

SL. NO. 06 05 NOV 2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
BEFORE THE NOTARY  
ALIPORE JUDGES' COURT

LEASE AGREEMENT



AB 238561

This Agreement is made on this 5<sup>th</sup> day of November Two Thousand Twenty-Two between :-

**M/S FIVE POINT MICRO SURGERY CENTRE PRIVATE LIMITED** (PAN NO –AAACF6996R) having its registered office at no. 227 Acharya Prafulla Chandra Road, Kolkata-700004, P.S.- Shyambazar and represented by **Sri Bijay Kumar Gulgulia** (AADHAR No-995088060601) aged about 60 years, S/o Late Danmol Gulgulia residing at Abhisarika Building, Flat No. 8A, 118, Meghnath Saha Sarani, Near Safari Park, Circus Avenue, Kolkata- 700029 (Hereinafter referred to as the **LESSORS**, which expression shall wherever the context so requires, mean and include his heirs, executors, administrators, legal representatives and assigns) of the **First Part**

and

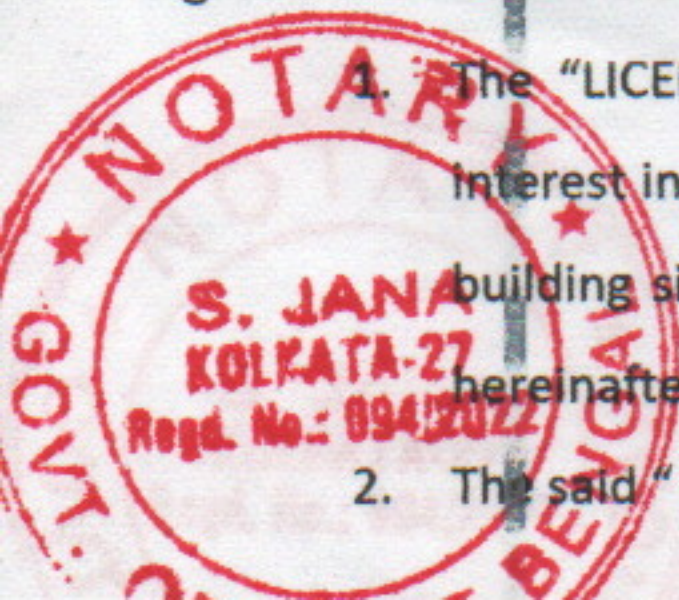
**Mr Ankit Bothra** ( PAN No. AKSPB8479L) aged about 35 years, S/o Kamal Kumar Bothra residing at Abhisarika Building, Flat No. 8A, 118, Meghnath Saha Sarani, Near Safari Park, Circus Avenue, Kolkata- 700029 (hereinafter referred to as the "**LESSEE**" which expression shall, unless repugnant to the context thereof, mean and include its successors and permitted assigns) of the **Second Part**.

The LESSOR and the LESSEE are hereinafter collectively referred to as the "Parties" and individually as the "Party".

Agreed to lease out the room on monthly rent basis under the following terms & conditions :-

1. The "LICENSOR" is absolutely seized, possessed and sufficiently well entitled to part of unencumbered right, interest in respect of a Flat / Unit no. 3 on the second Floor measuring around 100 sq. Ft. ( Super Built ) of the said building situated at 8/3, U.N. Brhamachari Street ( Formerly Loudon Street),Kolkata-700017 collectively referred hereinafter as " Licensed Premises".

2. The said " Licensed premises" is at present not being used by the Licensor.



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3. The Licensee has approached the Licensor with a request to allow the Licensee to temporarily occupy and use the said " Licensed Premises" on leave and license basis until the Licensee gets other more suitable accommodation.
  4. The Licensor has agreed to grant leave and license to the Licensee to occupy and use the said " Licensed Premises" on the following terms and conditions agreed to between the parties hereto.
  5. That, the Second Party herein shall be liable to pay Rs. 1500/- (Rupees One Thousand Five hundred only) per month as rent.
  6. That, the Second Party herein is able to do minor repairing, furniture setup, electric wiring extension etc. as per requirement of shop establishment and the major structural repairing, addition and alteration of Demised Premises should be done by the Second Party herein only.
  7. That, the First Party herein shall not sublet or assign with the demised premises in whole or part thereof to any person(s) or any other establishment in any circumstances whatsoever and the same shall be used for the shop or office room purposes of the Second Party herein only.
  8. That, the Second Party herein shall pay the running cost of Electric Bill to the Electricity Authority.
  9. That no structural additions or alterations shall be made by the Second Party herein in the premises without the prior written consent of the First Party herein, but the Second Party can install air-conditioners in the space provided and other electrical gadgets and make such changes for the purposes as may be necessary, at his own cost. The Second Party herein represents that the Premises possesses the adequate electrical infrastructure to cater for the electrical appliances including the air conditioners. On termination of the tenancy or earlier, the Second Party herein will be entitled to remove such equipment's and restore the changes made, if any, to the original state.
  10. That the First and Second Party herein represent and warrant that they are fully empowered and competent to make this Rent.
  11. That both the parties shall observe and adhere to the terms and conditions contained herein above.
- Both the parties herein have agreed to above terms and conditions and sign this Rent Agreement.

WITNESS.

1. *Ramchandra*  
Ramchandra, Kolkata-700013.

2. Kamal Kumar Bothra  
118 Southern Avenue  
Kolkata. 700029

*[Signature]*

Director  
(LICENSOR)

*Ankit Bothra*  
Ankit Bothra

Identified by me

*Debasish Chowdhury*  
Debasish Chowdhury  
Advocate  
Alipore Judges Court, Kol-27  
WB/929/1983



Signature (S) of Executant (S)  
attested on identification at  
Alipore Judges' Court, Kolkata-  
700 027 at Alipore, under the  
Notaries Act. at.....A.M./P.M

*[Signature]*  
SUBHASIS JANA  
Notary, Govt. of West Bengal  
Regd. No.: 994/2022