

Before the Notary  
at Alipore Judge's Court

Sl. No. 103 Dated 8/4/26 2025

# NOTARIAL CERTIFICATE

(Pursuant to Section 8 of the Notaries Act, 1952)

TO ALL MEN BY THESE PRESENTS SHALL COME, I, **KAZI KHALEKUJJAMAN**, Advocate & Notary practicing as a NOTARY in Alipore Judges' Court & Alipore Police Court within the District of KOLKATA of the State of West Bengal within the Union of India, do hereby declare that the Paper Writings collectively marked "A" annexed hereto hereinafter called the "Paper Writings A", are presented before me by the executant (s).

RENT AGREEMENT

\* Debraj Dey. of E. 122A, Southern Avenue

Kol 700029

\* Mrs. Kashkan Global Advisors, at, 122A, Southern

Avenue Kol 700029



Hereinafter referred to as the "executant (s)" on this, the \_\_\_\_\_ day of \_\_\_\_\_ two thousand and .....

**08 APR 2026**

The "executant (s)" having admitted the execution of the "Paper Writings' A" in respective hand (s), in the presence of the witness (es), who as such, subscribe (s) signature (s), thereon and being satisfied as to the identity of the executant (s) and the execution of the "Paper Writings A" and testify that the said execution is in the hand (s) of the executant (s).

IN WITNESS WHEREOF Being required of a Notary, I have granted THESE as my NOTARIAL CERTIFICATE to serve and avail as need and or may require.

IN FAITH AND TESTMONY WHEREOF I, **KAZI KHALEKUJJAMAN**, the said Notary, have herunto set and subscribed my hand and affixed my Notarial Seal of Office at Alipore Judges' Court & Alipore Police Court, Kolkata - 700 027, in the District of Kolkata on this the \_\_\_\_\_ day of ..... 20

**08 APR 2026**

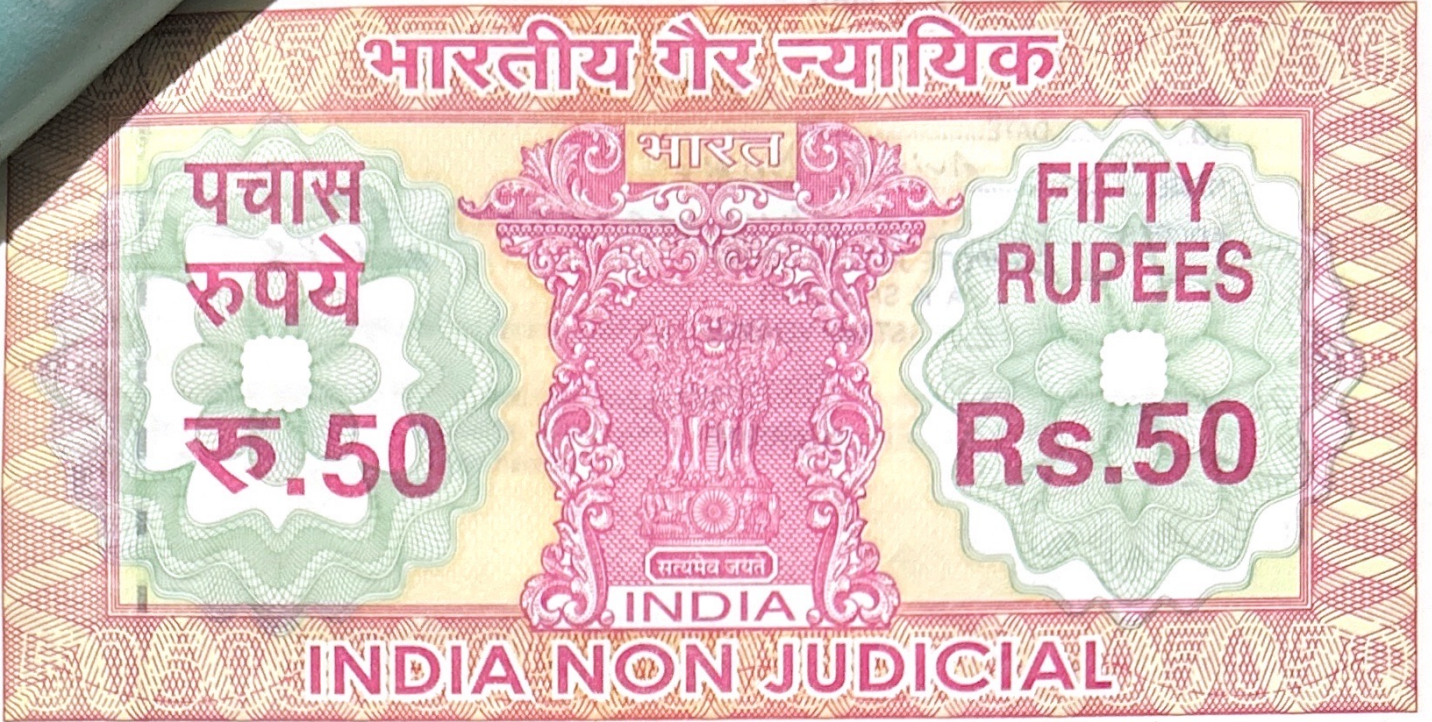
Kazi Khalekujjaman  
**KAZI KHALEKUJJAMAN**

