

Sl. No:- 08/23

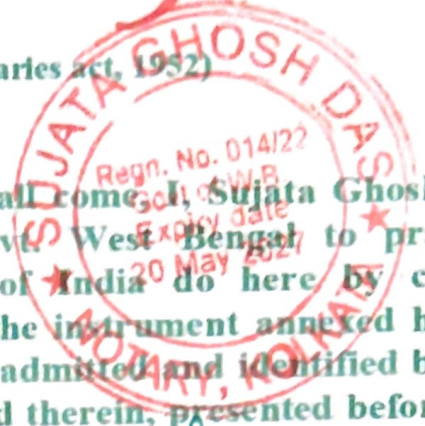
**Sujata Ghosh Das**  
Notary, Govt. of West Bengal

Professional Address:-  
A-II/4, Srabani Absan  
FC-Block, Sector-III  
Salt Lake, Kolkata-  
700106

# Notarial Certificate

(Pursuant to Section 8 of The Notaries Act, 1952)

TO ALL TO WHOM THESE PRESENTS shall come, I, **Sujata Ghosh Das** duly appointed as a NOTARY by the Govt. West Bengal to practice throughout the district of Kolkata. Union of India do here by certify and attest as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatures as to the matter contained therein, presented before me the executants:



Rent Agreement  
Mrs. Rajdevi Swarna flat 71 Ray  
Bahadur Road, New Alipore,  
Kolkata - 700053.

referred to as the Executants in this the .....

20 APR 2022

Executants having admitted the Execution of the paper, writing "A" and being satisfied as to the identity of the Executants I have attested IN FAITH AND TESTIMONY WHEREOF, I the said Notary have hereunto subscribed my name and affixed my seal of office on this the ..... day of .....

20 APR 2022



S. Ghosh Das

**SUJATA GHOSH DAS**  
Notary, Govt. of West Bengal  
Regd. No:- 014/2022 Dated-26/05/2022  
C.M.M's Court Compound  
2 & 3 Bankshall Street  
Kolkata- 700001



भारतीय गैर न्यायिक

दस  
रुपये

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TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

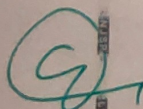


RENT AGREEMENT

This agreement is made this day, the 17<sup>th</sup> day of April Two Thousand and Twenty Three between Mrs. Rajdevi Surana (PAN No. ALQPS1207A) wife of Santosh Kumar Surana residing at 71, Roy Bahadur Road, New Alipore, Kolkata - 700053, herein after called **LICENSOR**, of the **FIRST PART**.

AND

M/s. Morvee Properties, Proprietor Mrs. Namita Golchha Surana (PAN No. AVFPG0180R) residing at Flat-4E, Block-A, Geetanjali Garden, 71 Roy Bahadur Road, Behala, Kolkata - 700053, herein after called the **LICENSEE** of the **SECOND PART**.

 Raj Devi Surana.

Namita Golchha Surana.

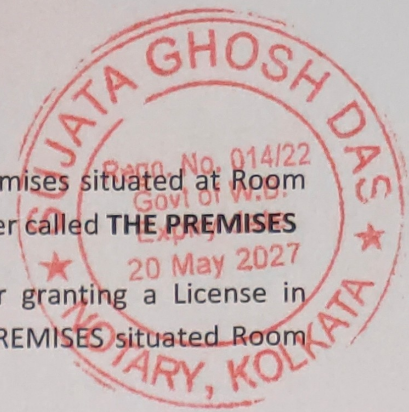
SUJATA GHOSH DAS  
Notary Govt. of W.B.  
Regd. No- 014/22  
City Sessions Court, Kolkata

20 APR 2023




**WHEREAS** the Licensor is the owner of a 50 Sq.ft. Carpet area, premises situated at Room No.404, 11 Ratan Sarkars Garden Street, Kolkata - 700007 herein after called **THE PREMISES**

**AND WHEREAS** the Licensee has approached to the Licensor for granting a License in respect of using 50 Sq.ft. Carpet area, 50 Sq.ft. Carpet area **THE PREMISES** situated Room No.404, 11 Ratan Sarkars Garden Street, Kolkata – 700007.



Now it is hereby expressly agreed and declared by and between the parties as follows:

1. This writing is to never be constructed as any tenancy agreement or lease nor otherwise creating any right or interest in the said PREMISES in favor of the Licensee which is not at all the intention of the Parties but on the contrary merely a temporary agreement or arrangement simply to allow the Licensee to use and occupy said PREMISES for office accommodation of the Licensee under the supervision of the Licensor.
2. The Licensee shall pay a sum of Rs.7,000/- (Rupees Seven Thousand only) per month as License Fee and such payment shall always be made on or before 7th of the following month for which it shall become payable without any delay or default under any circumstances.
3. The Licensee shall bear and pay the charges of electricity, water, utilities etc. excluding club and command area electricity and maintenance charges, if any, directly to the concerned authorities by the due date and the ORIGINAL bill shall be returned to LESSOR after payment is made. Licensor will abide by all the prevalent laws, rules and regulations of the concerned authorities and will be held responsible for any non-compliance of such rules.
4. The Licensor shall pay Municipal and other Property Tax for the said PART of THE PREMISES used by the Licensee.
5. The Licensee shall not be entitled to make any addition or alteration in the said PART of THE PREMISES without the prior approval from the Licensor.
6. The Licensee shall not be entitled to sub-let the property for any purpose.
7. The Licensee shall maintain the said PART of THE PREMISES with all its fittings clean from dust, moth, white-ants and rust.
8. The Licensee shall replace all fittings and fixtures including those relating to carpenter work, plumbing work or electric lines etc getting damaged and / or broken during the use of the Licensee, if any by equally good and better substitutes at his own expenses in case of any breakdown of the same by his own use.
9. The License shall be for a period of 11 (Eleven) months starting from 17.04.2023 and will expire on 17.03.2024 The Licensee may however be at liberty to terminate

