



পশ্চিমবঙ্গ পাশ্চিম বঙ্গাল WEST BENGAL
MARKED-A

AF 867033
Notarial Entry No.-R.C. 11861
Date.....15 DEC...2021

LEASE AND LICENCY AGREEMENT

DURATION FOR FIVE (5) YEARS

THIS DEED OF LEASE LICENCY AGREEMENT made on this the 1st day of November, Two Thousand and Twenty One (01.11.2021).

BETWEEN



SK JALAL, S/O- Late Sk Kamal, by faith Muslim, by Occupation Business, Residence At: Kazi Mohalla, Panchberia, Ward No.: 04, P.O.: Inda, P.S.: Kharagpur Town, Dist.: Paschim Medinipur, State: West Bengal, Pin: 721305, hereinafter called and referred to as **LEASORS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his legal heirs, executors, Administrators, legal representatives, successors and assigns) of the

FIRST PARTY- LANDLORD

AND

ASHADIP MEDICAL AND SOCIAL WELFARE ASSOCIATION (NGO)

Regd. Office: At. & P.O. & P.S.: Sabang, Dist.: Paschim Medinipur, State: West Bengal, Pin: 721144, Represented by its Secretary **GOPAL BERA**, aged about 40 years, by faith Hindu, by Occupation Social work, Resident : At. & P.O.: Kundalpal, P.S.: Sabang, Dist.: Paschim Medinipur, State: West Bengal, Pin: 721140 hereinafter collectively referred to as the **LICENSEE** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his legal heirs, executors, Administrators, legal representatives, successors and assigns) of the

SECOND PARTY

SK Jalal

Gopal Bera

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Authenticated by me
Ranjit Kumar Chandgar
RANJIT KUMAR CHANGDAR
Notary Regd. No. 111702 (W.B.)
S: far Sub-Ed n,
Dist.-F. schin medinipur

Secretary
Ashadip Medical and Social Welfare Association
At+PO+PS-Sabang, Dist.-Paschim Medinipur
Pin - 721144

क्रमिक नं. 18405
 तारीख 25.10.2021
 नाम श्री. Ashadip Medical Association
 पता 1001, Social welfare
 माला-पथ, कोचिपुर
 सार 1001
 नाम Kar (T)
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 डेन्डर गुचिप्रिता कर

Notarial Entry No. R.C. 11821
 Date 12 DEC 2021

MARKED-A

LEASE AND LICENCY AGREEMENT

DURATION FOR FIVE (5) YEARS

THIS DEED OF LEASE LICENCY AGREEMENT made on this the 1st day of November, Two Thousand and Twenty One (01.11.2021)

BETWEEN

1. **ASHADIP MEDICAL ASSOCIATION (NGO)** (hereinafter called and referred to as the LICENSOR) which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his legal heirs, executors, Administrators, legal representatives, successors and assigns) of the



2. **GOPAL BERA**, aged about 40 years, by faith Hindu, by Occupation, State: West Bengal, Pin: 721140 hereinafter collectively referred to as the LICENSEE (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his legal heirs, executors, Administrators, legal representatives, successors and assigns) of the

SECOND PARTY

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Secretary
 Ashadip Medical and Social Welfare Association
 1001-2, Malapath, Dist. Paschim Medinipur
 Pin - 721144

Authenticated by me
 Ranjit Kumar Chandgar
 Notary Public (B.W.120111-11-00)

TERMS AND CONDITIONS:**MARKED-A'**

1. That the second party will pay monthly License fees for the said Licensee to the first party the sum of Rs. 20,000/- (Twenty Thousand) from 01/11/2021 to 30/10/2026.
2. That the second party will pay monthly Service Charges (Water, Front Parking, out Circle Common Security etc.) for the said Licensee to the first party the sum of Rs. 1500/- (One Thousand and Five Hundred Rupees) from 01/11/2021 to 30/10/2026.
3. Simultaneously Previous Deposited Rs. 37500/- (Thirty Seven Thousand and Five Hundred Only) Security Deposit Carry Forwarded same as Security Deposit for New Agreement and It will be Refunded to the Second party at the Time of this Agreement End/Cancel.
4. That the second party become Licensee in respect of the said Building First Floor (Front North Side) 350 square feet, 200 square feet, 312 Square Feet (Three Separate Area), 98 Square Feet Corridor, One Wash Room cum Toilet 12 Square Feet & Second Floor (Front North Side) 710 square feet Area , 98 Square Feet Corridor, One Wash Room 6 Square Feet, One Toilet 12 Square Feet, Total Including Both Floor near about 1798 Square Feet space and outside parking which all will be used for training/class and Office purpose, being Holding Number 514/6, Under Kharagpur Municipality, Ward No.: 02, Peer Baba Tower, OT Road, P.O.: Inda, P.S.: Kharagpur Town, Dist.: Paschim Medinipur, State: West Bengal, Pin: 721305.
5. That there is an Sub Electric Meter in the said building for the said Licensee only and second party will pay electric charges according to the Electric Bill Month by Month to Electric Department.
6. That after expiry of the said stipulated period of Five (5) years if the second party intends to extend the said Licensee for another period of Five (5) years after the expiry of stipulated period that will be considered by both parties consent by executing a Fresh agreement.
7. That the second party will use and enjoy the said Licensee only for Skill Development Training, Commercial other Training and office purpose. Time Schedule is for training is from 8.00 A.M to 8.00 P.M. Maximum Time for per Batch 8 Hours and Staff Duty is maximum 8 Hours for every Staff.
8. That the First Party will liable to issue the second party No Objection Certificate for License, Registration, Electric Connection, Coking Gas Connection, Bank Account Opening etc. subject related any work purpose and Provide the Building Tax Receive, Latest Building Electric Bill when need.
9. That the second party will pay the Monthly License fee for the said Licensee to the First party with the 7th day of every succeeding English Calendar Month.

IN WITNESS WHEREOF both the parties at their own accord in second mind and body and uninstructed by anybody set and subscribed their respective hand to it today the 1st day of November 2021.

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Secretary
Ashadip Medical and Social Welfare Association
At+PO+PS-Sabang, Dist.-Paschim Medinipur
Pin - 721144

skjalal

Signature of the First Party

Signature of the Second Party

Witness Signature:-

1. Name : *SK. Raju*

2. Name : *Amal Manna*

Signature : *SK. Raju*

Signature : *Amal Manna*

Address : *INDARABINDRAPALLY FAKIR MOHALLA*

Address : *5/H/8 Bhukailash Road, KOI-23*

Authenticated by me
RANJIT KUMAR CHANDAR
Notary Regd. No.-111/02(W.B)
Sadar Sub-Divn,
Dist.-Paschim medinipur

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