**Notary**  
Govt. of West Bengal  
Regn. No. 07 / 2016  
Kolkata



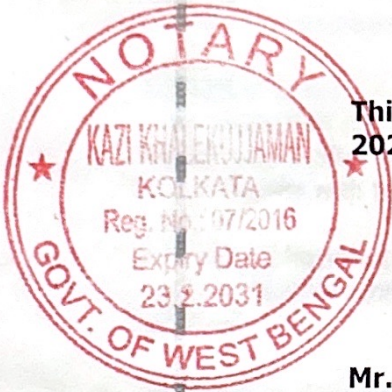
**08 APR 2026**





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Before the Notary at Alipore Judge's Court AN 131309



This Rent Agreement is made and entered into on this 23<sup>rd</sup> Day of March 2026, at Kolkata.

BY AND BETWEEN

Mr. Debraj Dey, PAN No. ADUPD2093D, working for gain from 122A Southern Avenue, Kolkata 700029, West Bengal, India, hereinafter referred to as the "Lessor" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators, and assigns) of the One Part.



AND

M/s Kashkan Global Advisors, a Partnership Firm registered under the Indian Partnership Act, 1932, represented by Partners, Mr. Avijit Dutta, S/o Late Ajit Dutta, PAN No. ADWPD5505G, residing at 21/1A Shyamananda Road, Kolkata 700025, and Ms. Shikha Dutta, D/o Late S B Bhowmick, PAN No. AMNPD1465F, residing at 10/D Chakraberia Lane, Elgin Road, Kolkata 700020, hereinafter referred to as the "Lessee" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its partners, legal representatives, and permitted assigns) of the Other Part.

The Lessor and the Lessee are hereinafter collectively referred to as "Parties" and individually as "Party".



08 APR 2026

Avijit Dutta

KASHKAN GLOBAL ADVISORS PARTNER

Shikha Dutta

KASHKAN GLOBAL ADVISORS PARTNER

12 3 MAR 2026

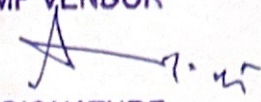
NO. 8119 DATE..... RS. 50/-

NAME..... Avijit Dutta

ADDRESS..... 21/1A Shyamavada Road

ALIPORE JUDGES COURT  
A. K. SAMAJPATI  
STAMP VENDOR

101-25

  
SIGNATURE



KASHKAN GLOBAL ADVISORS  
PARTNER  
Shikha Dutta

KASHKAN GLOBAL ADVISORS  
PARTNER  
Anjan Kumar

12 3 MAR 2026

WHEREAS:

1. The Lessor has represented that it has arrangements to provide Office facilities and provide allied services to Lessee.
2. The Lessee is engaged in the business of Real Estate Consultancy and Advisory.
3. The Lessor agrees to let out, and the Lessee agrees to take on rent, an office space situated on the 5th floor of the above property, admeasuring approximately 500 square feet, subject to the terms and conditions mentioned herein.

