

भारतीय गैर न्यायिक

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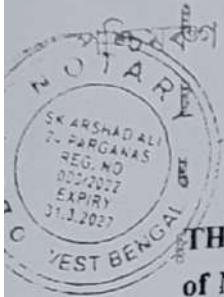
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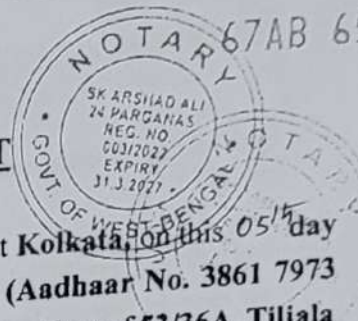
TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY PUBLIC
GOVERNMENT OF WEST BENGAL
RENT AGREEMENT

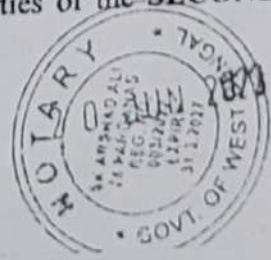


THIS RENT AGREEMENT is made and executed at Kolkata, on this 05th day of November, 2022 by and between Ajmeri Begum (Aadhaar No. 3861 7973 4638) widow of Late Md. Hasan aged about 47 years, resident of 53/36A, Tiljala Road, P. O. Gobinda Khatick Road, P. S. Topsia, Kolkata - 700046 (herein after called and referred to as the "OWNER" which term and expression shall mean and include her legal heirs, legal representatives, administrators, successors, executors, nominees and assignees of the party of the **FIRST PART**).

AND

Ariffa Sultana (Aadhaar No. 5674 1267 3151) wife of Md. Shamim Akhtar aged about 57 years, resident of 11X/1, Topsia Second Lane, P. O. & P. S. Tiljala, Kolkata - 700039 and Sandip Das (Aadhaar No. 4028 4577 8007) son of Swapan Kumar Das and Rina Das aged about 32 years, resident of 31/3B, Gobinda Bose Lane, P. O. Bhawanipore, P. S. Kalighat, Kolkata - 700025 (herein after called and referred to as the "TENANTS" which term and expression shall mean and include their legal heirs, legal representatives, administrators, successors, executors, nominees and assignees of the parties of the **SECOND PART**).

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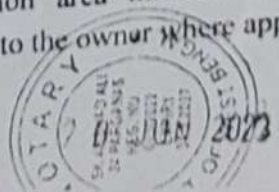


EdgeNex Realty
Anika Sultana
Partner

EdgeNex Realty
Sandip Das
Partner

7. That the Tenants shall pay the common area maintenance and other consumption charges for the said premises to the owner where applicable.

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WHEREAS the OWNER is the lawful and absolute owner and possessor of, and otherwise well sufficiently entitled to let the premises situated at **53/36A, Tiljala Road, P. O. Gobinda Khatick Road, P. S. Topsia, Kolkata - 700046** comprising of one room measuring about 75 Square Feet area more or less herein after called and referred to as the **"SAID PREMISES"**.

AND WHEREAS the TENANTS are the proposed Partners of the Partnership Firm proposed to be incorporated under the name and style of **"EdgeNex Realty"**.

AND WHEREAS the TENANTS have requested the OWNER to let out the SAID PREMISES and the OWNER has agreed to let out to the TENANTS the SAID PREMISES situated at the Ground Floor for commercial purposes only, on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. The tenancy in respect of the "Said Premises" shall commence from 05th day of November, 2022.

2. That the tenancy shall be valid for a period of 11 months (Eleven Months) and thereafter the same may be extended further on mutual consent of both the parties.

That in consideration of use of the said premises the Tenants shall pay to the Owner during the period of this tenancy, a monthly rent at the rate of ₹ 5,000/- (Rupees Five Thousand only) excluding the electricity and maintenance charges.

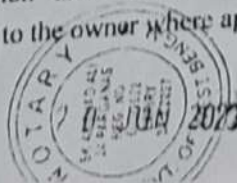
4. That the Tenants shall pay the said monthly rent to the Owner in advance on or before the 10th day of every succeeding English Calendar month without fail.

5. That the Owner on receipt of the monthly rent shall issue proper and valid rent receipt/s in favour of the Tenants without any delay or default.

6. That during the tenancy period, in addition to the rental amount payable to the Owner, the Tenants shall pay for the use of electricity as per bills directly to the authorities concerned. For all the dues of electricity bills till the date the possession of the said premises is handed over by the Owner to the Tenants it is the responsibility of the Owner to pay and clear them according to the readings on the respective meter. At the time of handing over possession of the said premises back to the Owner by Tenants, it is the responsibility of the Tenants to pay electricity bills, as presented by the Departments concerned according to the readings on the respective meter up to the date of vacation of the property.

7. That the Tenants shall pay the common area maintenance and other consumption charges for the said premises to the owner where applicable.

