

SL. NO. .... 321/06/11 of 2025

## -: Notarial Certificate :-

TO ALL MEN THESE PRESENTS SHALL come, I MUKUL SRIVASTAVA appointed by the Government of India as a NOTARY being authorised to practices as such in the District of KOLKATA in the state of WEST BENGAL within union of India do hereby verify, authenticate, certify, attest as under the execution of the instruments, do hereby declare that the paper writing collectively Marked 'A' annexed hereto hereinafter called the paper WRITINGS 'A' are presented before me by the EXECUTANT(S)

Narohami Nandi  
at Danga Para, Chhota Satui, Berhampore  
Murshidabad, West Bengal-742405  
and

Somnath Bhakat  
at 23, Shibnath Mukherjee Lane  
Uttarpara, Kotbung (M), Serampur  
Uttarpara, Hugli, West Bengal  
712232.

Here after referred to as the executants (s) on  
this 06/11/2025

The executants(s) having admitted execution of the 'PAPER WRITINGS A' in respective hand (s) in the presence of the witnesses who as such subscribe (s) signature(s) thereon and being satisfied as to the identify of the Executant (s) and the said execution of the "PAPER WRITING A" and satisfy that the said execution is in the respectively hand(s) of the executants (s)

AN ACT WHEREOF being require of a NOTARY, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to served and avail as need and occasion shall or may required.

IN FAITH AND TESTIMONY WHEREOF I, the said NOTARY PUBLIC, have hereunto set and subscribed by hand and affix my Notarial Seal of Office at Sealdah Court at Sealdah in the Dist. at

Kolkata on this 06/11/2025

M. SRIVASTAVA  
Notary Regn. No.-8087/10  
Govt. of India  
Sealdah Court  
Kolkata

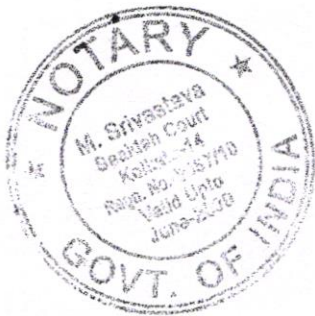
MUKUL SRIVASTAVA  
NOTARY  
Govt. of India  
Regn. No. 8087/10  
Sealdah Court

06 NOV 2025



भारतीय न्यायिक पश्चिम बंगाल WEST BENGAL

14AC 176620



**COMMERCIAL SPACE RENT AGREEMENT**

**THIS RENT AGREEMENT**, is made on this day of 28<sup>th</sup> day of  
October, 2025.

**BY AND BETWEEN**

**M. SRIVASTAVA**  
Notary Regn. No.-8087/10  
Govt. of India  
Sealdah Court  
Kolkata

*Notary Seal*

06 NOV 2025

**NAROHARI NANDI** (Aadhaar No. 6064 6040 3303) Son of Ram Pada Nandi residing at Dangapara, Chhota Satui, Berhampore, Murshidabad, West Bengal-742405 hereinafter referred to as "LICENSOR" (which term or expression unless excluded by or repugnant to the subject or context shall mean and include his executors, administrators, heirs, successors, legal representatives and assigns) of the **FIRST PART.**

**-AND-**

**SOMNATH BHAKAT** (Aadhaar No.3877 3278 7161) Son of Jawaharlal Bhakat, residing at 23 Shibnath Mukherjee Lane, Uttarpara Kotrung(m), Bhadrakali, Serampur, Uttar Para, Hooghly, West Bengal-712232 herein referred to as the **LICENSEE** (which term or expression unless excluded by or repugnant to the subject or context shall mean and include his executors, administrators, heirs, successors, legal representatives and assigns) Party of the **SECOND PART**

**WHEREAS** the party of the First Part is the owner of a commercial Space on the Ground Floor, Measuring about 192 Sq.ft., Situated at Plot No.DD/223, Premises No. 23-0293, Street No.293, Action Area I, New Town, West Bengal 700156.

**AND WHEREAS** the party of the second being informed gives a proposal to the owner to take the said Commercial Space on rent for a period of **5 Years**, starting from the day of **01.12.2025**, at a monthly license fee of **Rs.13,000/- (Rupees Thirteen Thousand)** only, to be payable by 7<sup>th</sup> day of each month.

**AND WHEREAS**, the party of the second part will pay to the party of the first part a sum of **Rs.13,000/- (Rupees Thirteen Thousand) only** as advance security deposit. In event the party of the second part wishes to put an end of these agreement present, the said amount will be returned back to the party of the second part by the party of the first part provided in case of any damage done by the party of the licensee on the property, the owner will be at liberty to make good of the said loss from the security deposit.

