



बंगाल WEST BENGAL

40AA 286478

RENT AGREEMENT

This Rent Agreement is executed at West Bengal, on this 01/04/2026, by and between:

First Party / Owner

Binod Kumar Jaiswal S/O Shangyo Ram Jaiswal,
Resident of T62/1, JHOWTALA LANE, TEGHARIA, HATIARA, North 24
Parganas, West Bengal - 700157,
Aadhaar No.: 366629568631
(Hereinafter referred to as the "First Party" or "Owner".)

Second Party / Tenant

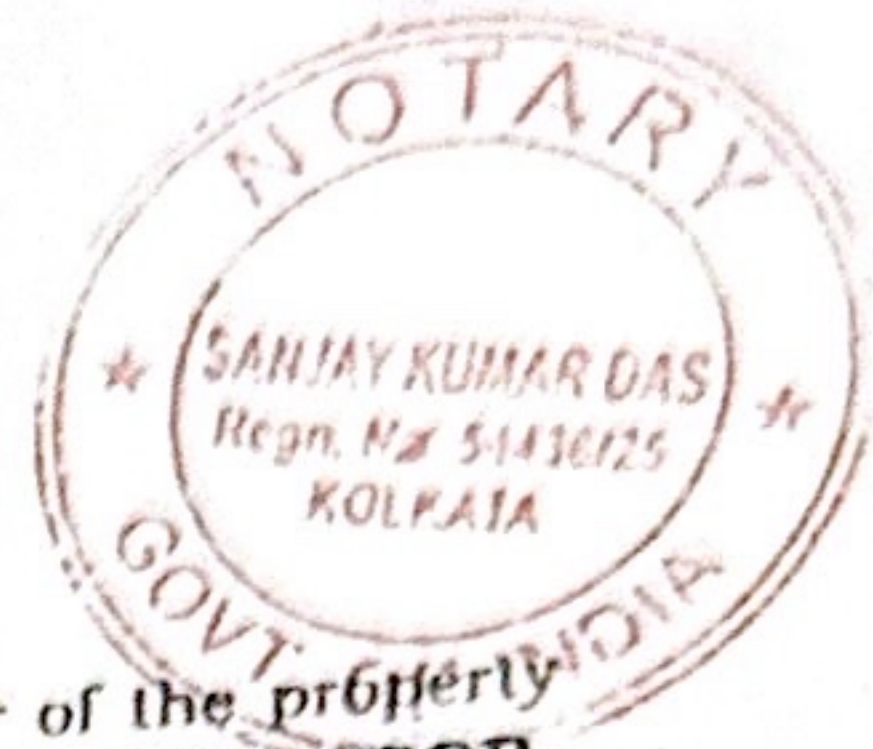
Krishna Jaiswal S/O Binod Kumar Jaiswal,
Resident of T62/1, JHOWTALA LANE, TEGHARIA, HATIARA, North 24
Parganas, West Bengal - 700157,
Aadhaar No.: 626155028753
(Hereinafter referred to as the "Second Party" or "Tenant".)

The expressions "First Party" and "Second Party" shall mean and include their legal heirs, executors, administrators, successors and permitted assigns.

Whereas

SANJAY KUMAR DAS
NOTARY GOVT OF INDIA
REGN. NO. 4436/25
Chief Judicial Magistrate
283, Bankshall Street
Kolkata-700001

