

2-2 MAY 2026

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

24AC 284112



LEAVE & LICENSE AGREEMENT

This Leave & License Agreement (the "Agreement") is made and entered into on this day the 1st March, 2026 at Kolkata by and between:

NILANJANA BANERJEE, daughter of Late Dilip Kumar Chakraborty, PAN – ASHPB6348P, AADHAAR 3767 6749 2277, by profession housewife, presently residing at C 22/5 Patuli Ghosh Para, Patuli, Kolkata – 700 094, Mobile Contact number 9830691755 herein after referred to as "**Licensor**" which expression shall unless repugnant to the context mean and include, its successors and permitted assigns), of the

And

MAHARSHI MOITRA S/O NITIMAN MOITRA, PAN – AYZPM3125D, AADHAAR 4405 3114 0663, serving as Investment Services – Preferred at Anand Rathi, presently residing at Jaltank para, Diamond Harbour, Raynagar, Diamond Harbour (M), South 24 Parganas, West Bengal 743331 Mobile Contact Number 9002951496 hereinafter referred to as "**Licensee**" which expression shall unless repugnant to the context mean

signature of the Second Part;
on Identification

Sibaji Deb
13/05/26
SIBAJI DEB
NOTARY PUBLIC
GOVT. OF INDIA
Regd. No- 53931/2025

Civil & Criminal Judges
and Addl. District Judges Court
at Diamond Harbour
South 24 Parganas, Pin-743331

Nilanjana Banerjee
LICENSOR

13 MAY 2026

lfar
LICENSEE

**5.4 Use and Return of the Said Premises:**

- (i) The Licensee shall not do or suffer to be done in the Said Premises any act, deed, matter or thing that may cause nuisance or annoyance to the Licensor or any other occupants of the Said Premises.
- (ii) The Licensee hereby specifically agrees that the Said Premises shall be used only for residential purposes only and not for any unlawful purpose or for any residential or any other purpose likely to endanger the Said Premises.
- (iii) The Licensor shall not be liable or responsible for any theft, loss, damage or destruction of the Licensee's property lying within the Said Premises nor will the Licensor be liable to the Licensee for any bodily injury to any person enjoying the occupation of the Said Premises, during the Term, from any cause whatsoever unless it can be directly attributable to intentional or wilful negligent conduct on part of the Licensor.
- (iv) Subject to Clause 3.2 Licensee shall, on the expiry or earlier determination of this Agreement, as the case may be, vacate and hand back to Licensor, the Said Premises in de-bonded and tenantable condition.

Licensee shall, on the expiry or earlier determination of this Agreement, be entitled to, at its own cost, remove from Said Premises all furniture, fixtures and fittings, equipment and/or appliances that may have been brought in and/or installed therein by the Licensee, without causing any damage to the Said Premises. In the event the Licensee fails to handover the Said Premises in normal tenable condition, the Licensor shall be at liberty to deduct such cost to be incurred by the Licensor from the Security Deposits of the Licensee.

**5.5 Inspection of the Said Premises:**

For any inspection, Licensor shall give a prior written notice/whatsapp message of twelve (12) hours to the Licensee.

6. Covenants, Rights and Obligations of the Licensor**6.1 Right to occupation and possession of the Said Premises:**

The Licensor covenants that it has not entered into or executed any license agreement or any other agreement with any other person and / or party for the Said Premises which restricts the right of the Licensor to enter into this Agreement. The Licensor further represents and states that the execution and implementation of this Agreement will not result into a breach or contravention of any provision of law in force in India and/or any other agreement.

Signature Attest
on Identification

Sibaji Deb 13/5/26

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South 24 Parganas, Pin-74333-

13 MAY 2026

Nitunjana Banerjee
LICENSOR

[Signature]
LICENSEE



Licensor and Licensee shall hereinafter be collectively referred to as "Parties" and individually referred to as "Party".

WHEREAS:

- a. The Licensor is the sole and lawful owner and is in peaceful physical possession in respect to the self contained residential flat, in the building known as 12/7 Bosepukur Prantik Pally (hereinafter referred to as the "**Said Building**"), situated at - **Prantik Pally, Kasba Bosepukur, Kolkata - 700 042** (hereinafter referred to as the "**Said Premises**") and more fully described in **Schedule A** hereinbelow.
- b. Licensor has agreed to give on license and the Licensee has agreed to take the license the Said Premises without car parking space.
- c. Licensor has the absolute right to use, occupy, possess and give on license the Said Premises, together with all the rights, title and interests in the Said Premises for the beneficial use, uninterrupted occupation and enjoyment of the Said Premises by the Licensee, without any hindrance whatsoever.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND COVENANTS HEREIN SET FORTH AND FOR GOOD AND VALUABLE CONSIDERATION, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. Grant of License

