



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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THIS AGREEMENT made on this the 10th day of Aug. 2023

BETWEEN

Goodmoneymen Advisos Private Limited a , a company incorporated governed by the Companies Act, 2013, having it's registered office at 82, Sarat Bose Road, Ground Floor, Kolkata - 700026; hereinafter referred to as the (Licensor, includes successors-in-interest and assigns) of the FIRST PART.

AND

Ethel Properties LLP, a Limited Liability Partnership firm incorporated governed by the LLP Act, 2008, having it's registered office at 82, Sarat Bose Road, Ground Floor, Kolkata - 700026; hereinafter referred to as the (Licensee, includes successors-in-interest) of the SECOND PART.

Goodmoneymen Advisos Pvt. Ltd.

Aishwarya
Director

Ethel Properties LLP

Soban
Partner

P. K. Datta
Notary
Regn No. 1101/98
C.M.M.'s Court
2 & 3, Bank Hall Street
Calcutta - 700 001

03 NOV 2023

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10 AUG 2023

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

Tajita Prasad (ADD)

99A, Park St, Kol-16

Issue Date.....Sign.....



10 AUG 2023

WHEREAS:

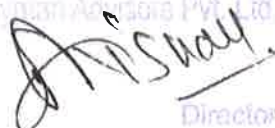
1. The Licensee has obtained License for user of Office Building area measuring 200 (Two hundred) square feet at No. 82, Sarat Bose Road, Kolkata - 700026 from the Licensor, being owner of the said Office Space under a License Agreement dated 1st April, 2023.
2. At the request of the Licensee the Licensor has already let out to the Licensee office space for its use in the office (hereinafter referred as Hired Office Space), in the said Office Space on the ground floor, measuring 200 (Two hundred) square feet of Premise No. 99A, Park Street, Kolkata.
3. The Parties have agreed to reduce the terms of hiring of Hired Office Space in this agreement as contained hereinafter.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. It is recorded that the Licensor has let out to the Company a set of Hired Office Space at the office of the Company at being demarcated portion of Office Space No. 4A, measuring 1931 (one thousand nine hundred thirty one) square feet at the Premise No. 82, Sarat Bose Road, Kolkata - 700026 for the period April 1, 2023 to August 31, 2024.
2. (a) In consideration of the Licensor having let out the Hired Office Space Office Space the Licensee shall pay to the Licensor a sum of Rs.1000/- (Rupees One thousand) only per month payable on or before the 7th (seventh) day of each month in advance towards monthly Hire Charges for the Hired Office Space.

(b) The Licensee shall be liable to pay to the Licensor the required Statutory Tax, if applicable under the relevant statute, on the monthly Hire Charges as per prescribed rate and such statutory tax shall be paid regularly in each month.
3. The Licensee shall use the said Hired Office Space in addition to the Office Space, which are owned and installed by the Licensee itself. The Licensor shall not have any claim or raise any dispute whatsoever over and in respect of the Office Space owned by the Licensee.
4. The Licensor shall not be liable to repair or replace or account for any Hired Office Space.
5. The parties agreed to execute identical agreement on same financial terms for such further term or terms of license which would be


Occupational Advisors Pvt. Ltd.


Director

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Ethel Promoters LLP


Partner


P. K. Datta
Notary
G.M.M.'s Court
2 & 3, Bankshali Street
Kolkata - 700 001

03 NOV 2023

granted by the Licensor, being the owner of the said Office Space to the Licensee and the Licensee shall not be entitled to decline or refuse to enter into similar agreement for said further term or terms.

6. The Licensee shall not for any reason whatsoever or under any circumstances withhold payment of Hire Charges of Hired Office Space or any part thereof and this agreement cannot be terminated by the Licensee on any ground.
7. Notwithstanding anything to the contrary contained in this agreement the Licensor unequivocally agrees that at the time of vacating and delivering possession of the said Office Space the Licensee shall not be liable at all to account for or physically deliver the Hired Office Space to the Licensor and the Licensor shall accept the Office Space as lying in the said Office Space after vacated by the Licensee without requiring any inventory and physical verification from the Licensee and consequently the Licensor shall have no right whatsoever to claim for loss, damage, destruction, misplacement of the said set of Hired Office Space or any part thereof and will be precluded from commencing any complaint or proceeding under civil or criminal law.
8. This agreement shall be co-existent and co-terminus with the License Agreement dated 01.04.2023 executed between the Licensor, being the Owner of the said Office Space and the Licensee and any breach of the terms of this Agreement by the Licensee shall be deemed to be and construed as a breach of the said License Agreement and shall constitute a ground for termination the said License Agreement.

IN WITNESS WHEREOF the parties hereto have set hereunto, their respective hands, the day and year first herein above mentioned.

SIGNED AND DELIVERED BY
the Licensor at Kolkata in
the presence of:

Goodmoneyman Advisors Pvt. Ltd


Director

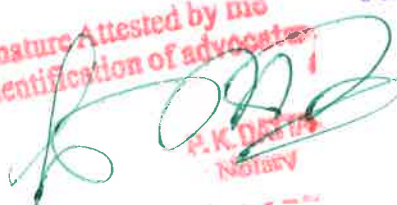
SIGNED AND DELIVERED BY
the Licensee at Kolkata in
the presence of:

Ethel Properties LLP



Partner

Signature Attested by me
on Identification of advocate


P. K. Datta
Notary

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

IDENTIFIED BY ME

P. G. SHAW
Advocate
PANCHU GOPAL SHAW
Advocate

CMM'S Court
Regd No. - F692/003
Kolkata - 1

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