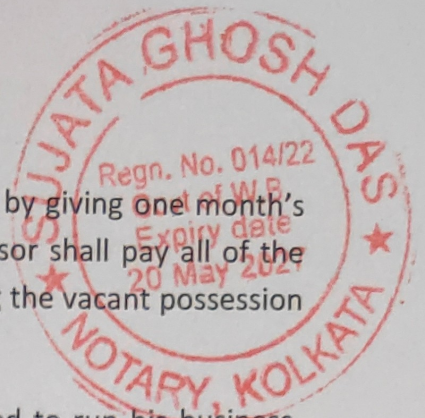
 Sujata Ghosh Das,  
Notary Govt. of W.B.  
Regd. No- 014/22  
City Sessions Court

Namita Golchha Swarna,

20 APR 2023



this agreement after 3 (Three) Months from the date hereof by giving one month's notice in writing to the Licensor and in such event the Licensor shall pay all of the Security Deposit without interest to the Licensee upon getting the vacant possession of the said PART of THE PREMISES.



10. The Licensee shall at his own cost install equipments required to run his business, equipments like EPABX, attendance machine, UPS, etc needs to be installed by the Licensee at his own cost. The Licensor will provide the vacant and peaceful possession to the Licensee for installation of such equipments.
11. In the event the Licensee fails or neglects to pay the License fee as afore said or other charges and / or costs as the case may be regularly and timely or violates any terms or conditions or commits any nuisance or causes annoyance to the Licensor or neighbors , the Licensor will be entitled to revoke / cancel the agreement upon a fortnight's notice notwithstanding anything contrary contained herein elsewhere when the Licensee shall leave and vacate THE PREMISES and deliver up peaceful vacant possession thereof to the Licensor without prejudice of course to right of the Licensor to recover any dues or damages that may be entitled.
12. The Licensor/Licensee shall also be entitled to terminate the lease before it's expiry by giving one month's notice in writing of their intention to terminate the lease of the Leased Premises.

In witness whereof the Parties hereto have signed their respective names of this day.

Licensor :  Raj Devi Surana .	Licencee :  For Morvee Properties  Namita Golchha Surana . Namita Golchha Surana  Proprietor
Witness	Witness

9  
SUJATA GHOSH DAS  
Notary Govt. of W.B.  
Regn. No. 014/22  
City, Kolkata

ATTESTED SIGNATURE ONLY  
BEFORE ME ON IDENTIFICATION

S. Ghosh Das.  
NOTARY

20 APR 2023



INSTRUMENT "A" dated.....day of

.....20 APR 2023.....

with

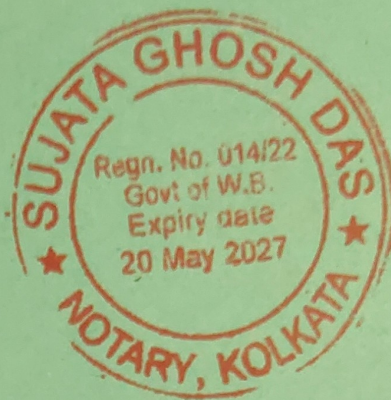
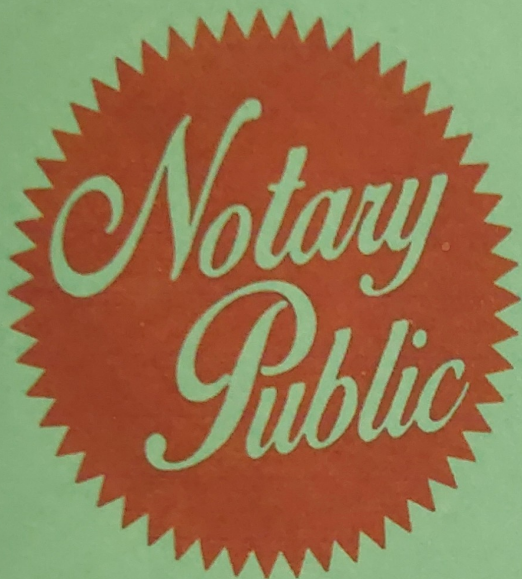
## Notarial Certificate

Dated.....Day of.....

20 APR 2023

Sl. No:-

08/23



In the matter of:

## Notarial Certificate

**SUJATA GHOSH DAS**  
ADVOCATE

**NOTARY PUBLIC**

Govt. of West Bengal  
Regd. No.- 014/2022 Dated-26/05/2022  
C.M.M's Court Compound  
2 & 3, Bankshall Street,  
Kolkata-700001

**SUJATA GHOSH DAS**  
ADVOCATE  
**NOTARY PUBLIC**