



पश्चिम बंगाल WEST BENGAL

AN 328838



BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS
WEST BENGAL

COMMERCIAL SPACE RENTAL AGREEMENT

This agreement made at Newtown Kolkata, WEST BENGAL on _____ between Mr Himanshu Agarwal, Aged 25 Years, S/O Vinod Kumar Agarwal, residing at DLF NEW TOWN HEIGHTS, FLAT NO NRE -252, ACTION AREA III, NORTH 24 PARGANAS, KOLKATA - 700135, WEST BENGAL,

hereinafter referred to as the 'LESSOR' of the One Part

AND

[Investor Expert Advisors Pvt Ltd
residing at
[3rd Floor, Plot-93-94, Riana Aurelia, Sector-136, Noida]
Pin Code - 201305

Himanshu
Agarwal

09 JUN 2023

Santanu Ghosh

077873

7 JUN 2023

No.....Rs.....Date.....

Name... Himanshu Agarwal

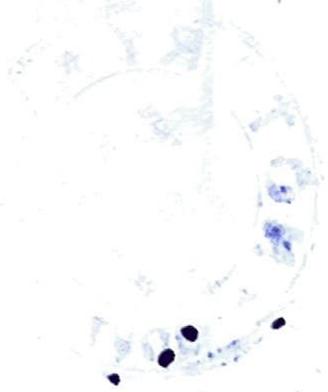
Address... Flat NRE 252 DLF New Town

Vendor..... I. CHAKRABORTY 29/1/25

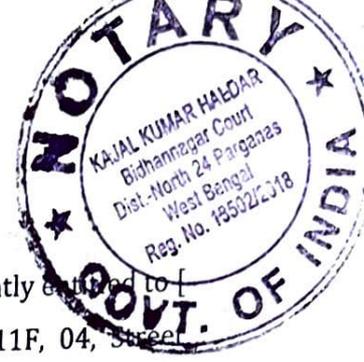
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 091

Himanshu Agarwal

RECEIVED
HIMANSHU AGARWAL
FLAT NRE 252 DLF NEW TOWN
KOLKATA



hereinafter referred to as the `LESSEE` of the other Part;



WHEREAS the Lessor is the lawful owner of, and otherwise well sufficiently equipped to [Property At 5WS2E, 5TH FLOOR, WEST BLOCK, MANI CASADONA, 11F, 04, Street Number 372, Action Area I, IIF, New Town, West Bengal 700156 falling in the category, COMMERCIAL WORK SPACE and comprising of ABOUT 947 SQUARE FEET OF COMMERCIAL OFFICE SPACE FULLY FURNISHED WITH 2 CABINS, 14 WORKSTATIONS WITH TABLE, CHAIRS, AIRCONDITIONED WITH ONE OPEN CAR PARKING SPACE , hereinafter referred to as the `said premises`;

AND WHEREAS at the request of the Lessee, the Lessor has agreed to let the said premises to the tenant for a term of 11 MONTHS commencing from 08.06.23 in the manner hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. That the Lessor hereby grant to the Lessee, the right to enter into and use and remain in the said premises along with the existing fixtures and fittings listed in Annexure 1 to this Agreement and that the Lessee shall be entitled to peacefully possess, and enjoy possession of the said premises, and the other rights herein.
2. That the lease hereby granted shall, unless cancelled earlier under any provision of this Agreement, remain in force for a period of 11 MONTHS with a lock in period of 6 months.
3. That the Lessee will have the option to terminate this lease by giving [one month's notice] in writing to the Lessor.
4. That the Lessee shall have no right to create any sub-lease or assign or transfer in any manner the lease or give to any one the possession of the said premises or any part thereof.
5. That the Lessee shall use the said premises only for COMMERCIAL /OFFICE purposes only.
6. That the Lessee is not authorized to make any alteration in the construction of the said premises. The Lessee may however install and remove his own fittings and

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Santana Ghosh

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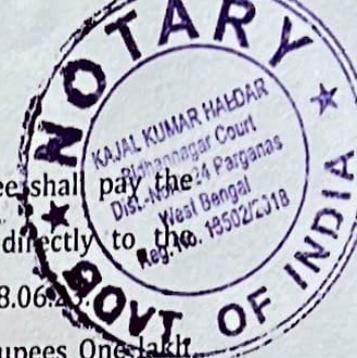
fixtures, provided this is done without causing any excessive damage or loss to the said premises.

