

# NOTARIAL CERTIFICATE

Sl. No. ....~~13502~~...20 20

12 MAR 2020



TO ALL MEN THESE PRESENTS SHALL COME, I **KAJAL KUMAR HALDAR, ADVOCATE** duly appointed and authorised by the Govt. of India to practice as per provisions of the Notary Act, 53 of 1952 and the Notaries Rules, 1956 made thereunder in Bidhanagar Court, in the District of North 24 Parganas in the state of West Bengal do hereby certify that the paper writings collectively marked "A" annexed hereto (hereinafter called the paper writings "A") are presented before me by the <sup>Writs(s).</sup>

*Satya geel mustindar*

*Agreement for leave and licence*

on this <sup>12th</sup> Day of <sup>March</sup>.....Two thousand <sup>Twenty</sup>.....

Under the execution of the paper writings "A" on its being admitted by the respective signatories as the matters contained therein and being satisfied as to the identity of the executant(s) I have attested the execution.

AN ACT WHEREOF being required of a Notary, I have granted, THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary have hereunto set and subscribed my name and affixed my seal of office on this <sup>12th</sup> day of <sup>March</sup>.....2020

12 MAR 2020



**Kajal Kumar Haldar**  
B. Sc, MISE, MA, LL.B  
NOTARY  
(Govt. of India)  
Regn. No.13502/18  
Mayukh Bhaban  
Ground Floor  
Bidhanagar Court  
Kolkata - 700091  
W.B. (India)



BEFORE THE NOTARY PUBLIC  
AT BIDHANAGAR  
DIST.-NORTH 24 PARGANAS  
WEST BENGAL

33AB 821254

**AGREEMENT FOR LEAVE AND LICENCE**

**THIS AGREEMENT** made on this 23rd day of December Two Thousand Nineteen, **BETWEEN** Satya Gopal Majumdar, son of Late Sachindra Nath Majumdar and (joint holder) Nabanita Pal wife of Satya Gopal Majumdar, residing at Madhumati - 3<sup>rd</sup> Floor, P-70 New Raipur Road, Garia, Kolkata 700084 by religion Hindu, hereinafter called "LICENSEES" (which expression shall unless exclude by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) on the **ONE PART.**

**AND**

Arun Kumar Pridarshi, son of Sri Om Prakash Gupta of Shashi Sadan, Mission Road, Bara Telpa - Purnari Telpa, Chapra Saran, Bihar - 841302, hereinafter called the "LICENSEE" ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs , executors , administrators , representatives and assigns) on the **OTHER PART.**

**WHEREAS** the Licensors are the absolute owner of the premises 5A, Sandhyatarata of GREENFIELD HEIGHTS, as well as One Covered Car Parking in the said premises in Action Area - 1, Block - D1, Plot - 5, New Town, Rajarhat, Kolkata under Rajarhat Police Station in the District of North 24 Parganas, lying vacant.

**AND WHEREAS** the Licensee has approached the Licensors to allow him to use the 5<sup>th</sup> floor Apartment consisting of 2 Bedrooms, 2 Bathrooms, 1 Kitchen, dining-cum-drawing hall, balcony more fully described in the schedule herunder written as well as the Car Parking Space.

**AND WHEREAS** the said Licensors have agreed to the said purpose of the Licensee purely on the basis of Leave and License on the following terms and conditions hereinafter appearing.

**K. K. HALDAR**  
NOTARY PUBLIC  
GOVT. OF INDIA  
Reg. No.-13402/2018  
Bidhanagar Court  
Dist.-North 24 Parganas  
West Bengal

*[Signature]*

*Nabanita Pal*

*Arun Kumar Pridarshi*

12 MAR 2020

**A**



*Nabanita Pal*

007132

Sl. No. ....

Satyagopal Majumdar

Sold to.....

P-30. New Raipur, Rd

**A. K. Maity**

Collec. M/sy

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date:....., Sign: 

17 MAY 2019



### AGREEMENT FOR LEAVE AND LICENCE

**THIS AGREEMENT** made on this 23rd day of December Two Thousand Nineteen, **BETWEEN** Satya Gopal Majumdar, son of Late Sachindra Nath Majumdar and **joint holder** ) Nabanita Pal wife of Satya Gopal Majumdar, residing at Madhumati – 3rd Floor, P-70 New Raipur Road, Garia, Kolkata 700084 by religion Hindu, hereinafter called "LICENSEES" (which expression shall unless exclude by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) on the **ONE PART.**

**AND**

Arun Kumar Priadarshi, son of Sri Om Prakash Gupta of Shashi Sadan, Mission Road, Bara Telpa - Purwari Telpa, Chapra Saran, Bihar - 841302, hereinafter called the "LICENSEE" ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) on the **OTHER PART.**

**WHEREAS** the Licensees are the absolute owner of the premises 5A, Sandhyatara of GREENFIELD HEIGHTS, as well as One Covered Car Parking in the said premises in Action Area – 1, Block – DJ, Plot - 5, New Town, Rajatnat, Kolkata under Rajatnat Police Station in the District of North 24 Parganas, lying vacant.

**AND WHEREAS** the Licensee has approached the Licensees to allow him to use the 5th floor Apartment consisting of 2 Bedrooms, 2 Bathrooms, 1 Kitchen, dining-cum-drawing hall, balcony more fully described in the schedule hereunder written as well as the Car Parking Space.

**AND WHEREAS** the said Licensees have agreed to the said purpose of the Licensee purely on the basis of Leave and License on the following terms and conditions hereinafter appearing.



