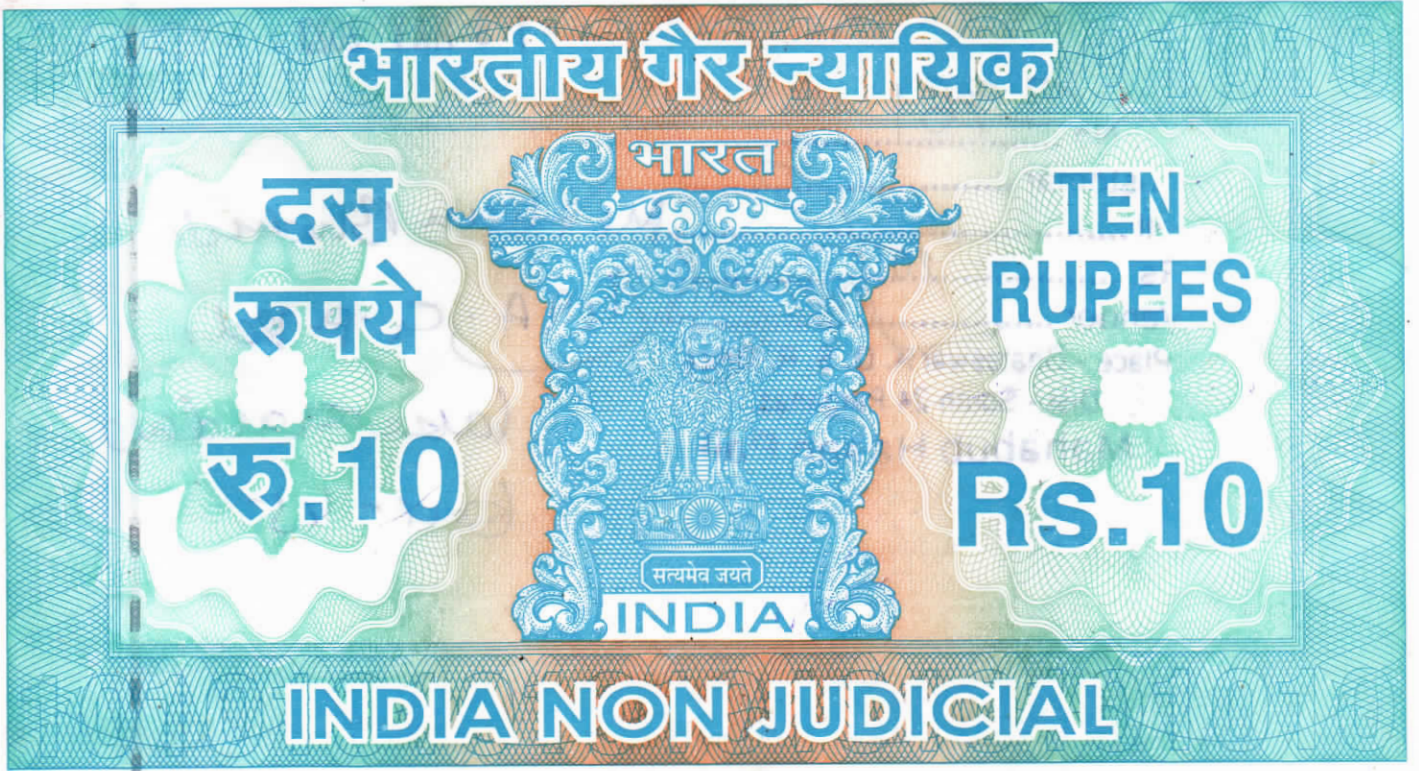


SL No. E-1100/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

83AB 113877

BEFORE THE NOTARY PUBLIC  
HOWRAH

**TENANCY AGREEMENT**



**THIS AGREEMENT** is made on the 23<sup>rd</sup> 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.

Mithun Bhadrub

*[Handwritten Signature]*

10 Jan 2023  
KGA - G.P. Rd.

Mahabub Hasan Patil

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 Kumar Das, who is authorized to sign and  
execute all documents on behalf of the Company  
Having its registered office at the "WEST PARTY LANDROAD" (where  
the Company is presently carrying on its business) and  
the undersigned, who is authorized to sign and execute all  
documents on behalf of the Company, in witness whereof the  
Director, Successor, and the undersigned have signed the  
same at Kolkata on the 19th day of May 2023.

BASUNDHARA TOWER PVT LTD.

Director

S. S. PATIL

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/ 1<sup>st</sup> 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 1<sup>st</sup> party has obtained sanction plan from the authority of Kolkata Municipal Corporation for constructing a new building at the said building.

**AND WHEREAS** the 2<sup>nd</sup> party wish to rent a 200sq.ft office space semi furnished manner at a monthly rental of Rs 1200 per month from the 1<sup>st</sup> 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 1<sup>st</sup> 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 2<sup>nd</sup> 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 1<sup>st</sup> 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, Saltlake  
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**