M. S. BHAKTAVATSALAM  
Notary Regn. No.-8087/10  
Govt. of India  
Sealdah Court  
Kolkata.

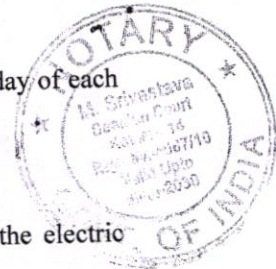
06 NOV 2025

Narohari Nandi

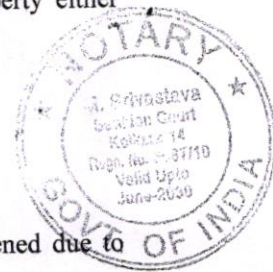
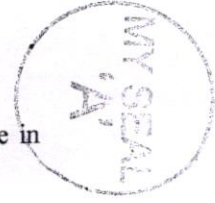
AND WHEREAS to avoid future contradictions both the parties now entered into an Agreement for leave and license on the **1<sup>st</sup> day of December, 2025**, in respect of the said Commercial Space area on the following terms and conditions.

**THE TERMS AND CONDITIONS**

1. **Date of Commencement:** - **1<sup>st</sup> day of December, 2025.**
2. **Date of Expiry:** - **30<sup>th</sup> Day of November, 2030.**
3. **Place under Tenancy:** One Commercial Space on the Ground Floor, Situated at Plot No.DD/223, Premises No.23-0293, Street No.293, Action Area I, New Town, West Bengal 700156.
4. **Tenancy Fees:** - The licensee shall pay the License fees of **Rs.13,000/- (Rupees Thirteen Thousand)** only, every month.
5. **Period:** - The leave and license agreement will be in force for 60 months only i.e. from **1<sup>st</sup> day of December, 2025 to 30<sup>th</sup> day of November, 2030**, which may be extended as per will and wish of the parties.
6. **Payment Terms:** - The licensee fee shall be payable online by **7<sup>th</sup> day of each** month.
7. **Electric Charges and Society Charges:** - The tenant will pay the electric charges as per WBSEDCL meter consumption and Society rule
8. **Addition, Alteration, Modification or Decoration:** - The licensee shall not make any addition, alteration, modification or decoration of the said Commercial Space without permission of Licensor.
9. **Default of Payment:** - In case of default of payment of license fee for Two consecutive months, this agreement shall automatically cease to be exist and the owner shall forthwith be entitled to take possession of the tenanted property without any further notice.



10. **Purpose:** The said licensee shall use the said commercial space for office purpose to run its Real Estate Agency business activities only.
11. **Expiry:** The period of expiry will be **30th November, 2030** or any date in case either party wants to put an end to this present agreement.
12. **Termination prior to Expiry:** - In case either party wants to terminate the agreement prior to expiry, the parties have to give Two-month prior notice. Provided, the first three months will be "Lock in Period" in which neither parties will able to cancel this present agreement. If licensee terminate this agreement before 3 (Three) months then Security Deposit Will be forfeited/.
13. **Sub-Lease:** - The Licensee shall not and will not give the property either whole or part of it under sub-tenancy.
14. The Licensee shall not mortgage or obtain loan with the said property.
15. **Damages:** - In case of any major damage on the property happened due to fault and/or negligence on the part of the tenant, the owner shall be and will be at liberty to claim demurrage form the tenant.
16. **Repairing:** - The licensee will not create any obstruction towards any repairing work on the Commercial Shop both from inside and outside at any point of time.
17. **Renewal:** - In case both the parties agree for renewed the said Agreement can be renewed for further tenure with mutually agreement.
18. **Restrictions-** The licensee will be under obligation to maintain utmost peace and harmony during its usage of the property.
19. The Licensor is at liberty to inspect this property at any time without any obstruction by the Licensee.





21. The licensee will be responsible for obtaining police verification and trade licence.

22. The rent shall increase by 5% every year from the date of commencement of this agreement i.e on each anniversary of 1<sup>st</sup> Decemberr, the monthly rent will be enhanced by 5% of the immediately preceding year's rent.

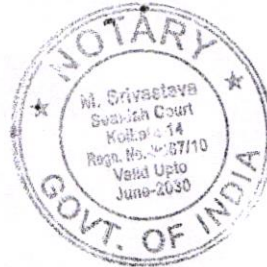
**IN WITNESS WHEREOF** the parties hereto have agreed to all terms and condition and duly Sign the agreement as under:-

**IN THE PRESENCE OF:**

**Witnesses:**

1. Narugopal Lanka

2.



Narohari Nemade

**SIGNATURE OF THE LICENSOR**

M. SRIVASTAVA  
Notary Public, Reg. No. 14/10  
Govt. of India  
Sudesh Court  
Kolkata

**SIGNATURE OF THE LICENSEE**

06 NOV 2025



SL. No.

PAPER WRITINGS 'A'

&

THE RELATED  
NOTARIAL CERTIFICATE



**MUKUL SRIVASTAVA**

ADVOCATE

&

NOTARY

Govt. of India

Registration No. 8087/10

Sealdah Court

Room No. 201

1, Beliaghata Road, Kolkata-700014

Residence

20/B, Bolal Singhi Lane,  
Kolkata - 700 009

Mobile : +91-98316 04527

Phone : 2350-0144

M. SRIVASTAVA  
Notary Regn. No.-8087/10  
Govt. of India  
Sealdah Court  
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