

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

47AB 671765

## RENT AGREEMENT

This Rent Agreement is made on this 1<sup>st</sup> December, 2020 by Mr. Keshav Kumar Somani S/o Mr. Jugal Kishore Somani, residing at 8A, Harish Mukherjee Road, Arpan Apartment, 3<sup>rd</sup> Floor, Kolkata - 700020. Herein after called the Lessor / Owner, Party of the first part

AND

Amit Raj Khinwasara (S/o Dhanraj Khinwasara, residing at 386, Shyamnagar Road, Bye Lane No. - 4, Shyamnagar, Bangar Avenue S.O., Kolkata - 700055) and Mayank Singh (S/o Mr. Tej Bahadur Singh, residing at 201/A, Mahatama Gandhi Road, Barabazar, Kolkata - 700007) called Lessee/Tenant, Party of the Second Part

*[Signature]*

*[Signature]*

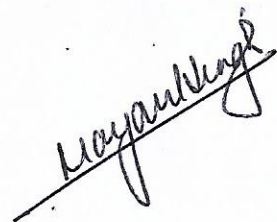
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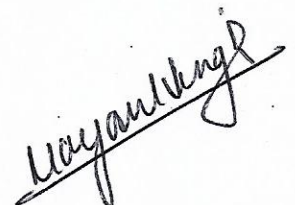
That the expression of the term, Lessor/Owner and the Lessee/Tenant shall mean and include their legal heirs successors, assigns, representative etc. Whereas the Lessor /Owner is the owner and in possession of the property No: **6C, Lala Lajpat Rai Sarani, 4<sup>th</sup> Floor, Kolkata - 700020** and has agreed to let out the Office Space apart from the Closed Cabin, to the Lessee/Tenant. One Toilet & Bathroom Set on said property and one pantry area will be shared by the Lessee/Tenant and the Lessor/Owner who is retaining the Cabin area or the office space for himself. The Lessee/Tenant has agreed to take the same on rent of Rs. 20000/- (Twenty Thousand only) per month.

**NOW THIS RENT AGREEMENT WITNESSETH AS UNDER: -**

1. That the Tenant/Lessee shall pay as the **monthly rent of Rs. 20000/- (Twenty Thousand)** per month, including CAM and other miscellaneous charges but excluding charges towards electricity consumption in advance by the 7<sup>th</sup> day of every month.
2. That the Tenant/Lessee shall pay as **security deposit Rs. 70000/- (Rs. Seventy Thousand)**. The total amount earlier which bearing no interest what so ever will be refunded at the time of shifting the office after adjustment of dues if any and/or damage if any done during our/my occupancy of the aforesaid office, within one month from the date of expiry of the contract period.
3. That the Tenant /Lessee shall not sub-let any part of the above said demised premises to anyone else under any circumstances without the consent of Owner.



4. That the Tenant / Lessee shall abide by all the bye - laws, rules and regulation, of the local authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises.
5. That this Lease is granted for a period of Eleven (11) months only commencing from 1<sup>st</sup> December 2020 and this lease can be extended further by both the parties with their mutual consent on the basis of prevailing rental value in the market.
6. That the Lessee shall pay Electricity charge equivalent to 50% of the monthly bill to the Lessor /Owner.
7. That the Tenant/Lessee shall not be entitled to make structure in the rented premises except the installation of temporary decoration, wooden partition/ cabin, air – conditioners etc. without the prior consent of the owner.
8. The Tenant/Lessee shall be entitled to carry out regular office operations on all 7 days of the week as per the need and requirements of their business.
9. The Tenant/Lessee shall be entitled to install printers, laptops, modem, internet routers and other gadgets, at their own cost, required to run normal office operations.
10. That the Tenant/lessee can neither make addition/alteration in the said premises without the written consent of the owner, nor the lessee can sublet part or entire premises to any person(s)/firm(s)/company(s).



11. That the Tenant/Lessee declares that the Tenant/Lessee shall have no right over and in respect of the LICENSED PREMISES which the Tenant/Lessee shall be allowed to use as registered cum liasoning office.
12. That the Tenant/Lessee shall permit the Lessor/Owner or his Authorized agent to enter in to the said tenanted premises for inspection/general checking or to carry out the repair work, at any reasonable time.
13. That the Tenant/Lessee shall keep the said premises in clean & hygienic condition and shall not do or causes to be done any act which may be a nuisance to other.
14. That the Tenant/Lessee shall carry on all day to day minor repairs at his/her own cost.
15. That this Agreement may be terminated before the expiry of this tenancy period by serving One-month prior notice by either party for this intention.
16. That the Lessee shall use the above said premises for Official Purpose Only.
17. That the Lessee/Tenant Shall not store/Keep any offensive, dangerous, explosive or highly Inflammable articles in the said premises and shall not use the same for any unlawful activities.
18. That the Lessee shall pay the one month's advance rent to the Lessor the same shall be adjusted in monthly rent.





19. 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.

In WITNESS WHEREOF the lessor/Owner and the Tenant / Lessee have hereunto subscribed their hand at Kolkata on this the 1<sup>st</sup> of December 2020 first above Mentioned in presence of the following Witnesses:


WITNESSES: -

1. Sanatan Halder  
vill - Gobindapur, P.O. : Nayabad Raipur  
P.S. - Mathurapur Dist; South 24 P.S. Pin - 743354
2. Namrata Jyoti  
6, Sarat Bose Road.  
Kolkata - 700020.

Keshav Kumar Somani



Lessor

  
Amit Raj Khinwasara/Mayank Singh

Lessee