7. That the day-to-day repair jobs such as fuse blow out, replacement of light bulbs/tube and other minor repairs, etc., shall be affected by the Lessee at its own cost, and any major repairs, either structural or to the electrical shall be attended to by the Lessor. In the event of the Lessor failing to carry out the repairs on receiving notice from the Lessee, the Lessee shall undertake the necessary repairs and the Lessor will be liable to immediately reimburse costs incurred by the Lessee.
8. That the Lessor or its duly authorized agent shall have the right to enter into or upon the said premises or any part thereof at a mutually arranged convenient time for the purpose of inspection.
9. That the Lessee shall use the said premises along with its fixtures and fitting in careful and responsible manner and shall handover the premises to the Lessor in working condition (reasonable wear and tear and loss or damage by fire, flood, rains, accidents, irresistible force or act of God excepted).
10. That in consideration of use of the said premises the Lessee agrees that he shall pay to the Lessor during the period of this agreement, a monthly rent at the rate of Rs.62,000/- PMT (RUPEES SIXTY TWO THOUSAND ONLY). The amount will be paid in advance on or before the date of [5th day] of every English calendar month. Delay in Payment will result in interest over delay Payments at 2% per month. The rent amount includes the common area maintenance charges.
11. It is hereby agreed that if default is made by the lessee in payment of the rent for a period of One month, or in observance and performance of any of the covenants and stipulations hereby contained and on the part to be observed and performed by the lessee, then on such default, the lessor shall be entitled in addition to or in the alternative to any other remedy that may be available to him at this discretion, to terminate the lease and eject the lessee from the said premises; and to take possession thereof as full and absolute owner thereof, provided that a notice in writing shall be given by the lessor to the lessee of his intention to terminate the lease and to take possession of the said premises. If the arrears of rent are paid or the lessee comply with or carry out the covenants and conditions or stipulations, within fifteen days from the service of such notice, then the lessor shall not be entitled to take possession of the said premises.

Himanshu Aggarwal

Santanu Ghosh

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12. That in addition to the compensation mentioned above, the Lessee shall pay the actual electricity, broadband for the period of the agreement directly to the authorities concerned. The relevant 'start date' meter readings are 08.06.2023.
13. That the Lessee has paid to the Lessor a sum of Rs.1,24,000/- (Rupees One Lakh Twenty Four Thousand Only) as deposit, free of interest, which the Lessor does accept and acknowledge. This deposit is for the due performance and observance of the terms and conditions of this Agreement. The deposit shall be returned to the Lessee simultaneously within 30 days of Lessee vacating the said premises. Proper inspection will be done of the site while vacating and necessary deductions which is resulting due to repair/maintenance of any Part of the site.
14. That the Lessor shall be responsible for the payment of all taxes and levies pertaining to the said premises including but not limited to House Tax, Property Tax, other cesses, if any, and any other statutory taxes, levied by the Government or Governmental Departments. During the term of this Agreement, the Lessor shall comply with all rules, regulations and requirements of any statutory authority, local, state and central government and governmental departments in relation to the said premises.
15. This contract can be further renewed with at least rental increase of 5% i.e. after 11 months.
16. Rent to be paid on advance basis.
17. Premises shall be used for conducting business which is legal and shall not be breaking any law which would result in civil or criminal violations of Indian law.
18. While vacating charges will be deducted if there is any material damage to the furniture or property.
19. In case of an event where Lessee fails to give back the possession to the owner in an event of any legal proceedings, Lessee is liable to pay rent until the due possession is handed over to the owner and the space is vacated completely by tenant.

Himanshu
Agarwal

Santam Ghosh

09 JUN 2023

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year first hereinabove mentioned.



Lessor,

Himanshu Agarwal

Mr Himanshu Agarwal
NRE 252, DLF Newtown Heights
Action Area 3, Newtown,
Kolkata, WB - 700235

Lessee,

Santanu Ghosh

Mr. Santanu Ghosh
Signing Authority on behalf of
Investoxpert Advisors Pvt. Ltd.
Pan no - BJMPG257R

WITNESS ONE

Sabya Sachi Mandal
Loharulla Green Oasis.
Karikhali, Kolkata
[Name & Address]

WITNESS TWO

Avinab Chatterjee
Shree Krishna Apartments.
Bally, Howrah.
[Name & Address]

ANNEXURE I

List of fixtures and fittings provided in [Lease Property Address Line 1, Address Line 2, City, State, Pin Code]:

1. Item 1 18 chairs
2. Item 2 1 coffee table
3. Item 3 1 3 seater sofa.

Identified by
[Signature]
(Her)

[Signature]
K. K. HALDAR
NOTARY PUBLIC
GOVT OF INDIA
Reg. No.-13502/2018
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

F/1530/2020

09 JUN 2023