

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES



INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
AT BITHANAGAR
DIST. NORTH 24 PARGANAS
WEST BENGAL
3418 069359

RENTAL AGREEMENT FOR COMMERCIAL PROPERTY(Renewal)

This lease agreement is made at Kolkata this Day 15th of June, 2024.

BETWEEN

Mrs. Surya Chandra, Royal Gen (TIN NO 1115016820180100) Wife of Mr Madhup Bakshi resident of Tata Eden Court, Tower A, Flat no 2E. New town. Rajarhat, Kolkata West Bengal -700156 (hereinafter called "the Landlady/shop owner", which expression shall, unless repugnant to the context and meaning include her heirs, successors, administrators and assigns) of the ONE PART

AND

Md. Shahbaz Alam (Trust India Properties- Enrolment No. 192124237475) Son of Md. Faruque Alam resident of Karar Pokhar, P.O- Nimol, Nimaoul, Katihar, Bihar-855113 (hereinafter called "the Tenant", which expression shall, unless repugnant to the context and meaning, include its successors and assigns) of the OTHER PART.

Md. Shahbaz Alam

Surya

15 JUN 2024

WHEREAS the Landlady/shop owner is absolutely seized and possessed or otherwise well and sufficiently entitled to the premises at Centrus Mall F5B, 1ST Floor Newtown Rajarhat, Kolkata, 700156 with a total area of 467 square feet.



AND WHEREAS on the request of the Tenant, the Landlady/shop owner has agreed to grant lease in respect of the demised premises for a term of 11 Months in the manner hereinafter appearing.

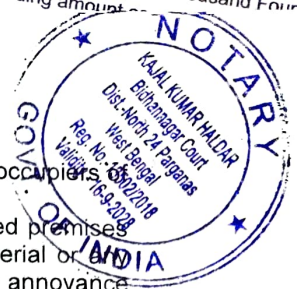
NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of the rent hereby reserved and of the covenants, conditions and stipulations hereinafter contained and on the Tenant's part to be paid, observed and performed, THE LANDLADY/SHOP OWNER HEREBY DEMISES UNTO THE Tenant ALL THAT the building situated at Centrus Mall, F5B Shop no F5B, Newtown Rajarhat, Kolkata. and hereinafter called as the demised premises, TOGETHER WITH ALL the fixtures and fitting therein, TOGETHER WITH the electrical installations and together with the right for the Lessee, her employees, servants, agents, customers and persons authorized by the Landlady/shop owner to use the entrances, doorways, entrance hall, staircases, landings and passages in the demised premises for the purpose of ingress thereto, TO HOLD the demised premises unto the Tenant for the period of 11 months only commencing from the **15th June, 2024** and determined on **14th May, 2025** but determinable earlier as hereinafter provided PAYING therefore unto the Landlady/shop owner during the said term monthly rent of Rs. 20,000 per Month payable by the 10th day of each succeeding calendar month to which it relates.
2. The Tenant already paid (refundable interest-free) **Security Deposit of Rs. 54,000/- (Rupees Fifty-Four Thousand only)**. The said Security Deposit shall be returned to the Tenant by the Landlady/shop owner against handing over of vacant possession of the Flat or the security deposit can be adjustable in month's rent during the occupancy period.
3. The Tenant hereby covenants with the Landlady/shop owner as follows:
 - a) To pay the rent as aforesaid on the days and in the manner aforesaid.
 - b) To pay the electricity bills for the electricity consumed for lighting the demised premises and for the operation of air conditioners, fans, computers and electrical appliances in the demised premises.
 - c) Not to make any structural alterations into or upon the demised premises or make any alterations or additions to the external appearance or any part of the demised premises without the previous consent of the Landlady/shop owner.
 - d) To use the demised premises for office purposes of the Tenant.
 - e) Not to do or suffer to be done in or upon the demised premises or other parts of the said building in common with other persons anything whatsoever, which may be or become a nuisance or annoyance to or in any way interfere with the

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quite or comfort of the Landlady/shop owner or other Tenants and occupiers of the said building.

- f) Not to place or keep or permit to be placed or kept on the demised premises any offensive, dangerous or highly inflammable or explosive material or other article or things, which may constitute a danger, nuisance or annoyance to the demised or surrounding premises or the owners or occupiers thereof.
- g) Not to sub-let, transfer, assign or part with the possession of the demised premises or any part thereof.
- h) To permit the Landlady/shop owner, her servants, employees, or agents duly authorized by her to enter into and upon the demised premises at all reasonable times with prior notice for viewing the condition of the demised premises at all reasonable times with prior notice for viewing the condition of the demised premises or doing such works or things as may be requisite or necessary for any repairs, alterations, servicing or improvements to the demised premises.
- i) To hand over the peaceful possession of the demised premises at the end or the sooner determination of the said term together with all the Landlady/shop owner fixtures and fittings in as good condition as received, fair wear and tear, damage by fire, acts of God, riots or other civil unrest, war, enemy action and/or other cause not within the control of the Tenant, being excepted.
- j) Not to obstruct or suffer to be obstructed the entrance hall, entrances, doorways, passages, staircase or lifts.
- k) To replace all broken fittings and fixtures by equally good or better substitutes.

