

Notarial Certificate

NR. No. 20594
Date 08/5/23



Jebunnesa Alam
M.A., LL.B.
Notary Public
Barasat

[ISSUED PURSUANT TO SEC. 8 OF THE NOTARIES ACT, 1952]
& SUBORDINATE LEGISLATION THEREUNDER BY THE MINISTRY
OF LAW & JUSTICE, GOVT. OF INDIA

To all to whom all these presents shall come, I, Jebunnesa Alam, duly appointed by the Government of West Bengal as a Notary for the whole of Barasat in the District of North 24-Parganas, West Bengal, India being authorised by law to verify, authenticate, certify or attest the execution of any legal instrument, to administer oath to or take affidavit from any person, to prepare, attest or authenticate any legal instrument, note or draw boat / ship's protest relating to all commercial matters, draw attest or certify documents including conveyance of properties intended to take effect in any country outside India and to do all the things enumerated in the Notaries Act, 1952, do hereby certify, authenticate and attest that the annexed instrument, collectively marked "A" on its being executed, identified and admitted by the respective signatories as to the matters contained therein, is presented before me and its execution is admitted by -

M/S. Ruchon Mohan LLB. office at F/1A,
Grant Lane, 3rd floor, Room No- 310,
Kali-12, RND

M/S. Expro Lab Infotech Pvt. Ltd. Represented
by Director Habibur Rahman s/o Mohar
Ali Sardan of Fazil Nagar, Lalnagar, Kancherpur-1
Naderi of Pin-741165 & others

Being identified by..... S. Dey Advocate.....
and according to that, the execution is authenticated by me.

The annexed instrument "A" contains..... four..... Pages and appears Prima-Facie to be in the usual Procedure to serve and avail as needs or occasions shall or may require for the same.

In faith and testimony whereof, I have hereunto set and subscribed my hand and affixed my seal of office at Barasat on this 08th day of May, 2023

08 MAY 2023

Jebunnesa Alam
(Jebunnesa Alam)

Residence :-
Gestanjali Apartment, (Flat No. 104)
Jessore Road, Chapadali, Barasat,
North 24 Parganas, West Bengal
Pin - 700 124

Notary Public
Office at :- District Judges' Court Premises
Barasat, North 24 Parganas, West Bengal
INDIA



भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL INSTRUMENT 77 AB 548286

Leave and License Agreement for Office

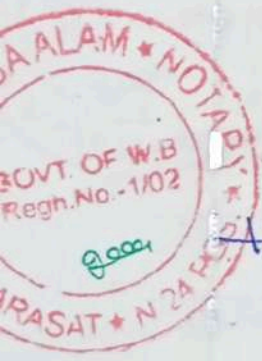
BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS

An Agreement made and executed on 1st day of May 2023 at Kolkata between M/s Ruchik Nirman LLP PAN No AAUFR6420P having its registered office at 7/1A Grant Lane, 3rd Floor, Room No 310, Kolkata 700-012, here in after called and referred to as the 'LICENSOR' of the 'ONE PART'.

-----AND-----

M/s Expro Lab Infotech Private Limited (PAN AAEECE5118N and GST No 19AAEECE5118N1ZB) having its registered office at 2nd Floor, Anjamon Bhawan, Atghara, Dakshin Para, R Gopalpur, Baguiati, North 24 Parganas, West Bengal PIN 700 136, represented by its directors Mr. Habibur Rahaman (PAN BAIPR1325Q, Aadhaar 7890 0845 7083) s/o Mr. Mohar Ali Sardar residing at Fazil Nagar, lalnagar, karimpur- II Nadia, West Bengal PIN 741 165 and Mrs. Umme Amwara Khatun (PAN ETPPK1026L, Aadhaar 5845 0186 2577) d/o Mr. Mujaffar Hossain residing at Nimtala Hatnagar Berhampore Murshidabad West Bengal PIN 742 102, hereinafter called and referred to as the 'LICENSEE' of the 'OTHER PART'.

20591
08 MAY 2023



Expro Lab Infotech Pvt. Ltd.

Habibur Rahaman
Director



Ruchik Agarwal

08 MAY 2023

265117

S.L. No.....Sold To.....

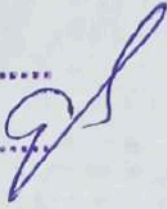
Rs.....Addrs.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR

11A, Mirza Galib Street, Kol-87

.....
Issue Date.....Sign.....



UTPAL SEN CHOWDHURY
Advocate
Metropolitan Magistrates' Court
Kolkata

16 JAN 2023

16 JAN 2023

INSTRUMENT
REGISTERED
16 JAN 2023



INSTRUMENT -A

AND WHEREAS the 'Licensee' (M/s Expro Lab Infotech Pvt Ltd) has approached the 'Licensor' for using office at New Town Square, 3rd Floor, Unit No 3D, Cabin No 3, Chinar Park, Atghora Newtown Road, Kolkata 700-136 of the Licensor for office purpose on Leave and License basis for a period of not exceeding 11 months only, effective from the 1st day of May, 2023 on the terms & conditions as herein after mentioned.

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for office purpose only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. **Period:** That the Licensor hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed Premises, described in Schedule hereunder written without creating any tenancy rights or any other rights, title and interest in favor of the Licensee for a period of 11 months effective from 1st day of May, 2023 and ending on 31st day of March, 2024.

2. **Licensee Fee:** That the Licensee shall pay the Licensee Fee of Rs. 2,000/- (Two Thousand Only) per month and Rs. 14,500/- (Fourteen Thousand Five Hundred Only) is to be paid for reimbursement of using of Furniture, Air Conditioner, Maintenance Cost and other charges per month, totaling to an amount of Rs 16,500/- (Sixteen Thousand Five Hundred Only) per month which is to be paid by 10th day of each current month. GST shall be charged extra as per Government norms.