The Licensee, on payment of Licence Fee in the manner herein provided and on observing and performing the covenants, conditions and stipulations herein contained, shall have unimpeded use, complete and peaceful enjoyment of the Said Premises i.e. being Flat No. 12/7 Bosepukur Prantik Pally, Ground floor during the Term, without any obstruction, interference and/or disturbance whatsoever by the Licensor or any person(s) lawfully claiming through or under it. In consideration mentioned herein above and of the covenants on the part of the Licensee to be performed and observed, the Licensor hereby agrees to grant into the Licensee the Said Premises together with amenities and facilities as specified hereunder and all easements, rights and advantages appurtenant thereto.

2. Term

Licensor has granted license to Licensee for the use, occupation and enjoyment of Said Premises for a period of Eleven (11) months (hereinafter referred to as "**Term**") from 1st March, 2026 (hereinafter referred to as "**Effective Date**"). This agreement will be valid till 31st January 2027. The Parties may extend the Term for such additional period as it may desire, subject to the fresh execution of such Leave & License agreement upon expiry of this instant one with an increase of 10% on the existing monthly license fee.

**Signature Attest
on Identification**

Sibaji Deb 13/5/26

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Regd. No- 53931/2025
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Nilanjana Banerjee
LICENSOR

[Signature]
LICENSEE

13 MAY 2026



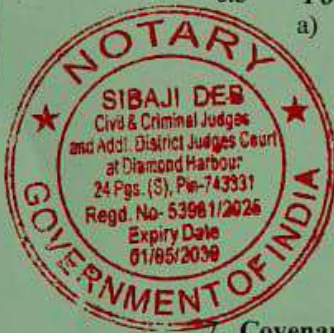


3.2 Taxes, Levies and Charges:

- (i) Licensee shall not be responsible for the dues/charges/fees/taxes/penalties, if any, etc. payable with respect to the Said Premises and any facility that may be available at Said Premises including but not limited to water, electricity, telephone, property tax, etc before the Effective Date. In the event the Licensee is called upon to pay the aforesaid taxes and charges for any reason by the concerned authorities, the Licensee shall pay the same on behalf of the Licensor and/or Licensor and shall have the right to deduct such amounts from the Fee payable by it to the Licensor. However, the Licensee shall pay and discharge all the dues / charges / fees / taxes, except property tax, / penalties, if any, etc. payable with respect of the Said Premises leviable due to the Licensee or its Said Business from the Effective Date. It is also hereby agreed that any further taxes applicable to the land, Building or Said Premises resultant from the operations of the Licensee shall be borne by the Licensee.

6.3 Power Supply:

- a) The Licensor has obtained and provided the Said Premises with a connected power load for the Said Premises the same of which had been duly verified by the Licensee. The Licensee shall bear and pay, on or before the applicable due date, the electricity consumption charges together with interest levied, if any, to the concerned authority or any such agency as instructed by the Licensor (the "Utility Provider"). Any delay in making of such statutory payments would constitute a ground for termination of this agreement with immediate effect at the discretion of the Licensor.



7. Covenants, Rights and Obligations of the Licensee

7.1 No Right to create any Charge on property:

The Licensee covenants that it has no right to create any kind on charge /mortgage/lien over the scheduled premises. In the event any illegal action is done by the Licensee, including taking any loan/ mortgage or any other similar nature , the Licensor shall not be responsible in any manner on such event.

8. Indemnification

The Licensee indemnify and save the Licensor harmless against any and all claims, demands, damages, costs and expenses, arising from the conduct of the Licensee or from any breach or default on the part of the Licensee in the performance of any covenant or agreement on the part of the Licensee to be performed pursuant to the terms of this license, or from any act or negligence of the Licensee, its agents, servants, , in or about the Said Premises or the common areas, and the sidewalks adjoining the same allocated to the use of the Licensee.

Signature Attest
on Identification

Sibaji Deb 13/5/26

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South 24 Parganas, Pin-743331

Nilanjana Banerjee
LICENSOR

[Signature]
LICENSEE

13 MAY 2026



11. 1 nos of Tube Lights in the Toilets
12. 4 nos Big Tube Lights
13. 1 no glass Lamp shades in drawing room
14. 3 no Lamp Shades in bed rooms and drawing room.
15. 2 exhaust fan
16. 1 Carrier split AC 1.5 ton with remote (working condition)
17. 1 Carrier split AC with remote (working condition)
18. 1 wall fitted dressing unit.
19. All doors and windows with handles, latches.



WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS, THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

Nilanjana Banerjee

LICENSOR

LICENSEE

Name: NILANJANA BANERJEE Address: C22/5 PATULI GHOSHPARA PATULI, KOLKATA - 700 094	Name Maharshi Moitra Address: Jaltank Para, Raynagar, Diamond Harbour (M), South 24 Parganas, West Bengal - 712201
---	--

WITNESSED:

WITNESSED:

Signature: _____

Signature: _____

Signature in my presence
and Identified by me.

Signature Attest
on Identification

Prasad Roy
13/5/26

Sibaji Deb
13/5/26

PRASAD ROY
Advocate
Civil & Criminal Court
Diamond Harbour
Licensor
En. No. - WB/2088/2018
Mob - 8436365358

SIBAJI DEB
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GOVT. OF INDIA
Regd. No- 53931/2025
Civil & Criminal Judges
and Adol. District Judges Court
at Diamond Harbour
South 24 Parganas, Pin-743331

Maharshi Moitra
LICENSEE

13 MAY 2026



Sl. No. 22 Date 13 MAY 2026 of 20

-: Notarial Certificate :-

TO ALL MEN THESE PRESENTS SHALL Come, I, Sibaji Deb appointed by the Government of India as a NOTARY being authorised to practice as such in and throughout South 24 Parganas in the state of West Bengal within union of India do hereby verify, authenticate, certify attest as under the execution of the instrument, do hereby declare that the paper writing collectively Marked 'A' annexed hereto hereinafter called the paper WRITINGS "A" are presented before me by the Executants(S).

1st Party - Name NILANJANA BANERJEE Vill C/22/5 - Patel
Chak Pura, Patel

P.S.- Panchagar Dist- South 24 Parganas

2nd Party - Name MAHARSHI MOITRA Vill Jalantala Pura
road No. -13

P.S.- Diamond Harbour Dist- South 24 Parganas

The Executant (s) having admitted execution of the "PAPER WRITINGS A" in respective hand (s) in the presence of the witnesses who as such subscribe (s) Signature (s) thereon and being satisfied as to the identify of the Executant (s) and the said execution of the "PAPER WRITINGS A" and satisfy that the said execution is in the respective, hand (s) of the Executant (s).

AN ACT WHEREOF being required of a NOTARY, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may require. Advocate D/Harbour Civil / Criminal Court. South 24 Parganas.

IN FAITH AND TESTIMONY WHEREOF I, the said NOTARY PUBLIC, have hereunto set and- subscribed my hand and affix my Notarial Seal of Office at Diamond Harbour South 24 Parganas

on this 13th day of May Two Thousand twenty Six



SIBAJI DEB
NOTARY

Govt. of India

Registration No.- 53931/2025

Diamond Harbour, South 24 Parganas

Mob.- 9434404234 / 9563552230

Gmail id: debsibaji@gmail.com

Signature Attested
on Identification

Sibaji Deb
13/5/26

SIBAJI DEB
NOTARY PUBLIC
GOVT. OF INDIA
Regd. No-53931/2025
Civil & Criminal Judges
and Addl. District Judges Court
at Diamond Harbour
South 24 Parganas, Pin-748351

**15. Governing Law & Jurisdiction**

This Agreement shall be governed under applicable laws for the time being in force in India. Any dispute arising out of this Agreement shall be subject to the exclusive jurisdiction of the appropriate courts in Kolkata.

16. Counterparts

This Agreement may be executed in two or more identical counterparts, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute the Agreement when a duly authorized representative of each party has signed a counterpart.

Schedule A

All that piece and parcel of the **Flat No.**, bearing the following specifications :-

- 2 nos. of bedroom
- 1 no of drawing cum dining
- 1 no. kitchen
- 1 no. toilet



10. The building known as 12/7 Prantik Pally GROUND FLOOR, situated at Kasba, South 24 Parganas, Kolkata, Pin – 700 042 in the Said Building and common right to use of common areas and facilities in the Said Property

SCHEDULE B**DESCRIPTION OF THE FURNITURES AND MOVEABLE ASSETS THAT FORM A PART OF THE SAID PREMISES**

1. 1 no Water purifier in kitchen
2. Running Wooden cabinets in the West Wall in dining/drawing Room
3. Running Wooden Cabinets in the West Wall Master Bedroom
4. Wooden showcase in big bed room with all fittings
5. Wall to Wall Wooden Cabinets in the Kitchen
6. Kitchen top L shape with cabinets fitted below with baskets.
7. 1 wooden wardrobe in big bed room with two sets of keys
8. 1 wooden wardrobe in small bed room with two sets of keys
9. 3 nos of Ceiling Fan
10. 2 nos of Wash Basins

Signature of
on Identification

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Nilanjana Banerjee
LICENSOR

13 MAY 2026

[Signature]
LISENSEE



Licensors and Licensee shall hereinafter be collectively referred to as "Parties" and individually referred to as "Party".