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EdgeNex Realty

Amifa Sultana

Partner

EdgeNex Realty

Sandip Das

Partner

8. That if the Tenants commits default in payment of the rent for a period of three consecutive months, or contravene with the terms and conditions of the agreement, then the Owner shall be entitled to terminate the tenancy and eject the Tenants from the said premises; and to take possession thereof as full and absolute owner thereof, provided that a notice in writing shall be given by the Owner to the Tenants of her intention to terminate the tenancy and to take possession of the said premises. If the arrears of rent are paid or the Tenants comply with the terms and conditions of the agreement/notice, within fifteen days from the receipt of such notice, then the Owner shall not be entitled to take possession of the said premises.
9. That the Tenants have agreed to use the said premises for their office purpose only and shall not misuse the same for any other purpose.
10. That the Tenants shall use the said premises along with its fittings and fixtures if any in a careful and responsible manner and shall handover the premises to the Owner in good working condition (natural wear and tear and loss or damage by fire, flood, rains, accidents, irresistible force or act of God excepted).
11. That the Tenants are not authorized to make any structural addition or alteration in the said premises without the prior written consent of the Owner. The Tenants may however install air-conditioner and other fittings and fixtures and make such changes for the purposes as may be necessary, at their own cost, provided this is done without causing any excessive loss or damage to the said premises. On termination of the tenancy or earlier, the Tenants will be entitled to remove such equipment and other fittings and fixtures and restore the changes made, if any, to the original state.
12. That the day-to-day minor repair will be the responsibility for the Tenants at their own costs and expenses. However, any structural or major repairs, if so required, shall be carried out by the Owner. In the event of the Owner failing to carry out the repairs on receiving notice from the Tenants, the Tenants shall undertake the necessary repairs and the Owner will be liable to immediately reimburse the costs and expenses incurred by the Tenants.
13. That if any loss or damage (natural wear and tear and loss or damage by fire, flood, rains, accidents, irresistible force or act of God excepted) is caused to the said premises due to the negligence of Tenants in maintaining the said premises properly it would be the responsibility of the Tenants to carry out the repairs at their own cost and expenses. In the event of the Tenants failing to carry out the repairs on receiving notice from the Owner, the Owner shall undertake the necessary repairs and the Tenants will be liable to immediately reimburse the costs and expenses incurred by the Owner.
14. That the Owner shall hold the right to visit in person or through her authorized agent(s), servants, workmen etc., to enter into or upon the said premises or any

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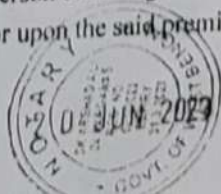
Amifa Sultana

Partner

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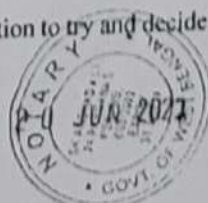
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part thereof for inspection (not exceeding once in a month) or to carry out repairs etc., at a mutually arranged convenient time.

15. That the Tenants shall have no right to sublet or assign or transfer in any manner the tenancy or give to any one the possession of the said premises or any part thereof in any circumstances whatsoever.
16. That this Rent Agreement can be terminated before the expiry of this tenancy period by serving Two months prior notice in writing by either party.
17. That the Tenants shall, before handing over the said premises, ensure the proper working of fittings and fixtures if any pertaining to the said premises. It is agreed that it shall be the responsibility of the Tenants for their return in good working condition at the time of re-possession of the said premises (natural wear and tear and loss or damage by fire, flood, rains, accident, irresistible force or act of God excepted).
18. That the Tenants shall follow all the rules, regulations, code of conduct, by-laws set by the local authorities in respect of the said premises and will not get involved or do any illegal or immoral activities in the said premises.

That the Owner shall be responsible for the payment of all taxes and levies pertaining to the said premises including but not limited to Property Tax, other cesses, if any, and any other statutory taxes, levied by the Government or Governmental Departments. During the term of this Agreement, the Owner shall comply with all rules, regulations and requirements of any statutory authority, local, state and central government and governmental departments in relation to the said premises.

20. That the Owner will keep the Tenants free and harmless from any claims, proceedings, demands, or actions by others with respect to quiet possession of the said premises.
21. That the Owner has no objection for using the said premises for obtaining Goods and Service Tax registration of the Partnership Firm proposed to be incorporated under the name and style of "EdgeNex Realty" and show it as its principal place of business.
22. That both the parties shall observe and adhere to the terms and conditions contained hereinabove.
23. That the Tenants and Owner represent and warrant that they are fully empowered and competent to make this Rent Agreement. That both the parties have read over and understood all the contents of this agreement and have signed the same without any force or pressure from any side.
24. That only the courts of Kolkata shall have the jurisdiction to try and decide any disputes arising out of this agreement.



05 NOV 2022

EdgeNex Realty
Aniffa Sultana
Partner

EdgeNex Realty
Sandy Das
Partner

IN WITNESS WHEREOF, BOTH PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THIS AGREEMENT AND THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED.

Witnesses:

1) Z. Shaikh
(ZOYA SHAIKH)
58/36A, Tiljala Road,
Kolkata - 700046

2) Rena Das.
(31/3B GOBINDO BOSE
LANE KOLKATA - 700025)



Ajitesh Debnath.
Signature of the Owner

Aniffa Sultana Sandip Das.
Signatures of the Tenants

IDENTIFIED BY ME
NA Agwala
Advocate
F-587/528/14

Solemnly affirm and declare before me on identification

[Signature]

SHAIKSHAD ALI
NOTARY 24-PGS SOUTH
GOVT. OF WEST BENGAL, REG. No. 003/2022
ALIPHORE JUDGES COURT, KOL- 27

EdgeNex Realty
Aniffa Sultana
Partner

EdgeNex Realty
Sandip Das
Partner