4. To Landlady/shop owner doth hereby covenant with the Tenant as follows:

- a) That on the Tenant paying the rent on the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and on her part to be observed and performed, shall peaceably and quietly hold, possess and enjoy the demised premises during the term without any interruption, disturbance, claim and demand by the Landlady/shop owner or any person lawfully claiming under or trust for the Landlady/shop owner.
- b) To keep the interior, exterior of the demised premises, the drainage thereof in good and tenable repair and condition.
- c) To keep the entrance, doorways, entrance halls, staircases, lobbies, and passages in the said building leading to demised premises well and sufficiently cleaned and lighted at her own expense.
- d) To pay rates, taxes, assessment, duties, cess, impositions, outgoings, and burdens whatsoever payable to State or local or other authority, which may at any time or from time to time during the term hereby created be imposed or charged upon the demised premises.

5. It is hereby agreed and declared that these presents are on the express condition, that if the rent or any part thereof payable in respect of the demised premises shall be in arrears for a period of [one month] or by if the Tenant shall omit to perform or observe any covenants or conditions on the Tenant's part herein contained, the Landlady/shop owner may re-enter upon the demised premises provided that the Landlady/shop owner has served a notice to the Tenant and a period of [one month] has elapsed after the issue of such notice, the Tenant does not pay the rent or does not perform or observe the covenant

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15 JUN 2024

or condition and thereupon this demise and all rights of the Tenant hereunder shall determined.



6. This Lease Deed shall be executed in two stamp paper of Rs. 20/- each bearing no **34AA 069358** and **34AA 069359** One of these agreements will remain with the Landlady/shop owner and the other will remain with the Tenant.

IT IS HEREBY EXPRESSLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

- a) The Tenant shall be entitled to erect fittings, fixtures, wooden partitions, cabins or make any such additions or alterations, as may be necessary for its use by the Tenant; provided that the Tenant shall remove the said fittings, fixtures, wooden partitions, cabins, additions or alterations and restore the demised premises to the Landlady/shop owner on the expiry of the term of sooner determination of the lease in the same condition as existed before making such changes.
- b) If the Landlady/shop owner fails to pay the taxes, charges, assessments payable by her, or fails to carry out the necessary repairs and other work which he has to carry out as provided herein, the Tenant may after one month's notice in writing, pay, discharge and carry out the same at its own cost and the Tenant may set off the same from the rent payable to the Landlady/shop owner under these presents.

ANNEXTURE

Fittings and Fixtures
In built AC's
15 Lights, Fan 1
Sound system-Sony and Tata Sky connection.
Water dispenser 20 lt.
Glass racks

Md Shabbir Ali

[Signature]

15 JUN 2024

IN WITNESS WHEREOF, the Landlady/shop owner has set its hands, unto these presents and a duplicate hereof, and the Tenant has caused its common seal to be affixed hereunder and a duplicate hereof on the day, month, and year first hereunto written.



The owner has the right to use in-built 1st floor in which it stores all the inventory along with the dry pantry.

WITNESSES

1. *Saneli' Lipathi*

LANDLADY/SHOP OWNER

TENANT

2. *Adarsh*

K. K. HALDAR
NOTARY PUBLIC
GOVT OF INDIA
Reg. No.-13502/2018
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

15 JUN 2024



NEW TOWN KOLKATA DEVELOPMENT AUTHORITY
(A Statutory Authority under Government of West Bengal)
Administrative Building, Plot No. DG/13, Premises No. 04-3333,
Action Area - ID, New Town, Kolkata - 700156.

Property Tax (PD) e-Receipt

AIN No. : 0111130241113006

Dated : 2024-04-30

RECEIPT INFORMATION

Assessment No. : 123180027355

Receipt Date : 2024-04-30

Transaction ID : 412139043405

Paid By : Mr. Madhup Bakshi

ADDRESS

Communication

Address :

Centrus Mall. Shop NO-F-5B,
Newtown,Rajarhat,Kolkata-700156., North 24
Parganas, Barasat Sadar, Pincode - 700156.

Mobile No. : 8017648891

Property Address :

Centrus Mall. Shop NO-F-5B,
Newtown,Rajarhat,Kolkata-700156., North 24
Parganas, Barasat Sadar, Pincode - 700156.

OWNER INFORMATION

Name : Mr. Madhup Bakshi

PROPERTY DETAILS

Sl.	Description	Area (Sqft)	Use	Category	Age
1.	Shop	467.0	Mercantile (Retail) greater than 150 Sq. ft. or Restaurant or Restaurant with bar or Petrol Pump (All)	Apartment or Flat or Apportioned Unit	10 years or less
2.	Car parking	135.0	Garage or Car Parking (Others)	Apartment or Flat or Apportioned Unit	10 years or less

TAX DETAILS

Sl.	QUARTER	TOTAL REBATE (Rs.)	PENALTY (Rs.)	INTEREST (Rs.)	PAYABLE (Rs.)
1.	1st QUARTER 24-25	132	0	0	2371
2.	2nd QUARTER 24-25	132	0	0	2371
3.	3rd QUARTER 24-25	132	0	0	2371
4.	4th QUARTER 24-25	132	0	0	2371

Adjusted Amount (Excess) if any: Rs. 0

Penalty: Rs. 0

Interest: Rs. 0

Exemption:

Total Amount Paid : Rs. 9482

In Words : Rupees Nine Thousand Four Hundred Eighty Two

Outstanding amount as on date (2024-04-30): Rs. 0

Payment Mode : Online

N.B. :- This e-recipe is valid only on settlement of the Payment at New Town Kolkata Development Authority Account.
Disclaimer : Based on Self Assessment u/s 36P subject to changes as per assessment to be done by NKDA u/s 36L(2) of NKDA Act 2007.
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Page : 1