WHEREAS:

- a. The Licensor is the sole and lawful owner and is in peaceful physical possession in respect to the self contained residential flat, in the building known as 12/7 Bosepukur Prantik Pally (hereinafter referred to as the "**Said Building**"), situated at -Prantik Pally, , Kasha Bosepukur, Kolkata - 700 042 (hereinafter referred to as the "**Said Premises**") and more fully described in **Schedule A** hereinbelow.
- b. Licensor has agreed to give on license and the Licensee has agreed to take the license the Said Premises without car parking space.
- c. Licensor has the absolute right to use, occupy, possess and give on license the Said Premises, together with all the rights, title and interests in the Said Premises for the beneficial use, uninterrupted occupation and enjoyment of the Said Premises by the Licensee, without any hindrance whatsoever.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND COVENANTS HEREIN SET FORTH AND FOR GOOD AND VALUABLE CONSIDERATION, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. Grant of License

The Licensee, on payment of License Fee in the manner herein provided and on observing and performing the covenants, conditions and stipulations herein contained, shall have unimpeded use, complete and peaceful enjoyment of the Said Premises i.e, being Flat No. 12/7 Bosepukur Prantik Pally, Ground floor during the Term, without any obstruction, interference and/or disturbance whatsoever by the Licensor or any person(s) lawfully claiming through or under it. In consideration mentioned herein above and of the covenants on the part of the Licensee to be performed and observed, the Licensor hereby agrees to grant into the Licensee the Said Premises together with amenities and facilities as specified hereunder and all easements, rights and advantages appurtenant thereto.

2. Term

Licensor has granted license to Licensee for the use, occupation and enjoyment of Said Premises for a period of Eleven (11) months (hereinafter referred to as "**Term**") from 1st March, 2026 (hereinafter referred to as "**Effective Date**"). This agreement will be valid till 31st January 2027. The Parties may extend the Term for such additional period as it may desire, subject to the fresh execution of such Leave & License agreement upon expiry of this instant one with an increase of 10% on the existing monthly license fee.

**Signature Attest
on Identification**

Sibaji Deb 13/5/26

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South 24 Parganas, Pin-74333

Nilanjana Banerjee
LICENSOR

[Signature]
LICENSEE

13 MAY 2026



**9 Termination**

9.1 Notwithstanding what is herein stated, it has been expressly agreed by and between the Parties hereto that the Licensee has the option to terminate this Agreement by giving **30 (Thirty) days written advance notice/mail communication** to the Licensor. For the same the Licensee shall not be under any compulsion to state any reasons or whatsoever. The Licensee shall handover the vacant, physical possession of the Said Premises in its original condition to the Licensor on termination or expiry of licence period. During the notice period the licensee will continue to pay the licence fee to the Licensor within the stipulated time as mentioned above.

9.2 Notwithstanding anything contained hereinabove, the Licensor shall have the right to terminate the agreement by giving **30 (Thirty) days written advance notice**, to the Licensee. For the same the Licensor shall not be under any compulsion to state any reasons or whatsoever. However, the Licensor shall have the right to terminate the agreement with immediate effect if there be any of the following grounds:-

- a. Delay in making payment of the monthly License Fee
- b. Delay in making payment of any statutory payments
- c. Any damage caused to the Said Premises/ Said Building
- d. Any illegal usage of the Said Premises
- e. Any act of nuisance, negligence or wilful misconduct

10. Notice

All notices to be given by one Party to the other under this Agreement shall be in writing and shall be sufficient if made (i) by electronic mail in the specified email ID as mentioned in this agreement or by ii) personal delivery along with acknowledgement, (including delivery by any commercial delivery service with acknowledgment received); or (iii) by registered post at the respective addresses set forth above or to such other person or address as the Party to receive the notice has designated by notice to the other Party. If the notice is sent by personal delivery, the notice shall be deemed to be delivered on the date upon which such notice is so actually delivered; or if the notice is given by registered or certified mail, three days after the date upon which it is deposited in the mail. Electronic mail will be treated as delivered immediately until and unless there is a auto delivery failure report generated.

