

SL No. E-1100/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

83AB 113877

BEFORE THE NOTARY PUBLIC
HOWRAH

TENANCY AGREEMENT



THIS AGREEMENT is made on the 23rd May 2023 **BETWEEN**
BASUNDHARA TOWER (P) LTD. represented by its Director Sri
Shanti Ranjan Dey, S/O - Late Surendra Chandra Dey, working for
gain at 22, Netaji Subhas Road, P.S. Hare Street, Kolkata - 700001,
Hereinafter Referred to as the **"FIRST PARTY/ LANDLORD"** (which
expressions unless excluded by or repugnant to the context be
deemed to include all his heirs, executors, Legal representatives,
directors, Successors in office shareholders/assigns) of the **FIRST**
PART.

BASUNDHARA TOWER PVT. LTD.

Shanti Ranjan Dey
Director

Mitlu Bhattacharya

23 MAY 2023

19 MAY 2023

2961

No
Customer
Bill
Rs.
Vendor
Place - Chateswar A. D. S. R. Office
Dist. - South 24 Parganas.

Mahabub Hasan Patil

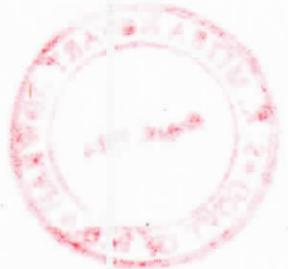
Mithun Bhadrub

10/5/23
KGA - G.P. Rd.

Case Gardens

601-45

RECEIVED THE ROYAL PUBLIC
NOTARY



AGENCY AGREEMENT

THIS AGREEMENT is made on the 19th May 2023 BETWEEN
BASUNDHARA TOWER PVT LTD. represented by the Director
Shri. Rajat Das, 2nd Floor, 20th Sector, Chandra Deb Road for
the purpose of the above mentioned project. The amount of
Rs. 20,00,000/- (Twenty Lakhs) is being advanced to the
BASUNDHARA TOWER PVT LTD. as the "START UP FUND" for the
purpose of the above mentioned project. The amount of
Rs. 20,00,000/- is being advanced by the company to the extent of
the amount of the above mentioned project. The amount of
Rs. 20,00,000/- is being advanced by the company to the extent of
the amount of the above mentioned project.

BASUNDHARA TOWER PVT LTD.

Director

19 MAY 2023

AND

AKERAGE REALITY MANAGEMENT & ADVISORY LLP, having registered office at 22, Netaji Subhas Road, Kolkata - 700001, represented by its first partner Mr. Mithun Bhaduri, By faith Hindu, by occupation Businessman, residing at 49A, Govindapur Road, Lake Gardens, Kolkata - 700045. Hereinafter referred to as the **"SECOND PARTY/TENANT"** (which expression unless exclude by or repugnant to the context shall be deemed to mean and include his / her/heirs, executors administrator legal representatives and assigns) of the **SECOND PART**.

WHEREAS the Owner / Landlord/ 1st party is the present owner of the property comprised in and situated at 22, Netaji Subhas Road, P.S. Hare Street, Kolkata- 1.

AND WHEREAS the 1st party has obtained sanction plan from the authority of Kolkata Municipal Corporation for constructing a new building at the said building.

AND WHEREAS the 2nd party wish to rent a 200sq.ft office space semi furnished manner at a monthly rental of Rs 1200 per month from the 1st Party/ Landlord.

AND WHEREAS the Parties herein after mutual negotiation have settled their respective terms and conditions as follows:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. That the Second Party/Tenant herein at present is a tenant in respect of the Shop Room/Unit measuring and Area 200

BASUNDHARA TOWER PVT. LTD.

Santi Ranjan
Director

Mithun Bhaduri



23 MAY 2023

sq.ft on 1st Floor at 22, Netaji Subhas Road, P.S Hare Street, Kolkata-700001, and First Party/Landlord is accepting the Second Party as the Tenant in respect of the said Shop Room/Unit.

2. That the First Party/Landlord shall provide the Second Party/Tenant peaceful possession of the tenanted area and in return the Second Party/Tenant shall pay a Refundable deposit of Rs.20,000 (Twenty Thousand Rupees Only).
3. On 2nd of Every month the Second Party/Tenant shall pay rent to the First Party/Landlord.
4. That the Second Party/Tenant shall abide by all the rules and regulations as per West Bengal Premises Tenancy Act. 1997.
5. That the shop/unit occupied by the second party tenant shall be used for his own business and the second party/tenant shall furnish their identity and address proof document before the owner/first party to avoid any illegal and abnormal situation in the business place by any third party/terrorist activity.
6. The parties here to shall act in mutual interest and be truthful in disclosing figures and facts to each other and both the parties shall always co-operate with one another in giving effect to this agreement.



BASUNDHARA TOWER PVT. LTD.

Sant; Ranjan Das
Director

Nitish Bhattacharya

23 MAY 2023

7. That this agreement is valid for 23 months that is April 2025, after that period the tenancy will expire and a fresh agreement will be executed between Second Party/Tenant and First Party/Landlord.
8. That agreement is executed at the free will and consent of the respective parties and each terms of this agreement is the considerations against one other.

FIRST SCHEDULE ABOVE REFERRED TO:

(Said Shop Room/Unit)

ALL THE piece and parcel of room/space measuring a carpet area of 200 Sq.ft at the 1st floor of the new Building at Holding No.22, Netaji Subhas Road, P.S. Hare Street, Kolkata- 700001.

IN WITNESS WHEREOF the Parties hereto put their respective seals and signatures on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of :

WITNESSES :

1. TANMOY DEY
MB+372, Sultake
KOL-102
2. Shyamneer Dubey
289, G.T. Rd, Howrah
Belur,
W.B-711202

BASUNDHARA TOWER PVT. LTD.

Santi Ranjan Das
Director

Signature of the First Party/
Landlord

Mithu Bhadrani

Signature of the Second Party/
Tenant

Identified by me

Ayan Mitra
Advocate

ATTESTED

S. K. Mitra
Notary Howrah
West Bengal, India
Regd. No. 7/94

23.5.23.

23 MAY. 2023

