



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

77AB 796764

LEASE AGREEMENT

This Lease Agreement Is Made On 1st July, 2023

BETWEEN

MR.SUNIL KUMAR VERMA S/o Sri Janki Sonar residing at Flat No. 3A, 3rd Floor, Jayshree Appartment, 3, Jote Shibrampur Road, 12C/1 Bus Stand, Shibrampur, South 24 Paraganas, West Bengal- 700 141, India, holding Pan: ACIPV9660K by faith Hindu, by occupation Business, hereinafter referred to as Party to the first part "LESSOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators and/or representatives.)

AND

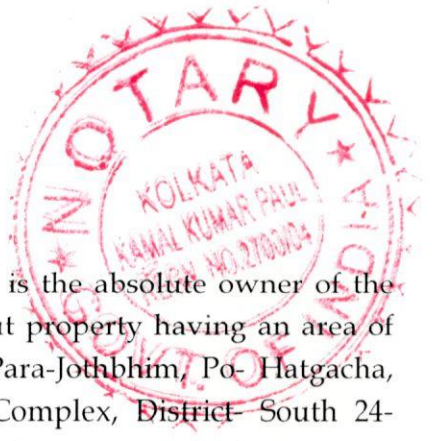
MRS. EKTA VERMA D/o Mr. Rajendra Verma residing at Flat No. 3A, 3rd Floor, Jayshree Appartment, 3, Jote Shibrampur Road, 12C/1 Bus Stand, Shibrampur Road, South 24 Parganas, West Bengal- 700141, India, holding Pan: ALVPV2606F by faith Hindu, by occupation Housewife, hereinafter referred to as Party to the second part "LESSEE" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators and/or representatives.)

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s Court
2 & 3 Bankshall Street
Kolkata-700001

Ekte Verma

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25 JUL 2023



WHEREAS the Party hereto of the First Part is the absolute owner of the property having sufficiently entitled to let out property having an area of more or less 50 Sq.ft approx situated at "Para-Jothbhim, Po- Hatgacha, Mouza- 004, Dag- 7, Ps- Kolkata Leather Complex, District- South 24-Paraganas, Kolkata-700 156, West Bengal" for lease agreement for a period of (36) months only which can be extend on mutual consent for 3 years in favor of the Party hereto of the Second Part for Office purpose, and whereas the Party hereto of the Second Part has agreed to take possession of the said property on a monthly rent for the fixed period of eleven months, on the terms and conditions, stipulated herein.

NOW THIS AGREEMENT WITNESSTH AS FOLLOWS:-

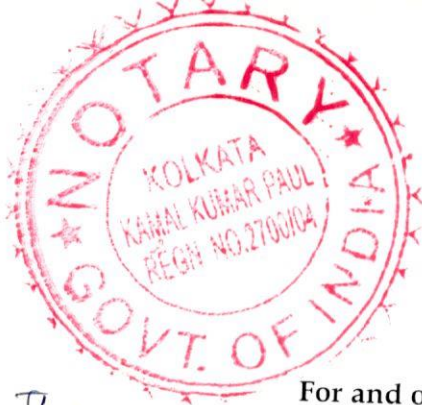
1. This Lease agreement will commence on and from **1st July, 2023** for a period of (36) Eleven months which will be renewed further for 3 years on mutual consent of the party to the agreement.
2. That the Second Part is required to pay monthly rental & maintenance of Rs. 1,000/- Plus GST on or before 10th of every month as applicable .
3. There shall be a rent increment of 5% every year.
4. That the lessee will pay Rs 5,000/- at the time of possession of premises towards advance Security Deposit. This security deposit is interest free and will be refunded by the Lessor to the Lessee at the time of vacating office.

[Handwritten signature]

[Handwritten signature]

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s Court
2 & 3 Bankshall Street
Kolkata-700001

25 JUL 2023



Witness
Anand Jha
Shashinagar, Konnagar,
Hogdity, Barabakhera
712246

For and on Behalf of Owner of First Part

LESSOR

Witness
Souvik Jha
504, 2 no. Bachyara
Thakurpukur Kol-63

For and on behalf of Tenant of Second Part

LESSEE

Place: Kolkata
Date: 1st July, 2023



Identified by me

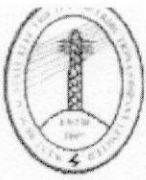
TINA DAS
Advocate
Regn No. - F-1322/21

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M's Court
2 & 3 Bankshall Street
Kolkata-700001

Signature Attested Only on
Identification of Ld. Advocate
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Kolkata, West Bengal

25.07.23

25 JUL 2023



West Bengal State Electricity Distribution Company Ltd.

