

भारतीय गैर न्यायिक

दस
रुपये

₹.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



बंगाल WEST BENGAL

10AC 174209

RENT AGREEMENT

This Lease Agreement is made here at West Bengal, on 17th Feb, 2026

BETWEEN

MS. Moumita Das owner of office situated at **Unit No 201, Purba Para, Alaipur Madanpur Nadia West Bengal - 741245** hereinafter referred to as "The Lessor" which expression shall unless repugnant to the context include, the said Lessor, her heirs, successors, executors, administrators, legal representatives, nominee(s) and assignees of the One Part;

AND

Mr. SURESH SATYAPRAKASH PAL S/O SATYAPRAKASH MOLHU PAL PAN NO- AWOPP4959R, residing at **A Wing 501, , Near Balaji Hospital, Golden Nest Phase- 6, , Mira Road S.O , Thane , THANE , 19-Maharashtra , 91-India , 401107** herein after called the lessee, which expression shall include his legal heirs and representative and assignees, successors and administrators on the second part.

WHEREAS the Lessor is the absolute owner and in physical possession of the Property **Unit No 201, Purba Para, Alaipur Madanpur Nadia West Bengal - 741245**

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HIGH COURT, CALCUTTA

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And WHEREAS the Lessee has approached to the Lessor and requested to grant this Lease and Lessor has accepted his request and has agreed to let out the Property at **Unit No 201, Purba Para, Alaipur Madanpur Nadia West Bengal - 741245** which shall be maintained by the Lessee and the Lessee has agreed to take the same on the following agreed terms and conditions.



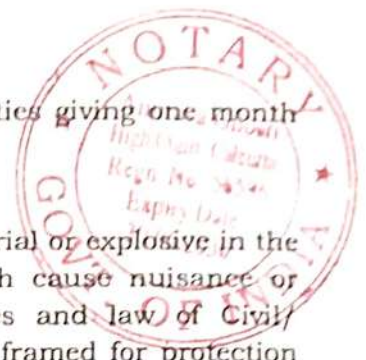
NOW THIS LEASE AGREEMENT WITNESSES AS UNDER:-

1. That the Lessee shall pay a sum of Rs. 15,000/- (Rupees Eighteen Thousand Only) per month as rent to the Lessor always in advance on or before the 10th of each English Calendar month.
2. That the Lessee shall deposit Rs. 30,000/- which include one month security of Rs. 15,000/- along with one month advance rent of Rs. 15,000/- which shall be refunded at the time of vacation of the demised premises and handing over the peaceful vacant possession in good working condition to the Lessor after deducting the dues if any.
However the security amount will not be adjusted in monthly rent in any case.
3. That the Lease is granted for a period of 11 months commencing w.e.f 17th Feb 2026. This Lease agreement is extendable for another 11 months.
4. That both parties agree to have escalation in rent by 10% at the time of renewal of this lease agreement.
5. That the Lessee shall pay the maintenance charges and other charges related to electricity connection as per actual bill receive directly to service provider.
6. That the Lessee shall not sublet the whole or any part of the said leased premises to anyone else in any case at any circumstances without obtaining prior written permission from the Lessor.
7. That the Lessee shall not make any additions or alterations to the leased premises without obtaining prior written permission from the Lessor.
8. That the Lessee shall permit the Lessor or his authorized agent to enter into the said leased premises for inspection/general checking or to carry out the repair work, at any reasonable time.
9. That the Lessee shall use the said leased premises for commercial purpose only.
10. That the Lessee shall be responsible to maintain the furniture, fittings and fixtures etc. at his own cost and return the same in proper working condition


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11. That the Lease can be terminated by the either parties giving one month written notice from either side.
12. That the Lessee shall not store any inflammable material or explosive in the said leased premises or shall not do any act which cause nuisance or annoyance and or violation of any applicable rules and law of Civil/ Concerned/ Local/ Society Authority, including laws framed for protection of fire.
13. The Lessee shall neither claim any charges for the fitting and fixtures done by him.
14. That the Lessee shall abide by all the bye-laws rules and regulations of the Civil/ Concerned/ Local/ Society/Authority, in respect of the said Leased premises.
15. That if the Lessee fails to pay the monthly rent to the Lessor as hereby agreed upon in time, this lease will be terminated/ cancelled automatically and the Lessee have no right/claim for the lease and the Lessor can have the possession of the said premises in their control without any process of law and the Lessee shall have no objection to the same nor have any claim over its goods lying in the said premises at such time.
16. That in case of any dispute that may arise in between both the parties, in that case the dispute/case will be handed over to the Concerned Court of Law of West Bengal and the case will be handed over to the Jurisdiction of West Bengal



IN WITNESS WHEREOF the parties hereto have signed this Lease Agreement on the day, month and year first above written, in the presence of the following witnesses.

Place: West Bengal
Dated: 17th Feb 2026

Witnesses:-

1.

2.

LESSOR

LESSEE

Identified by me

SCMA DUTTA
Advocate
C.J.M. Court, Kolkata
Regn. No. - F-1496/21

AMITAVA GHOSH
NOTARY, GOVT. OF INDIA
REGN. NO. 56396
HIGH COURT, CALCUTTA

Signature Attested
On Identification of Ld. Advocate

AMITAVA GHOSH
NOTARY, GOVT. OF INDIA
REGN. NO. 56396
HIGH COURT, CALCUTTA

17 FEB 2026



भारत सरकार
GOVERNMENT OF INDIA



सुरेश सात्यप्रकाश पात
Suresh Satyaprakash Pat

जन्म वर्ष / Year of Birth: 1990
पुरुष / Male



5411 2627 2275

आधार सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता A-501, जय श्री सोनाम एकटा सोसायटी, मिरा-भायंदर रोड, गोल्डन नेस्ट फेज 6, बालाजी हॉस्पिटल, मिरा रोड पूर्व, मिरा-भायंदर, ठाणे, मिरा रोड, महाराष्ट्र, 401107

Address: A-501, Jay Shree Sonam Ekta Society, Mira Bhayander Road, Golden Nest Phase 6, Balaji Hospital, Mira Road East, Mira-Bhayander, Thane, Mira Road, Maharashtra, 401107



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