

भारतीय गैर न्यायिक

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रुपये

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

57AB 102051

BEFORE THE NOTARY
ALIPORE POLICE COURT
KOLKATA-700027LEAVE & LICENCE

This deed of leave and licence is made on the 1st day of October, 2021 **BETWEEN SRI MANI GOPAL SENGUPTA**, son of Late Priyanath Sengupta, by faith - Hinduism, by Occupation - Retired, residing at 11, Baghajatin Place, Kolkata - 700086, Police Station - Patuli, District- South 24 Parganas, herein after called and referred to as the **LICENSOR** (which terms or expressions shall unless excluded by or repugnant to the subject or contexts be deemed to mean and include his legal heirs, representatives, administrators and assigns) of the **FIRST**



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AND

MR. ABHIJIT ROY, S/o – Late Ashoke Kumar Roy, by faith – Hinduism, by occupation – Service, residing at 11, Baghajatin Place, Kolkata – 700086, Police Station – Patuli, District- South 24 Parganas, herein after called and referred to as the **LICENSEE** of the **SECOND PART**.

Whereas the licensor is owner of the schedule below license property of a self contained flat at Ground floor of the building, consisting of two bed rooms, one dining room, one bathroom cum two latrines, one kitchen, two verandahs (One big and one small) situated and lying at 11, Baghajatin Place, Kolkata – 700086, Police Station – Patuli, District- South 24 Parganas, under the Kolkata Municipal Corporation Ward No. 101.

Whereas the licensee after full satisfaction upon observation all the schedule below property, desired to take the same as a licensee before the first part. And the second part also agreed to take the same by fulfilling all the following conditions. And the first part also agreed to give the same to the second part.

NOW THIS DEED OF LEAVE AND LICENSE WITNESSETH AS FOLLOWS:-



That the licensor is the owner of the schedule below license property of a self contained flat at Ground floor of the building, consisting of two bed rooms, one dining room,

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one bathroom cum two latrines, one verandahs (One big and one small) situated and lying at 11, Baghajatin Place, Kolkata - 700086, Police Station - Patuli, District- South 24 Parganas, under the Kolkata Municipal Corporation Ward No. 101.

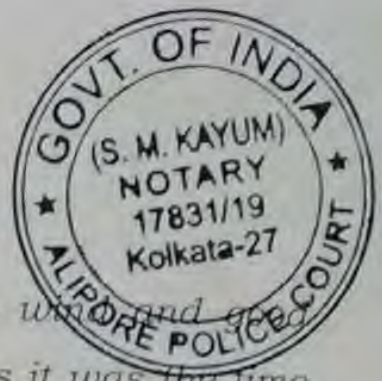
2). That the licensor gives the above stated property to the licensee as monthly license fee basis excluding electrical charges.

the license period will remain for 11th months starts from 1st day of October 2021 and it will be valid up to 30th September 2022.

4). That the licensee shall give the license fees as Rs. 7000/- (Rupees Seven Thousand) to the licensor against of the license property in and within 7th of each advance calendar month without any single delay or default, And the maintenance charge of this concern leave and license is within the meaning of license fees (rent) of Rupees 7000/-. But the electric charge is excluded to the license fees, and license will consume the electric by separate electric meter, which is in the name of licensor or legal heirs. And the licensee will pay the electric bill regularly and punctually. The licensee will use the normal water system (water form corporation) of the building by a common tank as used by the licensor.



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5). That the licensee kept the house in ~~good~~ and ~~good~~ condition(i.e. air tide, neat and clear) as it was the time when he was put in possession except to only the damage caused by reasonably wear and tear or irresistible mob or roit. The licensee will maintain the peace and do not create any disturbance towards licensor or any neighbor/neighbors.

6). That if both the parties are not interested to continue the license within the stipulated time of 11th months, send the notice or verbally communicated to the other party at least before two months before the termination of this leave and license.

7). That the licensee shall not make any permanent construction inside the said portion and also the licensee shall not make any materials alterations (temporary alteration or wooden construction) to the property unless approved and sanctioned by the licensor.

8). That the licensee cannot give sub let any portion of the said property or the entire property to the third party or cannot give any paying guest during the license period. The licensee will live with his mother only.

9). That the licensee if make default in the matter or the payment of license fees as stated above for two months, the license shall be revoked and cancelled and the security deposit will be adjusted.



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10). That the licensee shall be liable for any damage and loss to be caused in the schedule below Ground floor portion which may be deducted from the security or advance money. The licensee and his family will use the said portion as residential purpose only. And other than residential, the licensee cannot use the said portion not any other purpose.

11). That the both parties concerned shall abide by the terms and conditions of this agreement.

12). That the licensor do hereby agree that the licensee observing all the afore said conditions shall peacefully hold and enjoyed the said portion of the building during the said terms without any interruption by the licensor, provided that upon any breach or non observation by the licensee of any of the aforesaid conditions, the licensor may not with standing the waiver of any previous cause terminate/cancel this licensee repossess that the portion of the building as if this licensee had been not granted.

13). That the licensee shall never claim any portion under W.B.P.T Act and this license can never be treated in any manner whatsoever under the provisions of W.B.P.T Act and if any claim is made on behalf of the licensee the same will be treated as null and void.



Licensee 24 JAN 2022



SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of a property the licensor is the owner of the schedule below license property of a self contained flat at Ground floor of the building, consisting of two bed rooms, one dining room, one bathroom cum two latrines, one kitchen, two verandahs (One big and one small) situated and lying at 11, Baghajatin Place, Kolkata -700086, Police Station - Patuli, District- South 24 Parganas, under the Kolkata Municipal Corporation Ward No. 101.

IN WITNESS WHERE OF the parties hereto respectively signed and put their signature of the day, month year above written,

WITNESS

1. *Arbita Roy*
3/121, Grandhi Colony
Kolkata - 92

[Signature]
Signature of the **FIRST PART**

2. *Tanvita Roy*
F-111, Baghajatin colony,
P.O. - Baghajatin, P.S. - Patuli
Kolkata - 700086
Drafted by me

Arbita Roy
Signature of the **SECOND PART**

Identified by me
Debojyoti Karan
Adv.



Debojyoti Karan

Advocate

High Court, Calcutta

Signature (S) of the Executant (S)
Attested on Identification at Alipore
Police Court, Kolkata-700 27 Under
Notaries Act, at A.M./P.M.

[Signature]
Notary, Govt. of India
Regn. No. -17831 of 2019

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