01 APR 2026



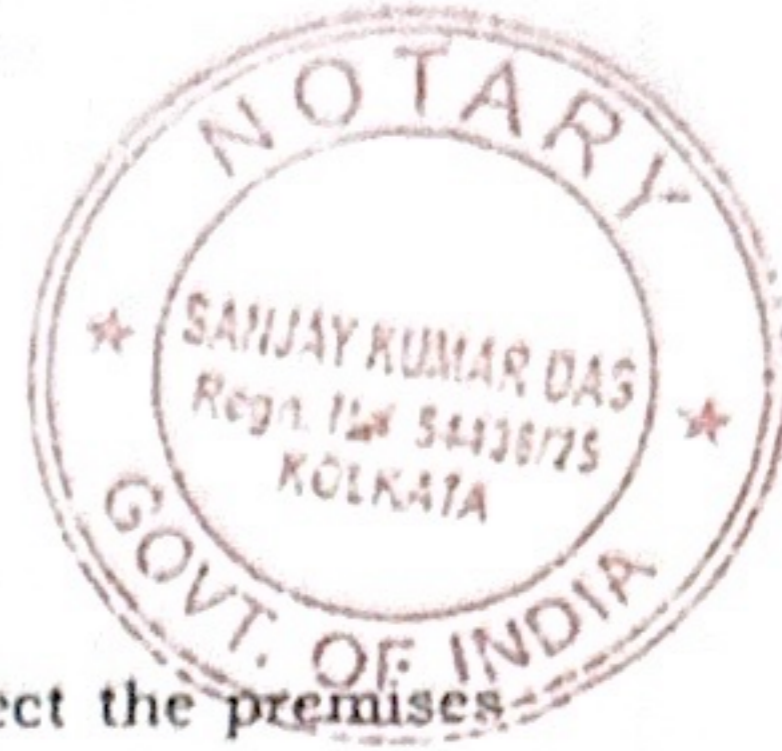
WHEREAS the First Party is the absolute and lawful owner of the property located at IIE/23 Fat No.- OFFICE SPACE No. 712, Floor No.-7TH FLOOR, Company Name- PS ABACUS, PLOT No.-IIE/23, Premises No.-116-1111, New Town, Kolkata, North 24 Parganas, Barasat Sadar, Pincode-700161 (hereinafter referred to as the "Property").
AND WHEREAS the Second Party has approached the First Party to take the Property on rent, and the First Party has agreed on the following terms and conditions:

Terms and Conditions

1. That the monthly rent of the Property is fixed at ₹ 10000/-, payable on or before the 5 day of each English calendar month.
2. That the tenancy shall commence on 19/04/2026 and shall remain valid for a period of 11 months, expiring on 18/03/2027, unless mutually extended.
3. That electricity and water charges shall be payable by the Second Party based on actual consumption.
4. That municipal taxes/property tax shall be borne solely by the First Party.
5. That the Second Party shall pay monthly maintenance charges of ₹ 1000/- in addition to the rent.
6. That the First Party has received a refundable security deposit of ₹ 20000/-, which shall be refunded at the time of vacating the premises after adjusting any damages beyond normal wear and tear.
7. That the Second Party may terminate the tenancy before expiry by giving one month's written notice.
8. That the tenancy may be extended through mutual agreement, with rent increased at 5% or as otherwise mutually decided.
9. That the Second Party shall not sublet, assign or part with possession of the Property or any part thereof.
10. That failure to pay rent for one month beyond the due date shall entitle the First Party to terminate the tenancy.
11. That the Second Party shall comply with all rules, regulations and municipal bye-laws applicable within the State of West Bengal.
12. That the Property shall be used only for Commercial purpose and no other purpose.
13. That the Second Party shall not carry out any structural changes, alterations or additions without prior written consent of the First Party.
14. That day-to-day minor repairs shall be carried out by the Second Party, while major structural repairs shall be undertaken by the First Party.
15. That the Second Party shall not engage in any illegal, immoral, or hazardous activities nor store any inflammable or dangerous items.

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SANJAY KUMAR DAS
NOTARY GOVT. OF INDIA
REGN. NO. 51430125



16. That the First Party or an authorized agent may inspect the premises with reasonable prior notice.
17. That the Second Party shall not use the address of the Property for loans, credit cards or any financial applications without written consent of the First Party.
18. That the Second Party shall complete **Tenant Police Verification** if required by the local police authority (especially recommended in Kolkata), and submit required documents such as ID proof, photographs and this agreement.
19. That any violation of the terms of this Agreement shall entitle the First Party to terminate the tenancy and take possession of the Property in accordance with law.
20. That all disputes arising out of or in connection with this Rent Agreement shall be subject to the jurisdiction of courts at **West Bengal**.

IN WITNESS WHEREOF, the parties hereto have executed this Rent Agreement on the date, month and year first mentioned above.

WITNESSES:

1. Aryan Jaiswal

2. Sarish Jaiswal

Binod Kumar Jaiswal

FIRST PARTY / OWNER

Krishna Jaiswal

SECOND PARTY / TENANT

Identified by me

SCMA DUTTA
Advocate
C.J.M. Court, Kolkata
Regn. No. - F-1496/21

SANJAY KUMAR DAS
NOTARY GOVT. OF INDIA
REGN. NO. 54436/25
Chief Judicial Magistrate
283, Bankhall Street
Kolkata-700001

Signature of Sanjay Kumar Das
Identification of Sanjay Kumar Das
SANJAY KUMAR DAS
NOTARY GOVT. OF INDIA
REGN. NO. 54436/25
Chief Judicial Magistrate
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