

SL No. 248/21



পশ্চিমবঙ্গ। পশ্চিমবঙ্গ। WEST BENGAL

48AB 386905

**HARENDRA GUPTA**  
NOTARY GOVT. OF INDIA  
REGD. NO. 13823/18  
ADVOCATE HIGH COURT CALCUTTA  
RESID. 28, THAKUR PAS CHOWK STREET  
MUMBAI, MUMBAI-400 004  
WEST BENGAL, INDIA  
MOB. - 9911579574  
9993135099



**THIS LICENSE AGREEMENT** is made on this the 4<sup>th</sup> day of January Two Thousand Twenty One Between **AJAY KAPOOR** Son of Sri Surendra Kapoor, by faith- Hindu, by occupation - Service, by nationality - Indian, residing at 214/15, AJC BOSE ROAD, KOLKATA Pin - 700017, hereinafter referred to as the "**LICENSOR**" of the **ONE PART**

**AND**

**MR. ABHISHEK KAPOOR**, SON of Sri Surnedra Kapoor, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 214/15, AJC BOSE ROAD, Kolkata - 700017, hereinafter referred to as the **LICENSEE** of the **OTHER PART**.

09 FEB 2021

*[Signature of Ajay Kapoor]*

*[Signature of Abhishek Kapoor]*

51298.

Serial No.....  
Name.....  
Address.....  
71, Park Street (Floor No. 14)  
Kolkata-700 013

A. K. Gupta  
214/15 A.S.C. Bazar Road  
Kolkata-17

04 JAN 2021

Date..... Licensed Stamp Vendor  
Brijit Barikar

**WHEREAS:**

- a) The Licensee herein was the owner of the flat on the Southern portion of the 1<sup>st</sup> Floor of the said building at Premises No. 214/15, AJC BOSE ROAD, Kolkata – 700017, more fully described in the Schedule hereunder written and hereinafter referred to as the said **FLAT**.

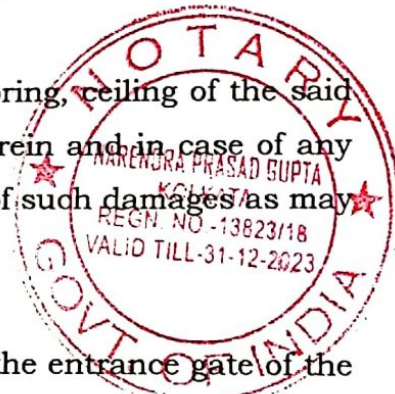
**NOW THIS AGREEMENT WITNESSETH :**

1. In consideration of the charges hereby reserved and the covenants, conditions and stipulations herein contained and on the part of the Licensee to be observed, performed and fulfilled, the Licensor granted permission to the Licensee to use the said Flat for a maximum period till 31<sup>st</sup> December 2024 for **Office** purposes.
2. The total rental charges for using the said flat till aforesaid period shall be Rs. 8,000/- (Rupees Eight thousand only) payable on or before 5<sup>th</sup> of every calendar month.
3. **The Licensee covenants with the Licensor as follows:**

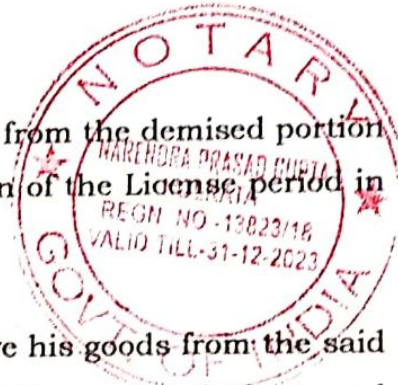
(a) Not to cause any damages to the walls, flooring, ceiling of the said Flat or any fittings and/or fixture fitted therein and in case of any damages, shall pay the costs and expenses of such damages as may be assessed by the Licensor.