(A Government of West Bengal Enterprise)

BILL-Internet Copy

Helpline Number

(24X7)

19121

WBSEDCL

KRISHNAPUR CUSTOMER CARE CENTER, PHONE No -

, CALL CENTER PHONE No - 19121 (TOLL FREE), TAN: CALW05053G

SUNIL KUMAR VERMA	Invoice No	: 420015176322
HATGACHA. P.S-K.L.C, KOL-156	Prev. Read Date	: 01.06.2023
Pin - 700156	Cur Read Date	: 01.07.2023
ConsumerId : 103511967	Billing Date	: 01.07.2023
Tariff Class : A (CM-U)-M	Next Reading Date	: 30.07.2023
Installation No : 21287233	Bill Month	: JUL, 2023
Latitude : N/A	Connected Load	: 7.64 KVA
Longitude : N/A	Solar PV Capacity	:
	Meter Reading unit	: BPSM1MMR
	PAN of consumer(s)	:

Meter No	Time	Previous Reading	Present Reading	Multiplying Factor (MF)	Unit consumed	Max Demand (KVA)
IJ013413	N	1438.00	1870.00	1.00	432.00	8.97

Breakup of Charges Amount (Rs.)

Energy Charge	3614.94	Total Charges (Rs)	4274.71
Fixed/Demand Charge	229.20	Timely Payment Rebate (Rs.)	38.44
Rental Charge	50.00	Due Date	11.07.2023
Electricity Duty Charge	380.57	Amt Due within Due Dt (Rs.)	4236.00
Adjustments**	-0.32	Amt Due After Due Dt (Rs.)	4275.00
Outstanding amount (Rs.)#0.00		Amount payable at a time through e-Payment within Due date	4198.00

Payment may be made using RTGS/NEFT in your exclusive a/c no:

WBB10351196721287233 with IFSC code ICIC0000104 .

As per order of WBERC dated 28.07.2022 & Subsidy from West Bengal Govt

Outstandings: Rs 0.00

Last Payment Details: Amount (Rs.): 6085.00 Payment date : 02.06.2023

Security Deposit: Rs. 28254.39

Old MRU:- BPK26QMR

Suba Verma

[Signature]

Monday to Friday, From 9.10 A.M. to 3.45 P.M. CHECKUPS WILL NOT BE ACCEPTED AFTER DUE DATE

of Bill

FORM 11

[See rule 58(2)]

Name Of District : **SOUTH 24-PARGANAS**

Name Of Block : **BHANGAR-II**

Name Of Gram Panchayat : **BAMANGHATA**

Trade Registration No:- **721**

Trade Registration Date:-**04-Jul-2023**

Trade Registration Certificate issue No:- **1**

Issue Date:-**04-Jul-2023**

Trade Registration Certificate issued for the period of: **2023-2024,2024-2025,2025-2026**

To **EKTA VERMA**

(Name of Prop/partner/Director)

Full Address :

VILLAGE - HATGACHA PARA - JOTHBHIM

POLICE STATION - KOLKATA LEATHER COMPLEX POST OFFICE - HATGACHA

MOUZA - 004 DAG - 7

PIN NO - 700156

Gram Sansad/ Part No. ONE

Description of Trade :REAL ESTATE AND CONSTRUCTIONS,REAL ESTATE AND FINANCIAL CONSULTANCY,REAL ESTATE AND MORTGAGE CONSULTANCY SERVICES,REAL ESTATE, WAREHOUSE,LAND DEVELOPER AND REAL ESTATE BUSINESS,REAL ESTATE CONSULTANCT SERVICES,REAL ESTATE CONSULTANCY SERVICES

Gram panchayat acknowledges a sum of **Rs. 1500** (Rupees One Thousand Five Hundred Only)

From **EKTA VERMA**

(Name of Trade)

Grant of this certificate shall not absolve the applicant from the requirement of procuring all the statutory clearances to be obtained from the appropriate authority before actual commencement of the trade. If any violation/default is noted later is, the certificate shall be liable to be cancelled and the trade/business shall be closed down with immediate effect.

This Certificate Is Electronically Generated

N.B.: Gram Panchayat has every right to cancel or revoke or not allowing renewal of registration at any time

Ref. Application Docket No. SSNOCXVDX65593566N
<https://prd.wb.gov.in/>

EKta Verma