

# Debasish Chakraborty Notary

(Appointed by Govt. of India)

Serial No. .... Dated .....20

Chamber  
Sushil Smaran, Opposite Employment  
Exchange, Haren Mukherjee Road,  
Ward No. 12, Hakimpara, Siliguri  
Mobile : 9933157415  
9641760838, 7679883606

## NOTARIAL CERTIFICATE

(Pursuant to section 8 of the Notaries Act. 1952)

To ALL TO WHOM THESE PRESENT shall come, I, **Sri Debasish Chakraborty**, duly authorised by the Government of India to practice as a Notary do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted and identified by the respective signatories and also by Sri / Smt. *R. Chak* Advocate, as to the matters contained therein, presented before me.

Accordingly to that this is to certify authenticate and attest that the annexed Instrument 'A' as is the

*Tenney Agreement*

**PRIMA FACIE** the annexed instrument 'A' appears to be usual procedure to save and avail as needs or occasion shall or may required for the same .

In faith and testimony where of being required of a Notary, I, the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the *15<sup>th</sup>* day of *May* in the of year 20*24*.



*15 MAY 2024*  
*Debasish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792

**Debasish Chakraborty**  
Notary Govt. of India

The executants is/are identified by me

*[Signature]*  
Advocate



पश्चिम बंगाल WEST BENGAL

AB 469686

### TENANCY AGREEMENT

THIS TENANCY AGREEMENT IS MADE AND ENTERED INTO AT  
SILIGURI ON THIS

THE 15<sup>th</sup> DAY OF January 2024

### BETWEEN

Mrs Poonam Bansal d/o Suresh Bansal having Aadhar no: 443548568607 and PAN no: ANYPB5048E, Indian by Nationality, Hindu by religion, Business by Occupation, residing at Jaygaon (CT), Jalpaiguri, West Bengal- 736182. Hereinafter called the "FIRST PARTY/ LANDLADY" (which expression shall mean and include unless excluded

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15 MAY 2024

by or repugnant to the context her heir, executor, successor, administrators, legal representatives and assigns) of the ONE PART.

AND

Mr. Sanjeev Gupta S/o Uma Shankar Gupta having Aadhar and PAN Akspg5610j, Hindu by religion, Indian by Nationality, business by occupation, residing at Gokul Apartment, Punjabipara, Siliguri, Dist Darjeeling PIN- 734001 hereinafter called the "**SECOND PARTY /TENANT**" (which expression shall mean and include unless excluded by or repugnant to the context his heir, executor, successor, administrators, legal representatives and assigns) of the OTHER PART.



  
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WHEREAS the First Party/ Landlady is the owner of a commercial premises measuring 450sq.ft more fully described in the schedule below having permanent, heritable and transferable right, title and interest therein free from all encumbrances & charges whatsoever.

AND

WHEREAS First Party/ Landlady has decided to let out his said premises more fully described in the schedule below on monthly rental basis.

AND

WHEREAS the Second Party/ Tenant in need of an office premises for their business approached the First Party to let out his premises on monthly rental basis in their favour.

AND

WHEREAS the First Party being approached by the Second Party has agreed to let out his below schedule unit in favour of the second party/tenant and fixed monthly rent of Rs.18,000/- (Rupees Eighteen thousand ) only per month.

AND

WHEREAS in order to avoid all future disputes and differences which may be cropped up in future and also to take a record of the terms and conditions and stipulations both parties agreed to entire into an agreement and so hereby enter this agreement incorporation therein all terms and conditions and stipulations of the Tenancy as agreed by and between themselves.

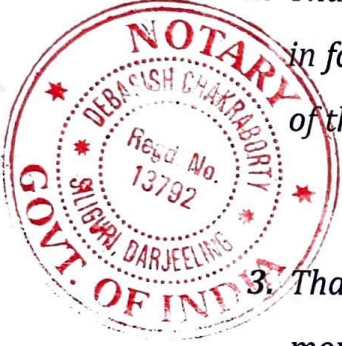
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**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. That the **monthly rent** for the said unit as fully described in the Schedule below has been mutually fixed at **Rs.18,000/- (Rupees Twenty thousand only)**.
2. That the monthly rent shall paid by the second party/tenant to and in favour of First Party/landlord **within 7 days of the beginning** of the month without any default.
3. That the Second party shall **pay maintenance charges** every month along with the monthly rent.
4. That this agreement of tenancy in respect of the below mentioned unit shall be deemed to have been commenced on and from the **1st day of February 2024** for a period of **36(thirty six) months**.
5. That the Second party has paid a **security deposit of Rs.36,000(thirty six thousand only)** to the First party, which will be refunded at the time of vacation of premises after deduction of wear and tear expenses if any.
6. That the second party shall not use the premises for any illegal or immoral purpose.



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7. That the second party shall not be entitled to sublet the tenanted premises or any part thereof to any outsider.


8. That the **electricity consumption** charges of the premises shall be borne by the second party.

9. That the first party and/or his agent/s shall be entitled to inspect the below schedule tenanted unit at all material times.

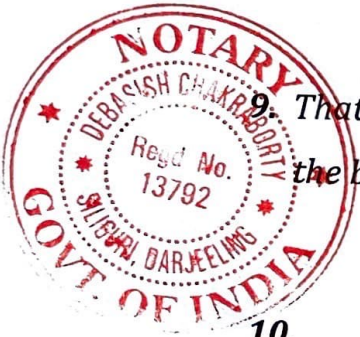
10. That if any damaged caused by the negligence act of the second party then second party will liable to pay the entire repairing cost of the said damage/s.

11. That the second party/tenant shall not commit any nuisance causing annoyance or disturbance to the neighbors.

12. That in case the first party desires to evict the tenant from the premises before expire of the stipulated period, he shall give his at least **3 months prior notice** to the second party. Similarly, if second party wants to vacate the said premises before expire of the stipulated period, then they shall also inform the first party at least **3 months prior** to vacating the premises.

  
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13. That the rent shall be payable by the second party to the first party in spite of any lockdown, curfew or any unforeseen circumstances.



That the tenancy shall be governed according to the provisions of the **West Bengal Premises Tenancy Act, 1997**, subject to the terms, conditions, stipulation mentioned hereinabove.

  
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SCHEDULE OF THE TENANTED PREMISES

ALL THAT PIECE OR PARCEL of the office premises measuring 450sqft

At Holding Premises no: 3340/1/N, VL/100/A/114, 4835/NEW

WARD NO. 40, VyomSachita Building, office no: 3p (3<sup>rd</sup> floor),

Pranamimandir road, Siliguri, P.O- Sevoke road, P.S- Siliguri -

734001 (West Bengal)

IN WITNESSES WHEREOF the parties' above named' do hereunto set  
and subscribed their respective hand on the day, month and the year first  
herein above mentioned;

WITNESSES:-



1. Ramesh Shah



2. Manish Routh



SIGNATURE OF FIRST  
PARTY(LANDLADY)

Poonam Bansal



SIGNATURE OF SECOND  
PARTY(TENANT)

Sanjeev Gupta

  
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