



37AA 299373
BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
RAJARHAT - NEWTOWN
RENT AGREEMENT

This Rent Agreement is made and executed on this 5th September, 2024, by and between:

Md. Mokim Sardar, hereinafter referred to as the "Landlord," residing at Hattara, Pir Saheb More, P.O. Hattara, PS Newtown, Kolkata 7000157, PAN: AXHPH1295H of the FIRST PART;

AND

NI REALBUILDUP PRIVATE LIMITED, (CIN: U68100WB2024PTC272841) a company registered under the Companies Act, 2013, having its registered office at WARD-19(O)/ 13(N), BLOCK - K, 299.38, HATTARA, Hattara, North 24 Parganas, North 24 Pgs, West Bengal, India, 700157 represented by its Authorized Director, **Shaikh Ataur Rahaman**, hereinafter referred to as the "Tenant," of the SECOND PART.

WHEREAS

1. The Landlord is the sole and absolute owner of the property located at **1st Floor, Hattara 30C Main Road, Hattara Sarif (1st Gate of Majhar), Hattipara, Rajarhat Gopalpur (M), North 24 Parganas, 700157** (hereinafter referred to as the "Demised Premises").
2. The Tenant has approached the Landlord to take the Demised Premises on rent for use as an office.
3. The Landlord has agreed to let out the Demised Premises to the Tenant on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1. **Demised Premises:** The Landlord hereby agrees to let out, and the Tenant agrees to take on rent, the Demised Premises, i.e., **1st Floor, Hattara 30C Main Road, Hattara Sarif (1st Gate of Majhar), Hattipara, Rajarhat Gopalpur (M), North 24 Parganas, 700157**.
2. **Purpose of Rent:** The Demised Premises shall be used by the Tenant exclusively for office purposes.



SL. NO. 45348 DATE
NAME
ADD.
AMT. 20/-

18 DEC 2024

Md Mokim Sarder
Hathara Sarif, 30c Main Road
Ket-157 24/83(N)



MOUSUMI CHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

3. **Term of Tenancy:** The initial term of tenancy shall be **11 months**, commencing from 6/09/2024 and ending on 6/08/2025, unless terminated earlier in accordance with the terms of this Agreement. The tenancy may be renewed for further terms as mutually agreed upon by both parties.

4. **Rent and Payment Terms:** a. The monthly rent for the Demised Premises shall be **₹7000/- (Rupees Seven Thousand Only)**. b. The rent shall be payable in advance on or before the 7th day of each calendar month. c. The payment shall be made via bank transfer/cheque/cash, as mutually agreed upon.

5. **Security Deposit:** The Tenant shall pay a refundable security deposit of **₹14,000/-** to the Landlord at the time of signing this Agreement. The security deposit shall be refunded to the Tenant upon the termination of this Agreement, subject to deductions for any outstanding dues or damages to the Demised Premises.

6. **Maintenance and Repairs:** a. The Tenant shall keep the Demised Premises in good and tenantable condition. b. The Tenant shall promptly report any damages or required repairs to the Landlord. c. The Landlord shall be responsible for major structural repairs, while the Tenant shall bear the cost of routine maintenance.

7. **Utilities and Charges:** The Tenant shall bear and pay all charges for electricity, water, and other utilities consumed at the Demised Premises during the tenancy period.

8. **Termination:** a. Either party may terminate this Agreement by giving **one (1) month's prior written notice** to the other. Upon termination, the Tenant shall vacate the Demised Premises and return it to the Landlord in the same condition as at the commencement of the tenancy, subject to normal wear and tear.

9. **Renewal:** Upon the expiration of the initial term, this Agreement may be renewed on mutually agreed terms and conditions.

10. **Indemnity:** The Tenant shall indemnify and hold the Landlord harmless against any loss, damage, or liability arising out of the Tenant's use of the Demised Premises.

11. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of India.

IN WITNESS WHEREOF, the parties hereto have executed this Rent Agreement on the day, month, and year first above written.

Signed by the Landlord:

Signature: Md Mokim Mondan
Name: Md. Mokim Sardar

Signed by the Tenant:
For NI REALBUILDUP PRIVATE LIMITED.

Signature: Shaikh Ataur Rahaman
Authorized Signatory: Shaikh Ataur Rahaman
Director
Witnesses:

1. Name: Mohammad Niyam
Address: 69pdpur house, Rajarhat, Kat-134
Signature: Shahidul Islam
2. Name: Imron Hossain
Address: Rajarhat
Signature: Imron Hossain

Attested

Abdur Rahaman Sikder
NOTARY

Govt. of W. B.

Rajarhat-Newtown
Regn. No.- 11/2017

27 DEC 2024

28/11/24



