

***LICENSE AGREEMENT***

This Agreement made and entered into this ..... Day..... of 2025 (Two Thousand Twenty Five) between West Bengal Housing Infrastructure Development Corporation Ltd. (WBHIDCO Ltd), a Government of West Bengal undertaking incorporated under Companies Act ,1956 having its registered office at HIDCO BHABAN, Premises No.35-1111, Biswa Bangla Sarani, 3<sup>rd</sup> Rotary, New Town, Kolkata –700156, represented by the Joint Managing Director, WBHIDCO Ltd. / General Manager(Administration)/General Manager(Commercial), WBHIDCO Ltd. unless his rights and obligations relating to the objects and purports of these presents are delegated to any officer of WBHIDCO Ltd. for the time being in force hereinafter referred to as the “LICENSOR”. (which shall include its successor-in-office and assigns) of the ONE PART.

***AND***

**XXXXXXXXXXXXXXXXXX** registered under the relevant Act, having its registered office at **XXXXXXXXXXXXXXXXXX**, West Bengal, represented by its Proprietor /Partner/Director, hereinafter to be referred as “LICENSEE” (which shall include his/their successors and assigns) of the OTHER PART.

The FIRST PARTY, ie., The West Bengal Housing Infrastructure Development Corporation Limited (WBHIDCO) has been entrusted by the Government of West Bengal for remodeling the The Press & Forms & Stationary Building, Alipur for development of “**Leather & Cottage Industry Product Marketing Hub**” and for creation of a number of stalls . Accordingly, WBHIDCO has remodeled the building maintaining its heritage status. Government of West Bengal has decided to promote the stalls for leather/ cottage industry products manufactured and produced by the manufacturers, SHGs Exporters etc. and facility to sell those products at The Press & Forms & Stationary Building Alipur, Kolkata. Accordingly, MSME Department, Govt of WB floated an Expression of Interest (EOI) vide No. XXXXXXXXXXXXXXXX dated XXXXXXXX from interested Manufacturers, SHGs, Handicrafts Artisans, Exporters, Entrepreneurs, Investors engaged in manufacturing of Finished Leather & Leather Products/ Cottage & small industries products for allotment of ready built-up Stalls in the upcoming “**Leather & Cottage Industry Product Marketing Hub**” in the “**Press & Forms & Stationery Building**”. Pursuant to that EOI, XXXXXXXXXXXXXXXX (**the other part**) has been allotted a stall bearing No. XXXX (measuring ..... Square Meter ) at the XXX Floor of the Press & Forms & Stationary Building, Alipur vide Allotment Order no. XXXXXXXX dated XXXXXXXX to operate from the stall for marketing/selling/promoting its products on **License basis by paying monthly license fee of Rs. XXXXXX plus applicable GST and other charges**. The premises / building used for running such business will remain under the possession and ownership of WBHIDCO Ltd, i.e., the Licensor.

The initial license period is of **11 months** starting from **the date of possession which may be renewed for like terms**, subject to observance of terms and condition spelt out herein below:

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The terms and conditions to be abided by the LICENSEE shall be as under.

1. The terms of this Agreement shall commence on ~~XXXXXXXX~~ and shall end on ~~XXXXXXXX~~. This Agreement may be terminated at any time by either party by giving 3 months prior written notice to the other party.
2. The Licensee Fee shall be paid quarterly in advance at the beginning of each quarter within first 7 working days by way of Bank draft drawn in favour of WBHIDCO LTD, payable at Kolkata or through e-transaction to WBHIDCO A/c, in default of which a penal interest at a rate of 10% per annum as a simple interest for the period of default shall be charged. Duration of default for calculation of penal interest shall commence from 8<sup>th</sup> working day of the quarter in question.  
  
Further, non-payment of rent for a quarter (3 months) shall be treated as violation of terms and conditions of the contract and this agreement may be liable to be terminated by WBHIDCO, the LICENSOR on this ground.
3. A sum equal to 3 months' license fee will be taken as a security deposit before handing over possession. The security deposit will be refunded only after expiry of the agreement and taking back the possession. License fee will be collected after 3 months from the date of giving possession or from the date of operation whichever is earlier.
4. In addition to license fee, Licensee shall pay Common Area Maintenance Charge (CAMC), which inter alia includes electricity charge for the common area, as may be decided by the WBHIDCO from time to time. Licensee shall also reimburse Electricity charge for the allotted space based on sub-meter reading.
5. The license fee shall be revised upwards @ 10% at intervals of three years.
6. Payment of property tax and any other tax, fees, levies etc whichever is payable to the Kolkata Corporation or any other statutory body shall be borne by licensee.

7. The licensee shall use the allotted space only for the purpose for which allotment is given and shall not use the space for any illegal activities.
8. The licensee shall make interior decoration, lighting arrangement of his stall at his own cost. Maintenance/repair of the allotted space shall have to be undertaken by the licensee at his own cost. The licensee shall not undertake any activities that would cause damage to the building.
9. If any of the aforesaid terms and conditions is violated by the LICENSEE, the LICENSOR shall be entitled to terminate the contract and shall have the liberty to take such remedial measures as may be deemed fit by the LICENSOR.
10. The license shall procure necessary clearances from the concerned Authorities for running his operation.
11. Any matter not covered by this agreement will be guided according to the law of the land.

SIGNED, SEALED AND DELIVERED BY

FOR AND ON BEHALF OF **THE WEST BENGAL HOUSING  
INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED, THE  
LICENSOR**

In presence of the Witness: -

1.

2.

SIGNED BY FOR AND ON BEHALF OF **XXXXXXXXXXXXX**,  
**(HEREIN CALLED THE LICENSEE)**

In presence of the Witness: -

1.

2.