(b) The Licensor will provide one of the keys of the entrance gate of the said flat to the Licensee, so that no inconvenience would be caused to the Licensee in free egress and ingress at the said flat and the said key will be returned to the licensor upon expiry of the term or sooner termination of this agreement/License;





- (c) That the Licensee shall not make any addition or alteration of any nature at the said flat in any manner;
- (d) Not to allow any third person to use and/or stay at the flat or portion thereof.
- (e) Not to obstruct the Licensor or her authorized representatives from entering into the said flat for the purpose of inspection of the condition of the said flat.
- (f) On or before expiry of the 31<sup>st</sup> December 2024, the Licensee shall remove all his belongings, from the said flat and shall handover the key of the said flat to the Licensor.
- (g) To remove all his belongings and/or goods from the demised portion on expiry of the term or sooner termination of the License period in neat, tidy and tenantable condition;
4. If the Licensee fails and/or neglects to remove his goods from the said flat on or before expiry of 31<sup>st</sup> December 2024, as stated above and continue to use and/or occupy the said flat, the Licensee shall be liable to and hereby agrees and undertakes to pay, from the date of expiry of the said term, a sum at the rate of Rs. 1000/- per day as predetermined occupation charges in respect of the said flat, on weekly basis, on every Sundays, in advance, for the entire week, for the first three months and thereafter @ Rs. 2,000/- per day till such time the Licensee removes his goods from the said flat.
5. Any notice, required to be given, shall be in writing and shall be served on the Licensee at the demised Premises and to the Licensor at the address first hereinbefore mentioned. The notices may be served personally or by registered Post.
6. That in the event of any disputes arises relating to any of the terms and conditions contained in this agreement the same shall be referred

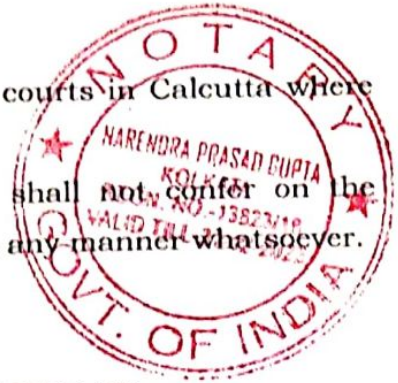


*[Handwritten signature]*

*[Handwritten signature]*

to arbitration within the jurisdiction of the courts in Calcutta where the agreement has been executed.

- 7. That this agreement does not confer and shall not confer on the Licensee any right of tenancy or otherwise in any manner whatsoever.



**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the flat on the Southern portion of the 1<sup>st</sup> floor of the building measuring approx. 450 sq.ft. having 2 room and 1 toilet at Premises No. 214/15, AJC BOSE ROAD, Kolkata - 700017.

**IN WITNESS WHEREOF** the Licensor and the Licensee hereto have hereunto subscribed their hands on the day, month and year hereinabove written.

**SIGNED SEALED AND DELIVERED** by the **PARTIES** in the presence of **WITNESSES:**

- 1. Vibha Gaubha  
93, Dastgeer Sharif Road  
Kolkata
- 2. Lalit Mehta  
214/15 AJC Bose Road  
Kolkata - 17

*[Signature]*  
 \_\_\_\_\_  
**LICENSOR**

*[Signature]* 1/1/21  
 \_\_\_\_\_  
**LICENSEE**

L.T.I. (S) Signatures (S) (S)  
Executive attested by me on Identification

**NARENDRA PRASAD GUPTA, NOTARY**  
Advocate, HIGH COURT, KOLKATA  
Regd. No. 13823/2018, Govt. of India

**9 FEB 2021**

*[Signature]*  
**NARENDRA PRASAD GUPTA**  
 NOTARY  
 GOVERNMENT OF INDIA  
 REGN. NO. - 13823/2018  
 &  
 ADVOCATE, HIGH COURT CALCUTTA  
 3, Old Post Office Street (Ground Floor)  
 'n Front of F-Gate (High Court)  
 MOB. - 8910576674  
 9883135090

*[Signature]*  
 \_\_\_\_\_  
**PAWAN KUMAR JAJODIA**

**PAWAN KUMAR JAJODIA**  
 Advocate, High Court, Calcutta  
 Room No. 65, 1st Floor,  
 Temple Chambers  
 6, Old Post Office Street,  
 Kolkata-700 001