

# Rent Receipt

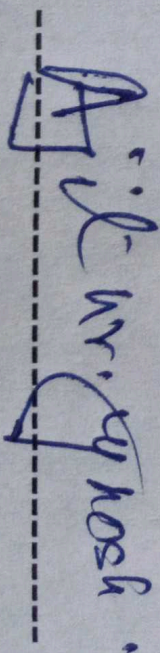
**AJIT KUMAR GHOSH**

VILL & P.O: Digha, Das Para, PS: Duttapukur, North 24 Parganas.

Date: 01/08/2020.

Received from \_\_\_ "Prasun Banerjee" \_\_\_ as Rent for the period of ..... August 2020 , Rs. 2000 (Rupees Two thousand only) for a room situated on the Ground floor of my premises at the above mentioned address.

Ajit Kumar Ghosh

  
Signature



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 515774

### LEASE AGREEMENT

**THIS AGREEMENT OF LEASE** is made on the 1<sup>st</sup> day of August, Two thousand and Twenty.

**Mr. Ajit Kumar Ghosh** S/o Mr. Sri Gobindo Chandra Ghosh, residing at P.O & Village: Digha, PS Barasat, District -24 Parganas (North) is the owner of the entire property hereinafter called as Lessor.

**AND**

**Mr. Prasun Banerjee**, S/o Mr. Prabir Kr. Banerjee, residing at 4D, Rani Apartment, Madhya Balia, Garia, Kolkata. 700084 hereinafter called as lessee.

The lessor here by decides to lease the property to the lessor and the Lessee hereby agrees to take on Lease from Lessor, subject to the terms of this Lease Agreement (hereinafter referred to as the "AGREEMENT").  
100Sqft Space at "LEASED PROPERTY")

**PERIOD:** The Lessee shall take the Leased property for its use on lease for certain period to commence the business. The period of the lease may be extended for such period and on such terms and conditions as may be agreed upon by and between the parties hereto.

Ajit Mr. Ghosh

Prasun Banerjee

**RENTAL:** In consideration of the above, the Lessee shall pay to the lessor. Lease rent of Rs.2000 (Rupees Two Thousand only) for the period of 12 months. The lease will be renewable on first right of refusal at the same agreed rent. The rent will increase 15% every three years on the prevailing last rental.

**LEASE START DATE:** The lease starts from 1<sup>st</sup> August, 2020.

**TITLE, IDENTIFICATION, OWNERSHIP OF LEASED PROPERTY:** Nothing in the deed transfer the right, title or interest in the Leased Property to Lessee by virtue of these presents. Conditioned upon Lessee's compliance with and fulfillment of the term of conditions of this Agreement, the Lessee shall have the right to have and retain possession and use of the Leased property for the full term of the lease including the extended term if agreed to. Both the parties hereby confirm that their intent is that the Leased property shall at all times continue the property of the Lessor. Lessee also approves and admits not to sell, assign, sublet, pledge, hypothecate or otherwise encumber or suffer a lien upon or against any interest in this Agreement or the Leased property, or to remove except for the purposes of repairs with prior intimation to the Lessor the Leased property

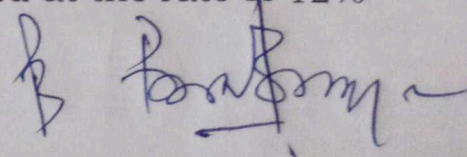
**INDEMNITY:** Lessee agrees to comply with all laws, regulations and orders relating to the possession, operation, and use of the Leased property. The lessee does hereby agree to indemnify and keep indemnified and hold safe and harmless the Lessor from criminal liabilities as well.

Lessor hereby covenants that the Leased property is the absolute property of the Lessor and undertakes not to sell or transfer the same to any party except as to hypothecate, mortgage or create a charge in favor of a Bank or Financial Institution.

**SURRENDER:** Upon completion or earlier termination of the lease as the case may be, Lessee shall deliver to the Lessor the said Leased property at such a place as Lessor may specify in good working condition, normal wear and tear resulting from the proper use of the Leased property and damage by fire not caused by the negligence of the Lessee shall be excepted.

**REMEDIES:** Upon the happening of any default and at any time thereafter the Lessor would declare all future rentals due and to become due hereunder for the full term of the lease immediately due and payable and on such declaration being made by Lessor, Lessee shall forthwith provide to the Lessor the present value of the said sums due discounted at the rate of 12%

Ajit. W. Ghosh.



per annum and upon Lessee failing to make the said payment within 30 days thereof Lessor may take the action as per his discretion. By Execution hereof, the Signer hereby certifies that both the parties and the witness have read the Lease Agreement and can be duly Authorized.

Signed and delivered by  
LESSOR Ajit Kumar Ghosh  
Address P.O. 8 VILL - DIGHA  
PS. BARASAT, DIST. 24 Ppms (N)

Prasun Banerjee  
LESSEE  
Address 40, Rani Apartment  
Madhya Baria,  
Garia, Kolkata - 700084.

Witness have signed in the presence of the above mentioned Parties.

WITNESS Rajib Dutta  
Name RAJIB DUTTA  
Address CB-76, ST-215  
NEW TOWN,  
KOLKATA-700156

Sanat Mondal  
Name Sanat Mondal  
Address VIII - Halia Danga, P.O - Bina  
Ballav Para, P.S - Ashokenggan  
Dist - 24 P.G.S (N), 743234