

S.L. No. 05



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

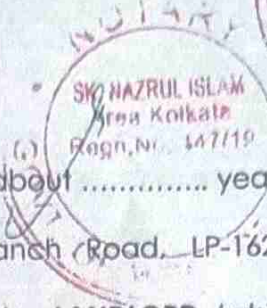
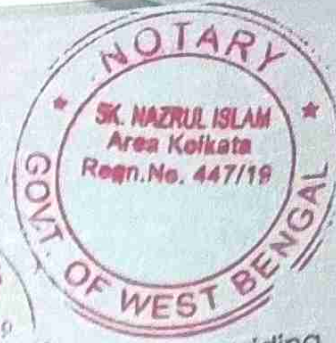


THIS MEMORANDUM OF AGREEMENT is made on this the 3rd day  
of December, 2024.

BETWEEN

06 DEC 2024





SHIVAM SINGH aged about ..... years, at present residing at 180(54) Chanditola Branch Road, LP-162/2 Kolkata-700 053 hereinafter referred to as the **LANDLORD** (which expression unless excluded by or repugnant to the context shall be deemed to be include her heirs, legal representatives and assigns) of the **ONE PART.**

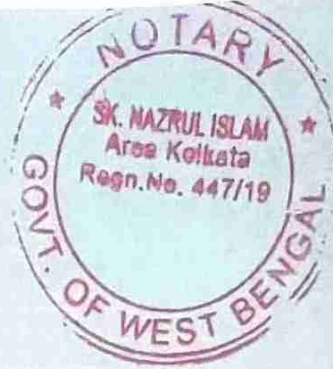
**AND**

**FIRST DOOR REALTY LLP** having Pan No. AAIFF 6001G represented by Vivek Kumar Gupta at present residing at 180(54) Chanditola Branch Road, LP-162/2 Kolkata-700 053 hereinafter referred to as the **TENANT** (which expression unless excluded the heirs within the meaning of west Bengal Premises Tenancy Act, 1997) of the **OTHER PART.**

**WHEREAS** the party of the ONE PART is the owner of all that premises No. 180(54) Chanditola Branch Road, LP-162/2 Kolkata-700 053 and he has been in occupation of two rooms situated in the first floor and one attached kitchen space together with one room situated in the ground floor of the aforesaid property and he has been in enjoyment of the said rooms as owner thereof along with common right of user of the bath, privy and water supply. The party

06 DEC 2024





of the ONE PART has also his own electric meter under Consumer No.09118018158.

**AND WHEREAS** the party of the OTHER PART has approached the party of the ONE PART for letting out unto him the aforesaid two rooms in the first floor together with kitchen space and one room in the ground floor of the aforesaid premises No. 180(54) Chanditola Branch Road, LP-162/2 Kolkata-700 053 on monthly tenancy basis subject to usual terms and conditions.

**AND WHEREAS** the party of the ONE PART having agreed to let out the aforesaid rooms at premises No. 180(54) Chanditola Branch Road, LP-162/2 Kolkata-700 053 unto the party of the OTHER PART on monthly tenancy basis along with right of common user of the bath and privy supply of water and electricity through the meter standing in the name of the party of the ONE PART within the aforesaid property, the parties hereto have mutually agreed to the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH** and the parties hereto have mutually agreed and covenanted as follows:-

1. That the party of the OTHER PART shall hold monthly tenancy under the party of the ONE PART in respect of two rooms in the first

06 DEC 2024



floor along with attached kitchen space and one room in the ground floor of the aforesaid premises No. 180(54) Chanditola Branch Road, LP-162/2 Kolkata-700 053 along with right of common user of the bath and privy, supply of water and right of user of electricity from the electric meter of the party of the ONE PART while holding the tenancy subject to the following terms and conditions upon payment of agreed rate of rent of Rs.10,000/- per English Calendar month.

2. The tenancy shall commence w.e.f. 03.12.2024 and the rent shall be paid by the 7<sup>th</sup> day of the next following month.
3. The agreed rate of rent payable in respect of the said tenancy shall be enhanced in accordance with the provisions of West Bengal Premises Tenancy Act, 1997.
4. The party of the OTHER PART shall upon making payment of the said rent would enjoy the tenancy premises without any interference from the party of the ONE PART and he would enjoy the tenancy premises for residential purpose.
5. The tenant of the OTHER PART would not carry on any unauthorized additions or alterations within the tenancy premises but

6 DEC 2024





shall keep the same duly repaired at his cost without making the party of the ONE PART responsible in that regard.

6. The tenant of the OTHER PART shall not commit any act of nuisance and shall enjoy the tenancy within the said property along with the other occupants while enjoying the common benefits.

7. The tenant of the OTHER PART would enjoy the electric meter of the landlord of the ONE PART by making payment of the electric bill month by month. The common services of supply of water shall however be continued from other common electric meter but the tenant of the OTHER PART would be obliged to pay proportionate maintenance charges.

8. The tenant would be entitled to also use the furniture and air-conditioning machine within the said tenancy premises while enjoying the tenancy in terms of this Agreement.

9. The party of the ONE PART doth hereby admit that he has been paid rent for the month of December 2024 and that he has also been paid one month rent in advance which he will retain without any interest and shall return the said amount when the tenancy would be surrendered by the tenant of the OTHER PART.

06 DEC 2024





IN WITNESS WHEREOF the parties hereto have put their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:-

1. Shivam Singh  
Sushil Singh  
87/100, J.R. Road  
New Alipore - 53

*Shivam Singh*

SIGNATURE OF THE ONE PART

2. Umak Kumar Gupta

*Umak Kumar Gupta*

SIGNATURE OF THE OTHER PART

PREPARED IN MY OFFICE

IDENTIFIED BY M.

*Titu Singh*

ADVOCATE

F/1509/2017

Signature/s of the Executant/s are Attested on the Identification of the Advocate

*[Signature]*  
Notary

SK. Nazrul Islam  
Notary, Govt. of W.B.  
Regn. No. 447/19  
City Civil Court, Calcutta

06 DEC 2024



**MEMORANDUM OF AGREEMENT****SHIVAM SINGH****....LANDLORD****AND****FIRST DOOR REALTY LLP****....TENANT**

Prepared in the office of:-  
**TITU SINGH, ADVOCATE**  
105/D, Bidhan Nagar Road  
Baalajee Ganges Apartment  
Flat-C-101, Kolkata-700 067  
M- 9874 529 623