

# NOTARIAL CERTIFICATE

(PURSUANT TO SECTION 8 OF THE NOTARIES ACT 1952)

TO ALL TO WHOME THESE PRESENTS SHALL COME,

I, **Marufa Khatoon**, Advocate, Alipore Judges' Court, duly appointed by the Government of India and practising as a NOTARY in the Kolkata Municipal Corporation Area in the District of Kolkata and South 24 Parganas in the State of West Bengal within the Union of India, do hereby declare and certify and attest that the Paper Writings collectively marked 'A' annexed hereto, hereinafter called the Paper Writings 'A' are presented before me by the executants(s).

"Agreement of Tenancy"

Prosit Ghosh s/a - 38A, Kshetra Mohan Naskar  
Road, P.O S.P.S - Regent Park, Kol-46 and  
Resolute Realty represented by Swagata  
Meekherjee s/a - Thikana Apartment, 21/1B Raipur  
Mondalpara Road, Nakatala P.S - Netaji Nagar Kol-47.

Hereinafter referred to as the "Executant(s)"

On this the.....day of.....

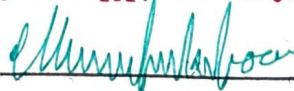
Two Thousand...08 OCT 2024.....

The "Executant(s)" having admitted the execution of the Paper Writings "A" in respective hand(s), in the presence of the witness(es) who, subscribe(s) signature(s) thereon, and being satisfied as to the validity of the executants(s) and the said execution of the Paper Writings "A" and testify that said execution is in the respective hand(s) of the executants(s).

AN ACT WHEREOF being required of a NOTARY. I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may require.

IN FAITH AND TESTIMONY WHERE OF

I, **Marufa Khatoon**, the said notary have hereunto set and subscribed my hand and affixed my Notarial Seal on this the \_\_\_\_\_ day of \_\_\_\_\_ 20 08 OCT 2024



**Marufa Khatoon**, Advocate  
NOTARY

GOVT. OF INDIA

Regd. No. 13815/2018

Alipore Judges' Court

District - South 24 Parganas.

Residence / Chamber :

10/2, Samsul Huda Road, Kolkata-700017

Mobile : 8777497178/ 9433448534/ 9123363722

E-mail : [khatoondasmarufa@gmail.com](mailto:khatoondasmarufa@gmail.com)

NOTARIAL STAMP





SL. No. 89 08 OCT 2024 Date.....



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 005169

BEFORE THE NOTARY  
ALIPORE JUDGES' COURT  
KOLKATA-700 027



#### AGREEMENT OF TENANCY

THIS AGREEMENT OF TENANCY is made this the 6<sup>th</sup> day of October, 2024.

**PROJIT GHOSH** (Aadhar No. 2033 8322 1817), Son of Provat Ghosh, resident of 38A, Kshetra Mohan Naskar Road, P.O. & P.S. Regent Park, Kolkata - 700040, of the **FIRST PARTY - LAND LORD** (which expression shall unless and otherwise contrary or repugnant to the context and meaning made herein, include his heirs, successors, administrators, assignees and representatives).

AND

**RESOLUTE REALTY**, a partnership firm, represented by its Partner **SWAGATA MUKHERJEE** (Aadhar No. 8454 1492 1426), W/o- Sankalan Mukherjee, residing at Thikana Apartment, 21/1B Raipur Mondalpara Road, Naktala, P.O. Naktala & P.S. Netaji Nagar, Kolkata - 700047 of the **TENANT/SECOND PARTY** (which expression shall unless and otherwise contrary or repugnant to the context and meaning made herein, include his heirs, successors, administrators, assignees and representatives).

*Swagata Mukherjee*

*Projit Ghosh*

08 OCT 2024



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স্টাম্প ডেভার মায়ারানী মন্ডল

সাক্ষর *[Signature]* *[Signature]*

দক্ষিণ বারাসত সাব-রেজিষ্ট্রী অফিস

দক্ষিণ ২৪ পরগনা



Whereas the FIRST PARTY is the owner of the property of the schedule below and he has expressed his desire to let out the same consisting of 2 (two) rooms, 1 (one) bath privy and 1 (one) balcony lying on the ground floor of the said property more fully described in the schedule.

And whereas the SECOND PARTY has agreed to take the Schedule property on rent.

Now the parties agree as follows:

- 1) That the period of tenancy is for 36 months and it shall take effect on and from 01.11.2024 till 31.10.2027.
- 2) That the First Party agrees to provide a Rent Free Fit-out period of 19 days from 13.10.24 to 31.10.24. Only electrical charges as per actual consumption will be paid by the Second Party during said Fit-out period as per rate decided in this agreement.
- 3) That the monthly rent of the said tenanted premises is Rs.15,000/- (Rupees Fifteen thousand only) per month.
- 4) That the Landowner shall bear and pay all present and future taxes such as property taxes, levies, cess and charges, and any relevant taxes that may be statutorily payable from time to time to appropriate authorities with respect to the said property.
- 5) That the monthly rent is inclusive of water supply through motor pump.
- 6) That the Second Party shall pay the tenant fee/rent within 10<sup>th</sup> day of every month in advance. First Party has full liberty to terminate this agreement after two consecutive month irregular/ non-payment of rent by Second Party. In such circumstances Second Party is liable to vacate said flat with immediate effect without any terms & conditions.
- 7) That tenant fee/ rent shall be increased at the rate of 7% every year.
- 8) That a sum of Rs.20,000/- (Rupees Twenty thousand only) is deposited by the Second Party as security money to the First Party which will be refundable after vacating the flat without any interest provided the flat is handed over in proper condition without any damage.



*Alagata Mukherjee*

*Sanjit Kumar*



The tenancy agreement has been prepared at the instruction of the parties here to and the parties have put their respective signatures on this agreement after knowing its content on the day, month and year first above written.

#### SCHEDULE

All that piece and parcel of the property in the ground floor of the premises 38A Kshetra Mohan Naskar Road, P.S. & P.O. Regent Park, KMC Ward No.97, Kolkata - 700040, measuring more or less 400 sq.ft. Super Built Up Area consisting of 2 (two) rooms, 1 (one) balcony, 1 (one) bath and privy and all fittings and fixtures excluding electricity such as 2 (two) Air Conditioners each one ton, 1 (one) Geyser of 6 litre, 1 (one) wooden cabinet, 3 (three) chairs (two steel and one plastic). 1 (one) Big Mirror.

#### DEPOSIT

| Receiving Date | Mode | Instrument No. | Amount   |
|----------------|------|----------------|----------|
|                |      |                | 20,000/- |

WITNESSES :-

EE 401, ASHABARS HOUSING COMPLEX  
PATULI, KOLKATA - 700040.

First Party (Land Lord)

Signature Attested  
on identification

MARUFA KHATOON  
Notary, Govt. of India  
Regd. No.- 13815/2018  
Alipore Judges' Court

Second Party (Tenant)

Identified by me

Swadesh Banerjee,  
Advocate  
WB-21/1988



08 OCT 2024



THE.....DAY  
OF.....20.....

08 OCT 2024



**PAPER WRITINGS "A"**

**&**

**THE RELATIVE NOTARIAL  
CERTIFICATE**



08 OCT 2024

**Marufa Khatoon**

**ADVOCATE**

**& NOTARY**

**GOVT. OF INDIA**

**Regd. No.13815/2018**

**Alipore Judges' Court**

**Kolkata-700027**

**District-South 24 Parganas**

**West Bengal**

**Residence/Chamber:**

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**Email:**

**khatoondasmarufa@gmail.com**



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