



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

86AB 012614

RENT AGREEMENT

This agreement made on this 1st day of September, 2023.

BETWEEN

M/s P P SERVICES PVT. LTD., having their registered office at 36A Bentinck Street, 2nd Floor, Kolkata - 700069 represented by its director Mr. Pawan Kumar Agarwal hereinafter referred to as the **FIRST PART**;

AND

M/s PETRONUS REALTY AND MARKETING PVT. LTD., having its registered office at 3 No. British Indian Street, 2nd Floor, Kolkata - 700069 represented by its director Mr. Ananda Majumder hereinafter referred to as the **SECOND PART**.

P. P. SERVICES PVT. LTD

Pawan Kumar Agarwal
Director

PETRONUS REALTY AND MARKETING PVT. LTD.

Ananda Majumder
Director

WHEREAS:

1. The **FIRST PART** is the **OWNER** of office space at 3, British India Street, 2nd Floor having super built up area of 664 sq. feet duly furnished.
2. The **SECOND PART** is desirous of taking this office on monthly rent basis for its financial services business to which **FIRST PART** has agreed, subject to following terms and conditions.

NOW IT IS HEREBY AGREED AND DECLARED as follows:

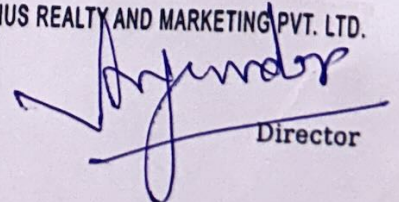
1. The **SECOND PART** will pay a monthly rental of Rs. 50,000 per month from 1st September 2023 onwards till 31st March 2024 and thereafter rent would be Rs. 55,000 per month for 12 months starting from 1st April 2024 till 31st March 2025 with an increase of 10% every year on latest amount starting from 1st April every year.
2. The **SECOND PART** will pay Common Area Maintenance Charges (CAM) to the association for maintaining the building.
3. The **SECOND PART** will pay the monthly electricity expenses for the office as per the electricity bill.
4. The office is being given on "as is where is basis" and the **SECOND PART** will not make any alteration in the furniture however, he can do any paint work if required by him at his own cost.
5. The **FIRST PART** will bear the Property Tax for this office space.
6. The **SECOND PART** will use the office for its financial services business and its allied activities and will not carry on any illegal activities.
7. The **SECOND PART** will park its vehicles outside the premises only.
8. The **SECOND PART** will pay monthly rent within 10th of the month.
9. There will be an increment of 10% in rent after every year effective from 1st April 2024.
10. Initially this agreement is entered for 3 years and can be renewed after 3 years subject to mutual terms and conditions to be agreed at that time by both the parties.

• P SERVICES PVT LTD

Pawan Kumar Agarwal

Director

PETRONUS REALTY AND MARKETING PVT. LTD.


Director

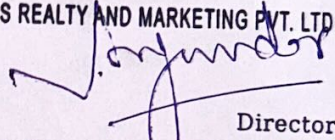
11. In case the **SECOND PART** fails to pay 3 months rental continuously, the **FIRST PART** has got right to terminate the agreement and in that case the **SECOND PART** will vacate the office within 30 days by paying the rental due till date.
12. The **SECOND PART** will pay an interest free security deposit of Rs. 3,00,000/- equivalent to 6 months rental which will be refunded at the time of surrender of tenancy.
13. Both parties will cooperate with each other for smooth implementation of this agreement.

IN WITNESS WHEREOF THE PARTIES hereto have executed these present on the day, month and year first above written.

SIGNED AND DELIVERED BY
Director for and on behalf of
FIRST PART

P P SERVICES PVT LTD
Parveen Kumar Agarwal
M/s P P SERVICES PVT LTD

SIGNED AND DELIVERED BY
Director for and on behalf of
SECOND PART

PETRONUS REALTY AND MARKETING PVT. LTD.

Director
M/s PETRONUS REALTY AND
MARKETING PVT. LTD