NOW, THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. Leased Premises

The Lessor hereby agrees to let, and the Lessee agrees to take on lease, the office space on the 5th floor of the property located at 122A Southern Avenue, Kolkata 700029, West Bengal, admeasuring approximately 500 square feet (hereinafter referred to as the "Premises").

2. Term of Lease

The lease shall commence on 1<sup>st</sup> of April 2026 and shall initially be for a term of 36 (thirty-six) months (hereinafter referred to as the "Term"). The Term may be renewed upon mutual consent of both Parties with terms and conditions agreed in writing.

3. Rent and Payment Terms

a) The monthly rent payable by the Lessee to the Lessor shall be INR 50000.00 (Rupees Fifty Thousand Only).

b) The rent shall be payable on or before the 5th day of each calendar month in advance.

c) The rent may be paid via bank transfer to the account designated by the Lessor or through another mode as mutually agreed upon by both Parties.

4. Security Deposit

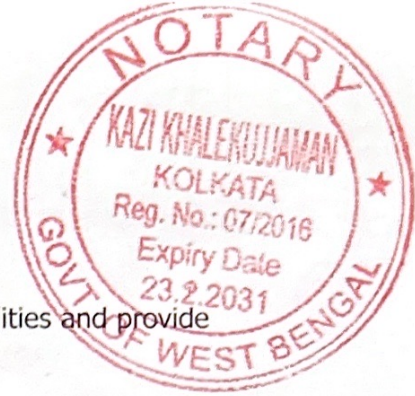
a) The Lessee shall pay the Lessor an interest-free refundable security deposit of INR 50000.00 (Rupees Fifty Thousand Only) upon execution of this Agreement.

b) The security deposit shall be refunded to the Lessee, after adjusting any unpaid dues or damages, at the end of the lease term or upon earlier termination.

5. Maintenance and Repairs

a) The Lessor shall be responsible for structural repairs and major maintenance of the Premises.

b) The Lessee shall undertake routine maintenance and keep the Premises in good and tenable condition, subject to normal wear and tear.



*Muj D*

KASHKAN GLOBAL ADVISORS

*[Signature]*

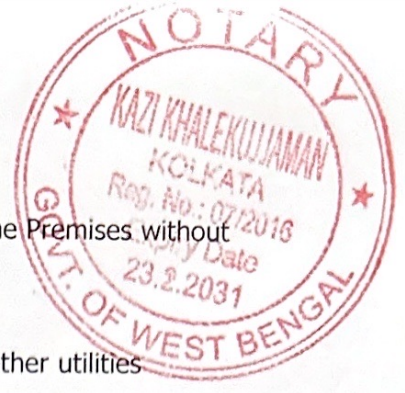
PARTNER

KASHKAN GLOBAL ADVISORS

*Shikha Datta*

PARTNER

08 APR 2026



c) The Lessee shall not make any structural alterations or modifications to the Premises without prior written consent from the Lessor.

6. Utilities and Other Charges

The Lessee shall bear all charges related to electricity, water, internet, and other utilities consumed on the Premises.

7. Use of Premises

The Premises shall be used solely for office purposes related to the Lessee's business of real estate consultancy and advisory.

8. Subletting

The Lessee shall not sublet, assign, or transfer any part of the Premises to any third party without prior written consent from the Lessor.

9. Termination of Lease

a) Either Party may terminate this Agreement by providing 3 (Three) month's written notice to the other Party.

b) In the event of non-payment of rent for two consecutive months or breach of any terms herein, the Lessor reserves the right to terminate this Agreement forthwith.

10. Indemnity

The Lessee agrees to indemnify and hold harmless the Lessor from any liabilities, claims, or damages arising from the Lessee's use of the Premises or violation of any terms of this Agreement.

11. Force Majeure

Neither Party shall be liable for any failure to perform its obligations under this Agreement if such failure is caused by an event beyond its reasonable control, including but not limited to acts of God, natural disasters, war, and governmental restrictions.

12. Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of India. Any disputes arising out of or in connection with this Agreement shall be subject to the exclusive jurisdiction of the courts in Kolkata.

13. Entire Agreement

This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, representations, and understandings, whether oral or written.

14. Amendment

Any amendments or modifications to this Agreement must be in writing and signed by both Parties.



*Ay D*

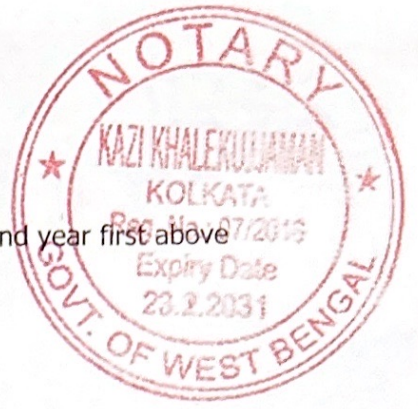
08 APR 2026

KASHKAN GLOBAL ADVISORS

*Ay D*  
PARTNER

KASHKAN GLOBAL ADVISORS

*Shikha Datta*  
PARTNER



IN WITNESS WHEREOF, the Parties hereto have set their hands on the day and year first above written.

Signed for and on behalf of the Lessor:

*Debraj Dey*

Mr. Debraj Dey  
Date: 23/03/2026  
Place: Kolkata

Signed for and on behalf of the Lessee:

KASHKAN GLOBAL ADVISORS

*Avijit Dutta*

PARTNER

Mr. Avijit Dutta  
Partner, Kashkan Global Advisory  
Date: 23/03/2026  
Place: Kolkata

KASHKAN GLOBAL ADVISORS

*Shikha Dutta*

PARTNER

Ms. Shikha Dutta  
Partner, Kashkan Global Advisory  
Date: 23/03/2026  
Place: Kolkata

WITNESSES

1. *Swaraj Sarkar*

Name: SWARAJ SARKAR

Address: PAHARPUR, BURDWAN 713408  
# 83488 44140

2. *Kanya Dutta*

Name: KANYA DUTTA

Address: 2/1A SHYAMANANDA RD  
KOLKATA 700025  
# 9674040202

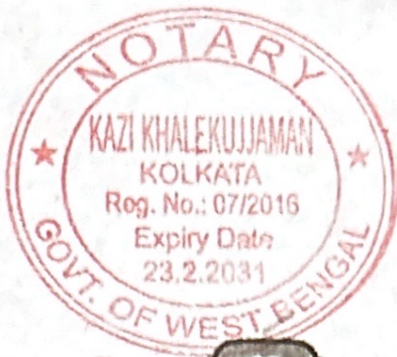


Signature attested  
in identification

Kazi Khalekujaman  
Notary, Govt. of West Bengal  
Regn. No. : 07/2016  
Kolkata

Identified by  
*Debasish Chowdhury*  
Advocate  
Municipal Judge Court  
Kol-700027  
WB/929/1983

08 APR 2026



08 APR 2026

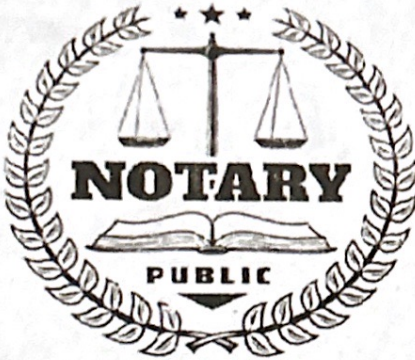


Notary

THE DAY OF 20

08 APR 2026

08 APR 2026



PAPER WRITINGS "A"

&

THE RELATIVE NOTARIAL  
CERTIFICATE



08 APR 2026

**KAZI KHALEKUJAMAN**

**NOTARY**  
**Govt. of West Bengal**  
**Regn. No. 07/2016**  
**Alipore Judges' Court &**  
**Police Court**  
**Kolkata**

Chamber:  
7, Mehar Ali Mondal Street,  
Near Mominpore Junction  
Kolkata – 700 027