



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15AC 402788

COMMERCIAL RENTAL AGREEMENT

THIS LEASE (the "Lease") dated this 27th day of May, 2026 BETWEEN:

Kailash Chandra Rohra

(the "Licensor ")

- AND -

Sejuti Roy

(the "Licensee")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the licensor leasing certain premises to the licensee and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The licensor agrees to rent to the licensee the office space, municipally described as 191, Rajdanga Road Kasba, Kolkata-700107 (the "Property"), for commercial premises only.
2. No guests of the Tenants may occupy the Property for longer than one week without the prior written permission of the Landlord.
3. No pets or animals are allowed to be kept in or about the Property without the prior written permission of the Landlord. Upon 30 days' notice, the license or may revoke any permission previously given pursuant to this clause.

Sejuti Roy
24/5/2026

Kailash Chandra Rohra
27/05/26

Kailash Chandra Rohra

No. 16037 Date 27/11/25

Name.....

Address.....

Valid.....

Vendor.....

H. Sardar

Advocate

Civil & Criminal Court

SAHABUDDIN CAZI

Stamp Vendor of Barulpur Civil & Criminal Court

4. The licensee and members of Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.
5. The licensor agrees to supply and the licensee agrees to use and maintain in reasonable condition, normal wear and tear excepted, the following furnishings: Table and chair.

Term

6. The term of the Lease commences at 12:00 noon on 8th June 2026 and ends at 12:00noon on 8th May 2027. In the event of renewal of the agreement, the monthly rent shall stand increased by 5 % over the existing rent.
7. Either Party may terminate the agreement by giving 1 month prior written notice to the other party.
8. Upon the greater of 48 days' notice and any notice required under the applicable legislation of West Bengal (the "Act"), the licensor may terminate this tenancy if the licensee has defaulted in the payment of any portion of the Rent when due, and that amount is still due after any grace period required by the Act, or the licensee has breached any Provision of this rental.

Rent

9. Subject to the provisions of this Lease, the rent for the Property is ₹11,000.00 per month (the "Rent"), exclusive of electricity charges and inclusive of all other maintenance/common charges, if any.
10. Electricity meter installation in the Licensor's name is currently under process. Till such time, temporary electricity supply is being used. Electricity charges shall be payable by Licensee based on actual usage through the submeter once the electricity connection becomes operational.
11. The licensee shall pay the Rent on or before the 8th of each and every month of the term of this Lease, either by cash, cheque, deposit into the Landlord's bank account or mobile payment at such place or account as may be designated by the licensor from time to time.

Rental Deposit

12. Upon execution of this Lease, the Licensee shall pay the Landlord a security deposit of ₹33,000.00 (the "Security Deposit"). Security deposit shall be refundable within 30 days from peaceful handover of the premises, subject to reasonable deductions, as permitted under this Lease. No deduction would be made for normal wear and tear.
13. During the term of this Lease or after its termination, the licensor may charge the licensee or make deductions from the Security Deposit for any or all of the following:
 - a. repair of walls due to plugs, large nails or any unreasonable number of holes in the walls including the repainting of such damaged walls;
 - b. repainting required to repair the results of any improper use or excessive damage by the Tenant;
 - c. unplugging toilets, sinks and drains;
 - d. replacing damaged or missing doors, windows, screens, mirrors or light fixtures;
 - e. repairing cuts, burns, or water damage to inoleum, rugs, and other areas;
 - f. any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the licensee or by any person for whom the licensee is responsible;
 - g. the cost of extermination where the licensee or the Tenant's guests have brought or allowed insects into the Property or building;
 - h. repairs and replacement required where windows are left open which directly or indirectly causes rain or water damage to floors, walls, structure, or plumbing;
 - i. replacement of locks or lost keys for the Property and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys; and
 - j. any other purpose allowed under this Lease or the Act.
14. The licensor should complete the following works before handing over the property to licensee.
 - Construction of private washroom with western toilet
 - Installation of AC

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- Installation of AC
- Cleaning of office room
- Painting of office room
- Functional condition of tables and drawers
- Provision of new chairs

15. The Tenant may not use the Security Deposit as payment for the Rent.

Quiet Enjoyment

16. The licensor covenants that on paying the Rent and performing the covenants contained in this Lease, the licensee will peacefully and quietly have, hold, and enjoy the Property for the agreed term.

