

म बंगाल WEST BENGAL 40AA 274585

RENT AGREEMENT

This Lease Agreement is made here at West Bengal, on this 16th April, 2026

BETWEEN

Ms. Priyanka Roy Chowdhury D/o Ashis Kumar Roy Chowdhury, owner of the property **49, Anandapur, Near Panchanantala Auto Stand, Panihati(m), North 24 Parganas, Sodepur, West Bengal-700110** 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. Rajesh Kumar S/o Mahender Singh resident at **1880, Khota Colony, Badshahpur, Gurgaon, Haryana-122101** hereinafter referred to as "The Lessee" which expression shall unless repugnant to the context include, the said Lessee, his heirs, successors, executors, administrators, legal representatives, nominee(s) and assignees of the Other Part;

Priyanka


AMITAVA GHOSH
NOTARY, GOVT. OF INDIA
REGN. NO. 56898
HIGH COURT, CALCUTTA

Rajal Kumar

16 APR 2026

WHEREAS the Lessor is the absolute owner and in physical possession of the Property **49, Anandapur, Near Panchanantala Auto Stand, Panihati(m), North 24 Parganas, Sodepur, West Bengal-700110**



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 **49, Anandapur, Near Panchanantala Auto Stand, Panihati(m), North 24 Parganas, Sodepur, West Bengal-700110** 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:-

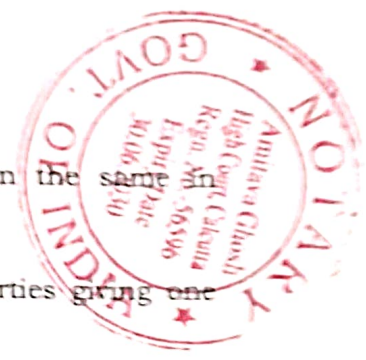
1. That the Lessee shall pay a sum of Rs. 18,000/- (Rupees Eighteen Thousand Only) per month as rent to the Lessor always in advance on or before the 10th of each English Calendar month.
2. That the Lessee shall deposit Rs. 36,000/- which include one month security of Rs. 18,000/- along with one month advance rent of Rs. 18,000/- 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 14th April 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 furnitur

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fittings and fixtures etc. at his own cost and return the same in proper working condition

- 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: 16th April 2026

Witnesses:-

1. Kajal Rejwa

2. Anupam Rejwa

Riyanka

LESSOR

Kajal Rejwa

LESSEE

Identified by me
Talwar
SGMA DUTTA
Advocate
C.J.M. Court, Kolkata
Reqn. No. - F-1496/21

AG
AMITAVA GHOSH
NOTARY, GOVT. OF INDIA
REGN. NO. 56596
HIGH COURT, CALCUTTA

Signature Attested
in identification o. Ld. Advocate
AG
AMITAVA GHOSH
NOTARY, GOVT. OF INDIA
REGN NO. 56596
HIGH COURT CALCUTTA

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