**K. K. HALDAR**  
NOTARY PUBLIC  
GOVT. OF INDIA  
Reg. No. 13502/2018  
Bidhannagar Court  
Dist.-North 24 Parganas  
West Bengal

Nabanita Pal

12 MAR 2020

Arun Kumar Priadarshi

Nabanita Pal

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1. That the said Licensee shall have to pay a sum of Rs. 15,500/- (Rupee Fifteen Thousand Five Hundred only) as License fee per month including Maintenance charges strictly in advance within fifth day of the said month, according to English Calendar for such use of the said flat at premises No. 5A, Sandhyatara of GREENFIELD HEIGHTS, Action Area - 1, Block - D1, Plot - 5, New Town, Rajarat, Kolkata under Rajarat Police Station in the District of North 24 Parganas. That the said flat consisting of rooms and accommodation shall be used for dwelling purpose only by the Licensee and no other person and no other purposes. This sum shall be exclusive of charges for consumption of Electricity Bill. The Licensee shall pay the electricity charges as per the requirement for consumption by putting prepaid vouchers in the electric meter pertaining to the said premises.

2. The Licensors have received a sum of Rs. 29,000/- ( Rs. Twenty Nine Thousand only ) as Security Deposit from the Licensee which will be refundable after expiry of termination of the License period, without bearing any interest or within two month prior notice being served by both the parties in advance, after making necessary adjustments for causing damages, if any, during the tenure of the Licensee as well as unpaid electricity bill, water tax , thereof or any other taxes imposed by the appropriate authority.

3. That in the event of making any default in payment of agreed license fee by the Licensee in the prescribed manner for two consecutive months, the Licensors shall have every right to vacate the flat instantly and the said two defaulting month should be counted as an advance notice from the Licensors to the Licensee for leaving the flat.

4. That in event of any breach of terms and conditions embodied in this agreement by the Licensee the Licensors will have the every right to terminate the agreement and will be entitled to get back the vacant and khas possession of the flat in his favour by paying the security deposit after adjustment of amount if any.

5. That the said Licensee would never allow any person / persons charged for any criminal offence. The said Licensee shall follow the safety rules and regulations for using domestic cooking ranges operated by cooking gas cylinder and he is not allowed to use appliances which may cause sound pollution and disturb the peace of the other occupiers, neighbours are strictly prohibited.

6. That the Licensee is to occupy the flat with all fittings including the electrical fittings , plumbing fittings and shall keep and maintain the flat clean and healthy and free from any dust , further , the Licensee will have to replace any fitting/ tube lights and any plumbing materials , if any , inside the said flat.

7. That all sorts of minor day to day repair charges, if necessary in the inside of the said flat will have to be borne by the Licensee himself.

8. That the Licensee will allow the Licensors at all reasonable times, after due notice, to inspect the schedule property.

9. That the said Licensee shall not be entitled to make any addition or alteration of the flat without prior permission from the Licensors or cause any damage to any wall of all rooms by using nails or anything etc.

10. That the said Licensee shall neither sublet the flat nor the Licensee shall carry on any business inside the flat other than using residential quarter for himself.

A



Nabanita Pal

*[Signature]*

.....contn. 3

*[Signature]*

Nabanita Pal  
Amrita Prasad  
2 MAR 2020

K.K. HALDAR  
NOTARY PUBLIC  
GOVT OF INDIA  
Reg. No. 19502/2018  
Bihannagar Odutt  
Dist.-North 24 Parganas  
West Bengal



- 11. That the Licensee will not be allowed to keep any cat, dog or any bird inside the flat. In fact, the aforesaid flat will have to be utilized exclusively for dwelling purpose.
- 12. That the Monthly Maintenance Bill from Greenfield Heights HIG Association shall be collected from the said authorities and is to be handed over by the Licensee to the Licensor on a month to month basis.
- 13. This agreement shall be valid from 1st day of January 2020 and it will be terminated after completion of 11 months i.e., 30th November 2020 or equivalent and the Licensee will have to vacate the flat and give back the possession of the flat to the Licensors after expiry of that period.
- 14. That if the Licensors and Licensee are mutually agreed to renew the agreement after 11 months then License fee will be increased at least 10% of the existing License fee.



SCHEDULE OF THE PROPERTY:

- a) Bed Room - 2 Nos.
- b) Living – cum – dining room 1 No.
- c) Kitchen 1 No.
- d) Bathroom 2 Nos.
- e) Balcony 1 Nos.
- ∩ 4 Ceiling Fans, 3 Tube Lights, 2 Bathroom Tube Lights, 8 Lights Fittings.

**IN WITNESS WHEREOF** the Licensors and the Licensee hereafter put their respective signatures in presence of the following witnesses:

**WITNESSES:**

- 1.  **SUNITA BANERJEE**  
 **Nabanita Pal**  
**SIGNATURE OF LICENSORS**
- 2.  **PRAMALI TAMMALI**  
 **PRAMALI PRASAD TAMMALI**  
**SIGNATURE OF LICENSEE**



Date Day of 2019

12 MAR 2020

In the Matter of :  
Instrument 'A'

And

In the Matter of  
NOTARY CERTIFICATE



**KAJAL KUMAR HALDAR**

**B.Sc, MA, LL.B**

**NOTARY**

**(Govt. of India)**

**Regn. No. 13502/18**

**Mayukh Bhaban**

**Ground Floor**

**Bidhannagar Court**

**Kolkata – 700091**

**W.B. (India)**