

बिष्णुनाथ मुखर्जी पश्चिम बंगाल WEST BENGAL

64AB 702088

BEFORE THE NOTARY PUBLIC

At Area : Alipore

Dist. : South 24 Parganas

LEAVE & LICENCE AGREEMENT

(I BHK Apartment No. B/117/0101 at

(SP-Shukhobrishti, Action Area-III, New Town, Kolkata).

THIS DEED OF LEAVE AND LICENSE made at Rajarhat, New Town, Kolkata this 1ST day of FEBRUARY, 2022, (Two Thousand Twenty Two) between **Smt. RATNA BHOWMIK** wife of Priya Mohan Bhowmik, residing at **AH-187, SALT LAKE, SECTOR- II, CALCUTTA-700 091** Owner/Land Lady of the premises **APARTMENT NO. B/ 1170101 AT SP-SUKHOBRISTI, AA-III, NEW TOWN, KOLKATA**, (hereinafter referred to as the LICENSOR) which expression shall whenever the context so requires or admits mean and include her heir, executors, administrators and assigns of the one part and **SHRI BAPPADITYA MONDAL**, S/o. **DEBASIS MONDAL**, VILL + P.O. - **LOHAPUR, DIST. BIRBHUM, W.B., PIN-731237**, Mobile No.- 9804692336 serving in Tech Mahindra. DLF2, New Town, Kolkata, hereinafter called and referred to as the LICENSEE of the other part.

Ratna Bhowmik

Signature of Licensor

Bappaditya Mondal

Signature of Licensee

02 FEB 2022

BISHWANATH MUKHERJEE
NOTARY
Govt. of India
Regd. No. 13783

WHEREAS THE LICENSOR is the owner of the residential premises Apartment No. B/117/0101 at SP-Sukhobristi, Action Area-III, New Town, Kolkata.

AND WHEREAS THE LICENSEE is desirous of taking on the said premises as leave and license for the purpose of residence for himself and his wife only.

AND WHEREAS the LICENSOR has agreed to demise the said premises to the LICENSEE on the terms and conditions hereinafter appearing.

NOW THESE PRESENT WITNESS AND IT IS AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1) That in consideration of the license fee hereby reserve and the contents and condition herein contain on the part of the licensee to be observed and performed by the licensor the Licensor agrees to allow and the licensee agrees to take on leave and license 1ST floor flat at the above mentioned address.

2) That the Licensor hereby grant the licensee to use flat on Leave and License for a maximum period of 11 (eleven) months only from 1ST day of FEBRUARY, 2022 to 31ST day of DECEMBER, 2022 and after expiry of which the leave and license hereby granted would be deemed to have terminated automatically.

3) That the Licensee shall pay to the Licensor for the said premises a license fee of Rs. 14,000.00 (Rupees Fourteen Thousand only) per month payable on or before the 5th (fifth) of the month of which it relates.

4) To deposit a sum of Rs. 16,000/- (Rupees Sixteen Thousand only) which is to be refunded at the time of vacation after deducting dues, if any.

5) To pay all charges for the electricity as per the electric meter reading every month during the period of which leave and license shall continue to be in force.

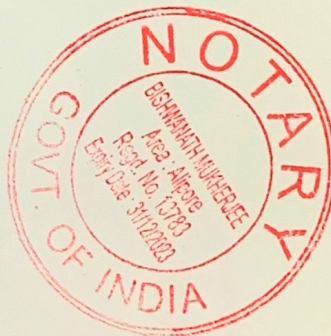
Water tax/charge if any imposed by the Local authority also is to be Paid/shared every month.

Ratna Bhowmik

Signature of the Licensor

Bappalita Mondal

Signature of the Licensee



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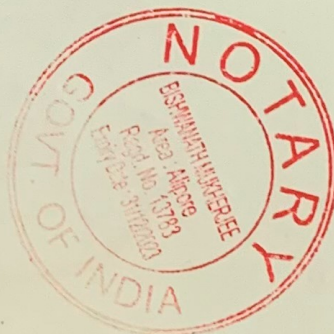
- 6) To keep the interior of the said premises in good and tenantable condition during the period of Leave and License and to be responsible for the ordinary routine maintenance of the fixtures and fittings in the said premises. Particularly kitchen, Toilet, floor, wall etc. of rooms to be transferred at the same condition when taken. Otherwise Rs. 5,000.00 (Five Thousand) will be deducted from S. D. money).
- 7) Not to make without the previous consent of the licensor in writing which consent shall not be unreasonably withheld any material alteration in the said premises. However, the licensee is at liberty to install in the said premises all such fixtures furniture and equipments at the determination of the leave and license without causing damage to the premises and to restore it to original condition before leaving.
- 8) Not to assign transfer, sublet, a part with the possession without the written consent of the licensor of the said premises or any part thereof at any time during the continuance of leave and license.
- 9) To permit the licensor or her only authorized agent to enter upon and inspect the said premises after due notice as and when required.
- 10) To deliver to the licensor on the expiry or sooner determination of the leave and license the possession of the said premises that the licensee shall comply with all the rules and regulations of the local authorities for the use of the said first floor.
- 11) The licensees shall be responsible for all damages and breakages caused to the said flat and fittings due to their negligence but shall not be liable for any damages etc. occurring due to natural wear and tear and inherent defects in the materials and those due to forces the licensee has no control.
- 12) The Licensees shall at their own expenses carry out all petty repairs to the flats and its fittings as may be necessary from time to time.
- 13) That under no circumstances the licensee shall make any changes that will materially affect and/or alter the condition of the premises.

Ratna Bhowmik

Signature of the Licensor

Bappaditya Mondal

Signature of the Licensee



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14) That the licensor and the licensee shall have the power to terminate the leave and license before the expiry of eleven (11) months but after continuous stay of Licensee at least for a period of six (6) months from the date of commencement of the Leave and Licence by giving Two Calendar month's notice before hand.

15) That the Licensee shall not create any nuisance or disturbances in any way either to the owners or to the neighbours.

16) The Licensee shall get water according to the supply made by the Local Authority or Municipal Authority and no abetment or licensee fee will be entertained for the alleged scanty supply of the water and/or quality of the water supplied by the Local Authority or Municipal Authority.

17) The Licensee shall have to pay the Electric bills to the electric office regularly and then the bill and receipts and then to be handed over to Licensor.

18) The Licensor shall refund to the Licensee without interest the deposit amount of Rs. 16,000.00 (Rupees Sixteen Thousand) mentioned in clause 4 above on termination of the leave and license hereby created and on Licensee vacating with the persons using the premises with all his belongings after deducting there from the amount of rent if any in arrears or for any damaged caused in the premises by mutual agreement between the parties as mentioned in relevant clauses.

19) No objection to be given by the Licensee to any construction, additions, alterations, or repairs to the building to be taken out by the Owner/Landlord.

20) The Licensee will have to allow to show the said flat to the new entrants for selection after serving notice to the Licensor for vacation of the flat from his end.

Ratna Bhowmik

Signature of the owner/ landlady

Witness:-

1. Ashale Jaiswal
u3, Ripon Street
Kolkata - 16
- 2.

Bappaditya Mondal

Signature of the Licensee



Bishwanath Mukherjee
NOTARY
Govt. of India
Regd. No. 13783

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