Inspections

17. At all reasonable times during the term of this Lease and any renewal of this Lease, the licensor and its agents may enter the Property to make inspections or repairs, or to show the Property to prospective tenants or purchasers upon the greater of 48 hours' notice to the licensee and any notice required by the Act.

Licensee Improvements

18. The Tenant will obtain written permission from the Landlord before doing any of the following:

- applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;
- painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;
- removing or adding walls, or performing any structural alterations;
- changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units;
- placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or
- affixing too re renting upon or near the Property any radio or TV antenna or tower.

Attorney Fees

19. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

20. This Lease will be construed in accordance with, and exclusively governed by, the laws of West Bengal.

Severability

If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are Required by the Act are incorporated into this Lease.

21. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

Amendment of Lease

22. This Lease may only be amended or modified by a written document executed by the Parties.

Assignment and Subletting

23. Without the prior, express, and written consent of the Landlord, the licensee will not assign this Lease, or sublet or grant any concession

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subletting, concession, or license. Any assignment, subletting, concession, or license without the prior written consent of the Landlord, or an assignment or subletting by operation of law, will be void and will, at the Landlord's option, terminate this Lease.

Maintenance

24. The licensee will, at its sole expense, keep and maintain the Property and appurtenances in good and sanitary condition and repair during the term of this Lease and any renewal of this Lease.
25. Major maintenance and repair of the Property not due to the Tenant's misuse, waste, or neglect or that of the Tenant's employee, family, agent, or visitor, will be the responsibility of the licensor or the Landlord's assigns.

Care and Use of Property

26. The licensee will promptly notify the licensor of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.
27. The Tenant will not engage in any illegal trade or activity on or about the Property.
28. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.
29. If the licensee is absent from the Property and the Property is unoccupied for a period of 4 consecutive days or longer, the licensee will arrange for regular inspection by a competent person. The licensor will be notified in advance as to the name, address and phone number of the person doing the inspections.
30. At the expiration of the term of this Lease, the licensee will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.
31. During the term of this Lease or after its termination, the licensor may charge the licensee for replacement of locks and/or lost keys to the Property, and any administrative fees associated with the replacement as a result of the Tenant's misplacement of the keys.

Rules and Regulations

32. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

Address for Notice

For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Licensee Details for notice is:

- a. Name: Sejuti Roy
- b. Aadhar XXXXXXXX1855
- c. Pan AWVPR7016G
- d. Address: 9, West Row, Circus Avenue Kolkata, West Bengal
- e. Contact No. 9836313985

33. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

- a. Name: Kailash Chandra Rohra.
- b. Address: 129 block c 3 rd floor bangur avenue. Kolkata
700055
- c. The contact information for the licensor is:
Phone: 9830329148.

General Provisions

34. All monetary amounts state or referred to in this Lease are based in the Indian rupee.
35. Any waiver by the licensor of any failure by the licensee to perform or observe the provisions of this Lease will not operate as a waiver of

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36. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.
37. All sums payable by the licensee to the licensor pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the licensor as rental arrears.
38. Locks may not be added or changed without the prior written agreement of both Parties.
39. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
40. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
41. This Lease constitutes the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either Party except to the extent incorporated in this Lease.
42. The licensee will indemnify and save the Landlord, and the owner of the Property where different from the Landlord, harmless from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the Landlord will or may become liable or suffer by reason of any breach, violation or non-performance by the licensee or by any person for whom the Tenant is responsible, of any covenant, term, or provisions here of or by reason of any act, neglect or default on the part of the licensee or other person for whom the licensee is responsible. Such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of the Lease will survive the term.

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