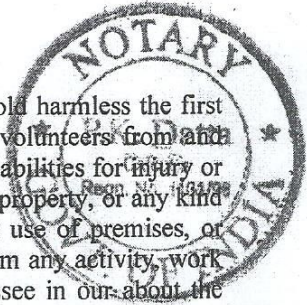
- 1 WHEREAS the Second Party has approached to the First Party to let out the table space in the property at – Flat-602, Vivek Vihar, Block E, 493 C/A GT Road South, Howrah Jute Mill, Howrah-711102 for commercial purposes and that landlord/landlady is in position to let out the aforesaid property for renting and tenant is agreeable to accept the same for the commercial purpose.
- 2 That the tenancy shall be monthly in nature, commencing from 1st day of each English calendar month. The tenancy has started w.e.f. 1st February, 2019 for 22(twenty two) months.
- 3 That the table space in question is let out to the Second party for a period of 22(twenty two) months only for the exclusive use for commercial purposes office use only.
- 4 That rent for the 22 months as per mutual settlement of the parties is fixed Rs. 100/- (Rupees One Hundred only) per month and the same is payable in advance at the beginning of the quarter on quarterly basis.
- 5 The period of tenancy above stated can be curtailed by tenant with a clear notice of three months in writing to landlord and landlord shall also serve three months notice in case of eviction of the said property to the tenant.
- 6 Tenant shall keep the rented table space in good condition and the same shall be used after keeping in view the prevailing rules/regulation/bye-laws of the Howrah Municipal corporation etc.
- 7 The Landlord at his own cost will carry out all major repairs to the rented portion. However, tenant at his own cost will be done all minor repairs.
- 8 No additions /alterations of any kind will be done in the rented portion by tenant without prior consent of landlord, in writing.
- 9 That the Second Party shall permit the First Party or his/her authorized representatives to enter upon the said premises as and when necessary with the prior intimation to them.

RAGHAV REALTORS
Anil K. Datta
Proprietor

P. K. Datta
Notary
Regn. No: 1104/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

Mahani Jossand Datta

18 MAR 2019



- 10 Second party shall defend, indemnify, and hold harmless the first party, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, or any kind of legal liability which arises out of Lessee use of premises, or from the conduct of Lessee's business, or from any activity, work or thing done, permitted, or suffered by Lessee in or about the premises.
- 11 This agreement is subject to Kolkata Jurisdictions.
- 12 The above said rental includes electricity charges and other incident cost.

RAGHAV REALTORS
RAGHAV REALTORS

Anil K. Daga
Proprietor
(Proprietor)

MAHAVIR PRASAD DAGA

Mahavir Prasad Daga

(Signature)

Signature Attested by me
Identification of advocate

[Signature]
P. K. DATTA
Notary

P. K. Datta
Notary
Regn. No.: 1101/200
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 071

18 MAR 2019

WITNESSES: -

1. HARISH SAROGI
114, Dr. R.N. TAGORE ROAD
DUMKOP, KOL- 700056
2. Archana Singh
Baker Cross Housing
Building No. D28/7
East Seapipana Bally Housing

Identified by me

