

भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL



बिचम बंगाल WEST BENGAL

53AB 859443

Before the Notary Public, Govt. of India  
Baraset, Dist.- North 24 Parganas (W.B.)

Sl. No. 786/2022

TENANCY AGREEMENT

AN AGREEMENT is made on this the 15<sup>th</sup> day of April 2022 (Two thousand twenty two)

BETWEEN

**Sri Samir Mukherjee son of Late Bidhu Bhusan Mukherjee** (Aadhaar No 3170 4307 4445) by faith Hindu by Nationality Indian, residing at 52 Sarat Bose Road, Sarat Colony, P.O. Rajbari Colony, P S Airport, District North 24 Parganas, Kolkata 700 081, P.S. Airport, hereinafter called the **Landlord** (which terms unless excluded by or repugnant to

Surojit Dey

26 APR 2022



Samir Mukherjee

6851  
3/11/2022

নাম - Pradip Kumar Datta

সন ও তারিখ - Advocate

রেজিস্ট্রেশন নং - Enrollment No.: WB/455/92

স্বাক্ষর -

স্ট্যাম্প স্থান -

জেতার শ্রী -

বারাসাত কোর্ট

উত্তর ২৩ পরগণা

টি. ডি. নং -

17 JAN 2022

স্ট্যাম্প ক্রয়ের তারিখ -

সেটি স্ট্যাম্পের মূল্য -

86000

প্রেরণার অফিস - বারাসাত

সহকারী শ্রী তাপস কুমার সান্না



the context shall mean and include his legal heirs and legal representatives) of the ONE PART

AND

**KOLKATA PROPERTY MANAGEMENT**, Proprietor **Surajit Dey** (Aadhaar No 5984 3955 8227) son of Sahadeb Dey residing at Near Chandipur Bazar, Chandipur, North 24 Parganas, Pin 743 247 by faith Hindu by occupation Business, by Nationality Indian hereinafter called the **Tenant** of the SECOND PART.

WHEREAS the Landlord is the absolute owner of a Shop Room measuring 320 sq ft super built up area being no. 7 on the Ground floor of the building located and situated at Mouza Gouripur, Ward No 17 at 147 (137) Sarat Bose Road, Sarat Colony, P O Rajbari Colony, P S Airport, Kolkata 700 081 in the schedule given below.

AND WHEREAS the Tenant has approached the Landlord to allow him to use and occupy the aforesaid ground floor as Tenancy for a period of **24 months** on a monthly **rent of Rs 7000/-** (Rupees Seven thousand) only per month in mode of cash which is to be paid to the owner only by the Tenant. The rental amount will be paid in favour of Owner within 5<sup>th</sup> day of each succeeding English

Samin Mukherjee

Surajit Dey

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calendar month and the tenant shall also deposit one month's **advance of Rs 7,000/-** to the owner as security which will be refundable or adjustable at the time of vacating or terminating the said tenanted portion. The said Shop Room on the ground floor situated at Mouza Gouripur, Wad No 17, 147 (137) Sarat Bose Road, Sarat Colony, P.O. Rajbari Colony, P S Airport, District North 24 Parganas.

AND WHEREAS the parties of the both the party to avoid future disputes and differences and misunderstanding between themselves and with such intention and purpose have agreed to an agreement in writing on that from the date of signing this present.

Pursuant to the said agreement parties of both the part embodied the following terms and conditions:-

1. That the Landlord doth hereby grants and handover the possession of the ground floor of the building, Shop Room being no. 7 described in the schedule hereinafter referred to in good condition to the Tenant.

2. That the Tenant will keep that premises with him for a period of **24 (twenty four months)** with effect from **15th**



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**April 2022** ending on **14/4/24** and he will pay Rent @ **Rs 7000/-** (Rupees seven thousand ) only per month **excluding electric charges** within 5th of every month by cash.

3. That if the Tenant failed to pay for **two consecutive months** then this agreement will stand automatically cancelled and Landlord will take possession of the said Shop Room No. 7 on the ground floor peaceably.
4. That the Tenant shall repair the said Office Room (if it is minor work) at his own cost.
5. That the Tenant shall not assign, sub-let or include any partner to the aforesaid Shop Room excluding the existing partners (if any).
6. That the Tenant shall permit Landlord or his authorized agent from time to time with prior notice for inspection.
7. That if the Shop Room is rendered subject to major damage at the time of delivery after expiry of this present then in that case Landlord may ask for compensation damage and/or to reimburse the expenses of repairing from Tenant.
8. That this agreement for **Tenancy may be extended after 24 (twenty four) months** then in that case **fresh agreement** should be drawn by the Landlord and Tenant.

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9. That the Tenant shall keep and maintain the Shop Room of the building with all fittings and fixtures clean and tidy free from dust, moth, rust etc.
10. That the tenant shall not make any material alteration to the property unless approved and sanctioned by the Landlord and in any event such alteration, if permitted, shall be made by the tenant at his own costs, expense and on such terms and conditions as may be imposed by the landlord. Such alterations and additions shall in all cases become the property of the landlord and the tenant shall not be entitled to any contribution by the landlord or to any compensation on that account.
11. That all taxes (both owner's and occupier's share) at present existing shall be paid by the landlord, but all increased or additional taxes, if and when imposed and other charges, if any levied by the municipality, shall be borne and paid by the tenant without any right of reimbursement against the landlord.
12. If the Tenant has intention to vacate the shop room before the expiry of time mentioned herein above, the tenant or owner shall have to give the tenant 3 (three) months of his such intention.



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13. That the tenant will use the electric meter in the said shop and that all electricity consumed by the tenant is recorded in the said meter which shall be fully paid by the Tenant.
14. That I have signed this agreement without any coercion, not at the intervention of any person and after going through the details of his agreement.
15. That the liberty will be given to parties to continue this agreement before termination, in the even of clear three month's notice to be given by the either side.
16. That the tenant shall use and occupy the Shop Room exclusively as Commercial purpose nor store any combustible or inflammable goods nor carry any illegal or prohibited trade.
17. The advance deposit must be refunded before leaving of the above mentioned Shop Room of the building without interest.
18. That the Tenant shall pay the maintenance charges of Rs 300/- per month to the Owner and at the time of executing a new agreement (if any) the Rental fees will be enhanced at the rate of 15 per cent

Samin Mukherjee



THE SCHEDULE ABOVE REFERRED TO

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District North 24 Parganas, P. S. Airport, Additional Sub Registry Office Bidhannagar,, situated at 147 (137) Sarat Bose Road, Sarat Colony, Kolkata 700 081, Mouza Gouripur within the local jurisdiction of North Dum Dum Municipality, Ward No 17. One Shop Room measuring 320 sq ft super built up area on the ground floor being no. 7.

On the North	Anil Ch Biswas
On the South	Shop of Uday Ranjan Mukherjee
On the East	Shibalaya Apartment
On the West	Stair case then Play ground

In witnesses whereof the parties hereof have set their respective hands and seals on the day, month and year first above written.



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Surajit Dey

Samin Mukherjee



SIGNED AND DELIVERED

In presence of:

Witnesses:

① Surajit Das,  
② Saptarishi Mukherjee

Samir Mukherjee

Signature of Landlord

Surajit Dey  
Signature of



Prepared by:

Pradip Kumar Datta  
Pradip Kumar Datta  
Advocate  
Judges' Court, Barasat  
North 24 Parganas  
Enrolment No. WB/455/92



ATTESTED  
26.4.2022  
ARCHANA BHAUMIK  
Notary, Government of India  
Barasat, N. 24 Parganas  
Reg. No. - 19658/2020

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