3. **Deposit:** The Licensee has paid the security deposit of Rs 35,400/- (Thirty Five Thousand Four Hundred Only) by IMPS (Ref ID 814905864) on dated 19th May 2022. The security deposit shall be refundable without interest after adjusting for any unpaid rents, late payment charges, damage or loss of substance when the Licensee vacates the office.

4. **Electricity Cost:** The Licensee shall pay the electricity cost per month by the 7th day of each month as per reading of the sub-meter.

5. **Timing:** That gate of the main office will be opened from 10.00 A.M to 8.00 P.M from Monday to Saturday. Office will remain closed on Sunday and Holidays.

6. **Compensation of Loss/Damage:** The Licensee shall maintain the said premises and furniture & fixtures in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. If the damage caused is not repaired, the Licensor shall deduct the Market Value of the said damage from the security deposit. Loss of Cabin Door Keys shall be charged at Rs 1,000 per Key & loss of drawer keys shall be charged at Rs 500 per key.

Expro Lab Infotech Pvt. Ltd.

Habibul Rahaman

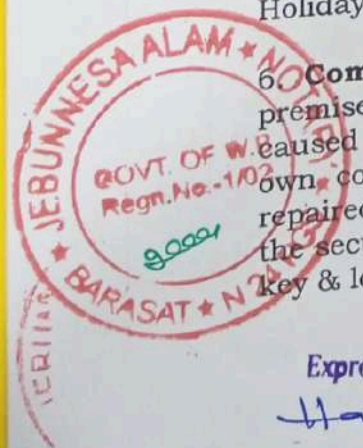
Director



Ruchik Agarwal

08 MAY 2023

4



INSTRUMENT -A

7. **Alteration:** That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensor.
8. **No Tenancy:** That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.
9. **Inspection:** That, the Licensor shall have a right of access either by himself or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.
10. **Vacating:** The Licensee will have to occupy the office for at least a lock-in period of 6 months and will have to serve a written notice of 2 months to the Licensor before vacating the office.
11. **Default:** If Rent is not paid by the Licensee within 20th of any month, it will be considered that Notice Period has been served by the Licensor to vacate the space within 60 days from the first day of the said month.
12. **Late Payment:** In case of late payment of the Licensee Fee and other charges as mentioned in Clause 2, a late payment charges of Rs 50/- per day shall be charged for each day of delay. If the Licensee does not pay such charges, the Licensor has the right to adjust the same while refunding the Security Deposit.
13. **Responsibility:** That the Licensed premises shall only be used by the Licensee for official purpose. The Licensee shall carry on the business in his name of their choice, and shall be responsible for all liabilities of the said business in the said office at his own risk and shall be liable personally for any act or deed that contrivance the provisions of law and shall keep the licensors indemnified from the same. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said office/building.
14. **Cancellation:** That, if the Licensee commits default in regular and punctual payment of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement, the Licensor shall be entitled to revoke and / or cancel the License hereby granted without giving any prior notice.
15. **Possession:** That immediately on expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his goods and belongings until and unless the agreement is renewed between the parties as per Clause 16. In the event of the Licensee failing and / or neglecting to remove himself and / or his articles from the said premises on

Expro Lab Infotech Pvt. Ltd.

Habibul Rahaman
Director



08 MAY 2023

INSTRUMENT - A

expiry or sooner determination of this Agreement, the Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor shall be entitled to remove the Licensee and his belongings from the Licensed premises, without recourse to the Court of Law.

16. **Renewal:** After completion of the Agreement Period, a fresh agreement for further 11 months shall be made as per the mutual consent between the Licensor & Licensee with an increment of 10% of the total rent.

17. The licensee, on the termination of the agreement should cancel all the documents such as trade license, sales tax receipt, ROC details Etc related to the above said space and in case of not doing so the licensor will not be liable for any kind of issues.

18. That if any dispute arises between the parties, so they can appear before appropriate court of law within Kolkata Jurisdiction only.

IN WITNESS WHEREOF the parties have hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED
By the parties at Kolkata
In the presence of:

RUCHIK NIRMAN LLP

LICENSOR



Ruchik Agarwal

LICENSEE

Expro Lab Infotech Pvt. Ltd.

Habib Rahman

Director

WITNESS

1. *Poulomi Bhattacharjee*

2. *Sweati Kumari*



ATTESTED

gace 08.05.23

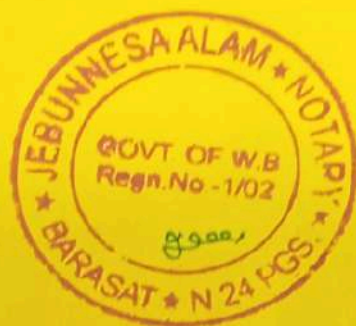
Jebunnesa Alam
Notary Public
Barasat, 24 Pgs. (N)
REGN No. 1/02

[Signature] Adv.

THIS DOCUMENT CONTAINS
PAGES AND CHECKED BY

Notary Public

08 MAY 2023



08 MAY 2023

Instrument - "A"

of

NOTARIAL CERTIFICATE

NR. NO. 20594 Date 08/5/23

By

Jebunnesa Alam

M. A., LL.B.,

NOTARY PUBLIC



Residence :-
Geetanjali Apartment, (Flat No. 104)
3. Jessore Road, Chapadali, Barasat,
North 24 Parganas, West Bengal
Pin - 700 124

(Jebunnesa Alam)



(Jebunnesa Alam)