

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 824112

BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL.



TENANCY AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made this 30th day of May, 2024 (Two Thousand Twenty Four)

BETWEEN

03 JUN 2024

16974

30/5/24.

No.....
Name.....
Address.....
Value.....
Vendor.....

SAH.....
Baruipur.....

Date.....

H. Sardar
Advocate
Baruipur Civil & Criminal Court



(2)



KANAKENDU RAYCHAUDHURI, Son of Late Sallendra Kumar Raychaudhuri, by faith-Hindu, by occupation-Business, residing at Babur Bagan, Barakuti, Ward No. 10, Rabindra Nagar, P.O. & P.S.-Baruipur, District-South 24 Parganas, Pin-700144, hereinafter called and referred to as the **FIRST PARTY/LANDLORD** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators and representatives and/or assigns) of the **FIRST PART**.

AND

PROPHOME HELPING HAND REALTORS, a proprietorship business, represented by Sri Saradindu Raychaudhuri, Son of Kanakendu Raychaudhuri, Babur Bagan, Barakuti, Ward No. 10, Rabindra Nagar, P.O. & P.S.-Baruipur, District-South 24 Parganas, Pin-700144, hereinafter called and referred to as the **SECOND PARTY/TENANT** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators and representatives and/or assigns) of the **OTHER PART**.

WHEREAS, the landlord herein was and is the owner of the Schedule mentioned property, and the landlord herein absolutely hold its possession and enjoying the same.

AND WHEREAS at the request of the Second party, the first party have allowed to the Second party of ALL THAT piece and parcel of more or less 100 sq.ft room at the premises of Municipal Holding No. 16, Rabindranagar, Barakuti, Bhattacharjee para, Babur Bagan, P.O. and

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(3)

P.S.-Baruipur, District-South 24 Parganas, Pin-700144, together with all usage and easement right over the aforesaid tenanted property, as tenant.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. That the LANDLORD shall let out and the TENANT shall take on monthly tenancy basis of ALL THAT piece and parcel of more or less 100 sq.ft room at the premises of Municipal Holding No. 16, Rabindranagar, Barakuti, Bhattacharjee para, Babur Bagan, P.O. and P.S.-Baruipur, District-South 24 Parganas, Pin-700144, which is specifically mentioned in the Schedule hereunder written, subject to the terms and conditions hereunder contained and be it mentioned that the electricity charges is to be borne by the tenant herein.

That the TENANT shall pay a sum of Rs. 650/- (Rupees Six hundred fifty) only as rent per month paid on the 10th of every next month according to English calendar month without any delay or default which the LANDLORD doth hereby admit, acknowledge and confirm and shall liable to issue Rent receipt. That it is further agreed by both the parties herein, that the aforesaid rent will be increased 10% of the monthly rent aforesaid in every 3 (three) years.

3. That it is further agreed, declared and covenanted by and between the parties that the schedule mentioned land with structure will be used and occupied as their business purpose, on the following conditions:

- a) All taxes (both owner's and occupier's share) at present existing shall be paid by the LANDLORD, and the TENANT has no liability regarding this matter.

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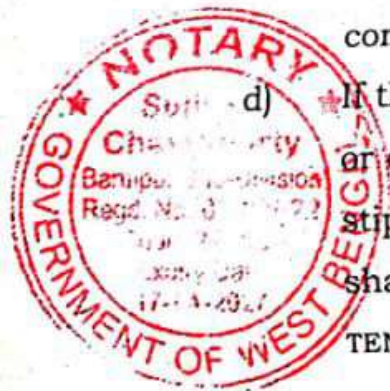
(4)

- b) That the TENANT shall make material alteration to the room and in any event such alteration, shall be made by the TENANT at his own costs, expense and on such terms and conditions as may be imposed by the landlord. Such alterations and additions shall in all cases become the property of the LANDLORD and the TENANT shall not be entitled to any contribution by the LANDLORD, and the tenant herein have fully ownership of the aforesaid furniture and fittings, machinery incurred by the tenant herein, No part of the demand is tenable by the landlord' herein.
- c) That the TENANT shall use the property as their business or commercial purpose with the members of his office, nor use any other purposes and shall transfer the tenancy or sublet the whole or any portion thereof or keep any paying guests or share accommodation or carry, but they never store any inflammable or combustible goods.

d) If the TENANT fails or neglects to pay the rent as hereinbefore stated or otherwise commits any breach of the covenants, conditions and stipulations hereunder imposed or is adjudicated an insolvent, it shall be lawful on the part of the LANDLORD to determine the TENANCY hereunder created by appropriate notice and to sue for recovery of possession notwithstanding any waiver of condition of the said breach.

- e) The TENANT has/ had inspection of the property and is fully satisfied about its condition and internal arrangement and has thereafter freely and voluntarily agreed to the terms of tenancy hereunder provided and shall not hereafter make any grievance on any account whatsoever.

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(5)

- f) That the tenant/second part shall obtain the separate electric meter in their name, and the first part/landlord will help them if any sign required or submit any document, but the all bills for electricity consumed by them, if any, subscribed the second part/tenant is liable to pay the same..
4. Save as aforesaid, the rights and obligations between the parties shall be governed by the law relating to statutory tenancy in force for the time being.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of more or less 100 sq.ft room at the premises of Municipal Holding No. 16, Rabindranagar, Barakuti, Bhattacharjee para, Babur Bagan, P.O. and P.S.-Baruipur, District-South 24 Parganas, Pin-700144.

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

Signed, and delivered in presence of:

WITNESSES

1. Agnimitra Ghosh
Baruipur, KOL-144

Kanakendu Raychaudhuri

Signature of the LANDLORD/ FIRST PART

2. Soumik Dutta
(SOUMIK DUTTA)
BARUIPUR, KOL-700144

Solemnly declared and affirmed before me on identification under the Notary Act.

Saradindu Ray Chaudhuri

Signature of the TENANT/ SECOND PART

SUJIT KUMAR CHAKRABORTY
NOTARY PUBLIC
Regd. No.- 035/2022
Govt. of West Bengal

Identified by me
Advocate

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