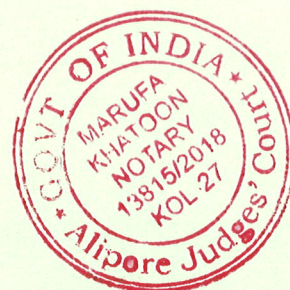


WHEREAS the First Party has licensed out one self contained one rooms, one kitchen, one hallroom and one bathroom, measuring an area of about 497 sq. ft. more or less Flat at B-1/668, Salt Lake Sector -4, Sukanta Nagar, Kolkata – 700 098, West Bengal, to the Second Party for a period of **Twelve Months** on the following Terms and Conditions::

1. That the license period shall commence on and from **01. 04. 2019** and shall terminate **31. 03. 2020** positively. Be it noted here that time is the essence of this contract.
2. That the Second Party has deposited a Sum of **Rs.** with the First Party which shall be treated as Security Deposit and shall be refunded by the First Party at the time of termination of this license period without any interest.
3. That the Second Party shall pay a sum of **Rs. 8,000/- (Rupees Eight thousand only)** as Monthly License Fee for the use and occupation of the said possession payable on or before the 10th Day of Each and Every succeeding English Calendar Month.
4. That in the event the Second Party fails or neglects to pay the monthly license fee consecutive three months the Second Party shall be treated as defaulter and the First Party shall have the liberty to rescind this agreement and take back the possession.
5. That the Second Party shall use the said possession for the purpose of residence and shall not be entitled to use the same for any business purpose.
6. That the Second Party shall not be entitled to sublet the said possession or part of it to any person or party under any condition.

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7. That the Second Party shall not cause any damage to the said possession and in case of any damage the same shall be repaired and compensated accordingly.
8. That in the event the Second Party wishes to leave the above said possession before the expiry of this license period then he shall give a three months prior notice to the First Party and on the expiry of the same, the Second Party shall deliver the vacant possession of the said room to the First Party shall refund the Security Deposit without any interest and after deduction of dues, if any.
9. That on the expiry of this license period the Second Party shall deliver the peaceful vacant possession to the First Party and the First Party shall refund the Security Deposit without any interest and after deduction of dues license fee, if any.

IN WITNESSES WHEREOF the parties hereunto have set and subscribed their respective hands to seal the day, month and year first above written.

WITNESSES:

1. Shubhendu Kumar Mandal
Shanti Apt, Flat 2B
Kol - 101

Minu Mandal
Signature of the First Party

2. NIKHILESH ROY, SURYA KIRAN
APARTMENT NORTH STATION ROAD
AGARPARA KOL-700109

Akash Das
Signature of the Second Party

Identified by me

Shelabarty

Advocate

Signature attested
on identification
Marufa Khatoon
MARUFA KHATOON
Notary Govt. of India
Regd. No. - 13815/2018
Allipore Judges' Court

18 DEC 2019