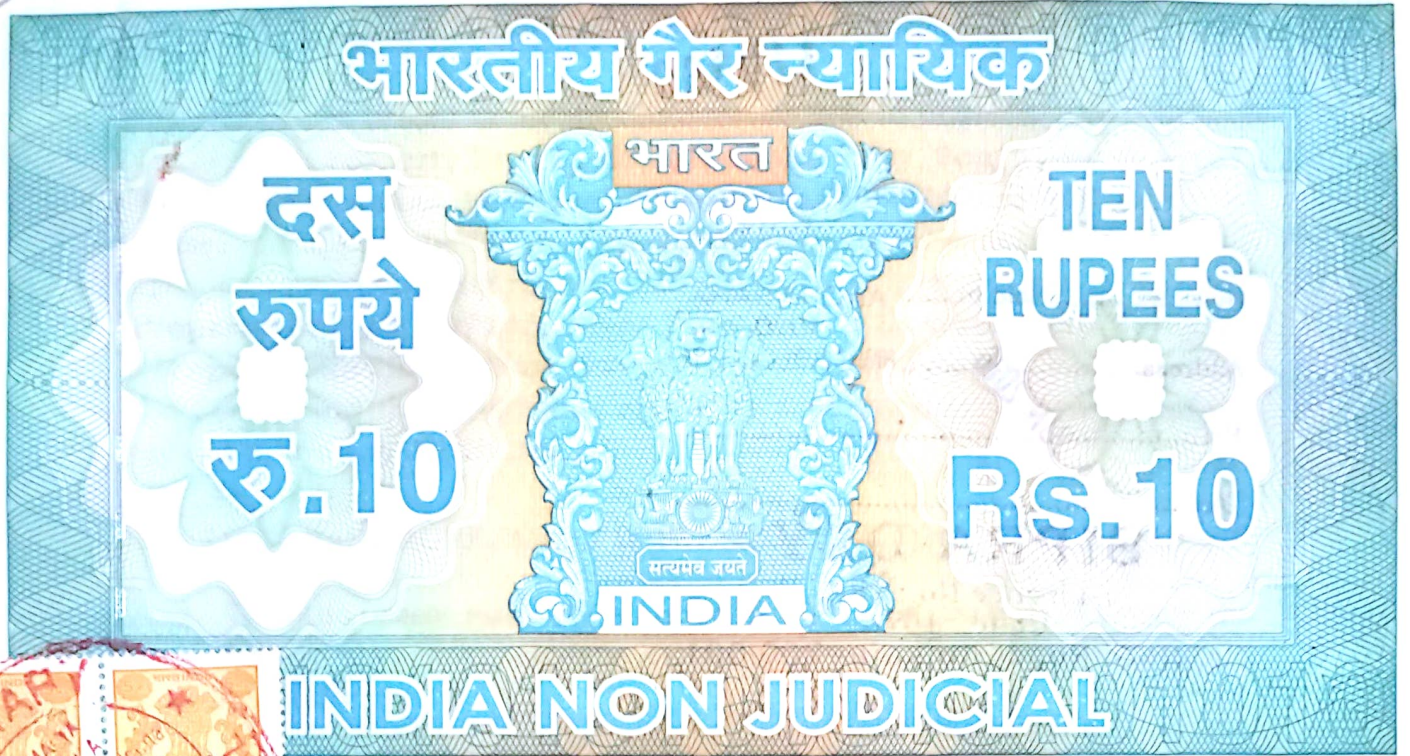


SL NO . 18 2026



पश्चिम बंगाल WEST BENGAL

29AC 178929

RENT AGREEMENT

This Lease Agreement is made here at West Bengal, on this 5rd June, 2026

BETWEEN

MR. SHAMIK SAHA, Owner of office situated at **Property Unit No 69/145, Amar Pally, South Dumdum (m), North 24 Paraganas, Motijheel, West Bengal 700074** 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

M/s CapitalBoon Consulting having its registered office at **1003, 10th Floor, GM IT Park, Sector-142, Noida, Uttar Pradesh - 201305**. Hereinafter referred to as "The Lessee" (which expression shall, unless repugnant to the context or meaning thereof, include his heirs, legal representatives, successors, nominee(s), and permitted assigns) of the Second Part;

For CAPITALBOON CONSULTING

(Signature)
PARTNER

(Signature)
N. DASGUPTA
Notary
Regn. No. 006/2022
3. Bankshal Street
Calcutta-700001

(Signature)

05 JUN 2026

WHEREAS the Lessor is the absolute owner and in physical possession of the Property **Property Unit No 69/145, Amar Pally, South Dumdum (m), North 24 Paraganas, Motijheel, West Bengal 700074** 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 **Property Unit No 69/145, Amar Pally, South Dumdum (m), North 24 Paraganas, Motijheel, West Bengal 700074** 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. 14,000/- 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 a total amount of Rs. 28,000/- (Rupees Twenty-Eight Thousand Only), comprising one month's security deposit of Rs. 14,000/- and one month's advance rent of Rs. 14,000/-. The security deposit shall be refundable at the time of vacating the demised premises, subject to deduction of any outstanding dues or damages, if applicable, and upon handing over peaceful vacant possession of the premises in good condition to the Lessor. The security deposit shall not be adjusted against monthly rent under any circumstances.
3. That the Lease is granted for a period of 11 months commencing w. e. f 10th June 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.

For CAPITALBOON CONSULTING


PARTNER


N. DASGUPTA
Notary
Regn. No. 005/2022
3 Bankshal Street
Calcutta-700091

5 JUN 2026



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
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: 3rd June 2026

Witnesses:-

1. *Tyoti Thakur*

2. *Amish Jaisan*

Identified by me

Advocate
P. G. Mondal



N. DASGUPTA
Notary
Regn. No. 006/2022
3 Bankahal Street
Calcutta-700001

Signature Attested
by me on Identification

N. DASGUPTA
NOTARY
S.M.S' Court Calcutta
Govt. of W.B.
Regn. No. 006/2022

05 JUN 2026

[Signature]
LESSOR

For CAPITALBOON CONSULTING

[Signature]
PARTNER

LESSEE