The notices shall be sent to the following addresses:

If to Licensor

Address:

C 22/5 Patuli Ghosh Para,
Patuli, Kolkata – 700 094

Mobile : 9830691755

Email: itsaibalbanerjee@gmail.com

Kind Attn.: NILANJANA BANERJEE

Nilanjana Banerjee
LICENSOR

13 MAY 2026

**Signature Attestation
on Identification**

Sibaaji Deb 13/5/26

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NOTARY PUBLIC
GOVT. OF INDIA
Regd. No- 53931/2025
Civil & Criminal Judges
and Addl. District Judges Court
at Diamond Harbour
South 24 Parganas, Pin-74333-

[Signature]

LICENSEE



3. **License Fee and Security Deposit**

3.1 Licensee shall pay to Licensor a monthly license fee of Rs. 13,000/- (**Rupees Thirteen Thousand Only**) ("hereinafter referred to as the "License fee") per month for the use, occupation and enjoyment of Said Premises on or before 7th day of each English Calendar month, in advance.

3.2 In consideration of Licensor giving Said Premises, Licensee has agreed to deposit with the Licensor, a one-time an interest free refundable security deposit of Rs. 26000/- (**Rupees Twenty Six Thousand Only**) hereinafter referred to as "**Interest Free Refundable Security Deposit**". The aforesaid Interest Free Refundable Security Deposit shall be refunded by Licensor on the determination or prior termination of this Agreement, simultaneously with the Licensee delivering the physical and vacant possession of the Said Premises. The Licensor shall be at liberty to deduct such amount from the said deposit on account of damages that might be caused to the Said Premises. Licensor, till the delivery of the physical and vacant possession of the Said Premises shall be at liberty to hold back such security deposit. In the event of failure on part of the Licensee to handover the vacant and physical possession of the Said Premises in favour of the Licensor upon expiry of termination of this agreement, the Licensee will be liable to pay damages at an amount of Rs 1,000/- (Rupees One Thousand) only per day for such illegal possession of the Said Premises.



4. **Safety and Upkeep of the Said Premises**

The Licensee shall be solely responsible for safety, security and up keep of the Said premises.

5. **Covenants, Rights and Obligations of the Licensee**

5.1 **Access to Said Premises:**

The Licensee and Licensee's family members and friends shall have free and unimpaired access to the Said Premises at all times twenty four (24) hours a day, seven (7) days a week during the Term.

5.2 **Exclusive rights of the Licensee:**

To enjoy the Said Premises peacefully as a Licensee, to use the entrances, staircases, corridors, passages, in the Said Property forming the common areas for the purpose of ingress and egress to and from the Said Premises.

5.3 **Repairs:**

At all times during the Term and any renewal thereof, Licensee shall ensure that it maintains all amenities of the Said Premises and shall execute and do all minor repairs subject to prior written intimation and confirmation from the Licensor in writing at his own cost.

Nilayana Banerjee
LICENSOR

**Signature Attest
on Identification**
Sibaji Deb 12/5/26
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NOTARY PUBLIC
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Regd. No- 53931/2025
Civil & Criminal Judge
and Addl. District Judges Court
at Diamond Harbour
South 24 Parganas, Pin- 743331

[Signature]
LICENSEE

13 MAY 2026



If to Licensee

Address:

12/7 Bosepukur Prantik Pally, Kasba,
Kolkata - 700 042

OR

C/O Nitiman Moitra, Jal Tank Para,
Diamond Harbour Raynagar, Diamond Harbour (M)
South 24 Parganas,
West Bengal - 743331

Mobile: 9002951496

Email: moitramaharshi@gmail.com

or_maharshimoitra@rathi.com

11. **Amendments**

Neither this Agreement nor any term, covenant, condition or other provisions hereof may be waived, amended, varied, modified, supplemented, discharged or terminated except in writing and signed by licensor.

12. **Assignment**

Each of the Parties understands and acknowledges that each Party shall not assign or otherwise transfer its rights or obligations under this Agreement, in whole or in part, without the prior written consent of the other Party. However, in no event the Licensee shall have any right for assignment or transfer of its rights under this Agreement to any third party during the Term of this Agreement. In the event Licensor sells / assigns or transfer the Said Premises to any third party then in such case the said third party will step into the shoes of the Licensor and abide by the terms and conditions of this Agreement.

13. **Severability**

Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void in any jurisdiction shall, as to such jurisdiction, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such invalidity substantially affects or alters the commercial basis of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same economic or commercial effect as the original provisions and terms of this Agreement.

14. **Insurance**

The Licensee may at its sole and absolute discretion secure necessary insurance cover in respect of any and all the items, fittings, fixtures, instruments, computers etc. bought by the Licensee in the Said Premises.

**Signature Attest
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Nilanjana Banerjee
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[Signature]
LICENSEE

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