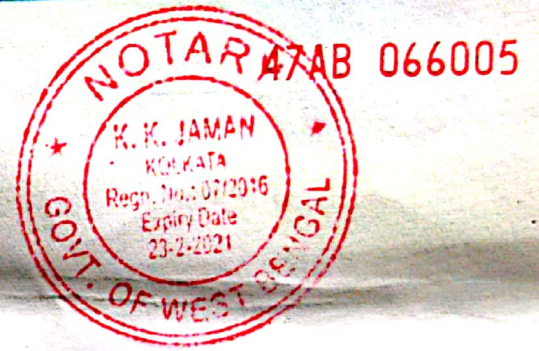




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY  
KOLKATA-700 027



### Rent Agreement

This rent agreement is made on this day of 7th September' 2020 between Lila Dey residing at Block A, Santoshpur Govt Colony, P.S. Maheshtala, South 24 Parganas West Bengal - 700142 [Hereinafter referred to as the "Party of the FIRST PART"]

AND

Mr Saikat Dey, son of Mr. Monotosh Dey having registered office of Proprietorship Firm M/S Goodwill Realtors, at BL-A; 1<sup>ST</sup>-FR; FL-A-4 C1-112/A/NEW SANTOSHPUR GOVT.COLONY LP-21/1/29/3 KOLKATA 700142, WEST BENGAL, [Hereinafter referred to as the "Party of the SECOND PART"]

WHEREAS:-

1. The party of the First Part is having the covered premises at BL-A; 1<sup>ST</sup>-FR; FL-A-4 C1-112/A/NEW SANTOSHPUR GOVT.COLONY LP-21/1/29/3 KOLKATA 700142, WEST BENGAL, [Hereinafter referred to as the Office"]
2. The party of the Second Part requested the party of the first part to give on rent one of the offices to conduct their business there from other than extra hazardous nature to which the said party of the First Part has agreed to give office on rent on the terms and conditions herein contained

Saikat Dey

22 SEP 2020

Lila Dey

03 SEP 2020

452

NO.....DATE.....RS.....

NAME.....

ADDRESS.....

157  
Sankat Day  
Santoshpur Govt Colony  
ALIPORE JUDGES COLONY  
A. K. SAMAPATI

govt colony B2K-A  
Maha... (15/9/20)

*[Signature]*  
SIGNATURE

452-53-10/02-20

ALIPORE JUDGES COLONY

The rent agreement made on this day...  
SANTOSH PUR GOVT COLONY, WEST BENGAL  
The party of the first part referred to as the "FIRST PART"

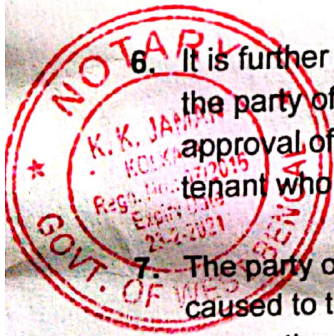
AND

Mr Sankat Day son of Mr. Manohar Day having registered office of Mr. Santosh Pur Govt Colony, West Bengal, Alipore, District of West Bengal, Santosh Pur Govt Colony, West Bengal, (the party of the first part) referred to as the "FIRST PART" of the

The party of the first part is having the covered premises at...  
SANTOSH PUR GOVT COLONY, WEST BENGAL  
The party of the second part referred to as the "SECOND PART" of the...  
The party of the first part has agreed to give...  
The party of the second part has agreed to give...

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES THERETO AS FOLLOWS:-**

1. Period of Agreement shall be 11 months. However it may be renewed for the option of both the party of consent. This agreement is valid during the period of 1<sup>st</sup> September' 2020 to 31<sup>st</sup> July' 2021.
2. That the party of the Second Part shall office which is given to them on monthly rental basis and that no business shall be conducted outside the office and in any portion of the compound.
3. An Electric connection for lighting purpose only has already been provided in the office and a separate sub-meter will be arranged and the party of the Second Part shall pay all the charges for electricity consumed and metered in his sub-meter.
4. The rent to be charged are inclusive of and are based upon rates, taxes and cess payable to local authorities, gram panchayet and other authorities as on this day that 1<sup>st</sup> September'2020. If any municipal or other local taxes or rates or cess are increased due to any reason whatsoever or any new ones imposed, the the party of the First Part shall be entitled to recover such charges to the extent of such increase in the rates, taxes, cess and outgoing etc.
5. It is further agreed that the party of the Second Part will not do any additions and alterations in the said office unless written permission is granted by the party of the First Part and normally such permission is not causing any damage to the other party to whom the party of the First Part has already given the permission on rental basis and that especially in case of any structural change the party of the First Part has all right to refuse such permission.
6. It is further agreed by and between the parties of the First Part and the Second Part that the party of the Second Part has right to sub-let the premises provided it gets the approval of the party of the First Part in writing with regards to the name of the sub-tenant who will be allowed to Office.
7. The party of the First Part shall not be responsible for any loss or damage that may be caused to the party of the Second Part on account of fire, war, theft, burglary, riot, civil commotion, rain water, flood water, any other unforeseen eventualities.
8. The party of the Second Part shall pay monthly rent to the party of the First Part for said Office Rs. 8000 (Rupees Eight Thousand Only) and such rent should be paid on or before 10<sup>th</sup> day of same month (i.e. advance rent) till expiry/renewal of the said agreement. The party of the Second Part shall agree to pay and has paid the advance



Saikat Jey

22 SEP 2020

Lila Jey

rent/deposit of RS 8000/- (Rupees Eight Thousand only) without any interest and to be returned immediately on giving vacant peaceful possession of the said Office.

9. In the event of any dispute of the difference arising between the parties concerning the meaning or interpretation of these presents or rights and obligations of the parties, the same shall be referred to arbitration in the accordance with the provisions of the Arbitration and Conciliation Act, 1996. The arbitration shall be held at Kolkata and Courts in Kolkata alone will have jurisdiction in the matter.

**IN WITNESS WHEREOF** of the parties here into has herein set their respective hand and day and the year first hereinabove written.

**SIGNED SEALED & DELIVERED BY** the within named)

M/S Goodwill Realtors)  
By their representative)  
Mr Saikat Dey , Proprietor)

*Saikat Dey*

In the presence of

*Manojit Chakrabarti*  
(MANOJIT CHAKRABARTI)

IDENTIFIED BY ME  
*[Signature]*  
Advocate

**SIGNED SEALED AND DELIVERED BY** the within named)

Lila Dey, Owner of Property)

*Lila Dey*

In the presence of

*Sanjay Dey*  
(SANJAY DEY)



Signature attested  
in identification  
*[Signature]*  
Kazi Khanekujjamar  
Notary, Govt. of West Bengal  
Regn. No. 07/2016  
Kolkata

22 SEP 2020