

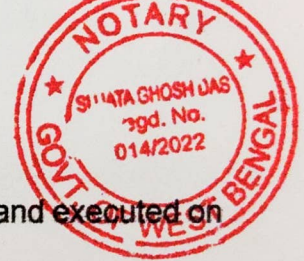


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

29AC 090525



RENTAL AGREEMENT
(For Commercial / Office Premises)



This Rental Agreement (hereinafter referred to as "Agreement") is made and executed on this 12th day of June 2026, at Kolkata, West Bengal, India.

BETWEEN:

FIRST PARTY (LANDLORD)

Name: Ram Kishore Ojha

S/O: Raghuvir Ojha

Address: Belegghata Gali No. 40, Main Road, Kolkata, West Bengal – 700010, India

(Hereinafter referred to as the "LANDLORD", which expression shall include his heirs, successors, executors, and assigns.)

AND

SECOND PARTY (TENANT)

Company Name: Thee House of Real Estate Solutions Private Limited

CIN: U70109PN2021PTC203367

Registered Office: S No. 210/1, Shop No. 318, Pride Purple Square, Wakad Road, Pune – 411057, Maharashtra, India

(Hereinafter referred to as the "TENANT", which expression shall include its successors, in-interest and permitted assigns.)

FOR THEE House of Real Estate Solutions Pvt Ltd
BEFORE MR. CHANDAN K. CHAKRABORTY
NOTARY
Director

12 JUN 2026

The Landlord and the Tenant are hereinafter individually referred to as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, the Landlord is the absolute owner and is in peaceful possession of the property situated at Belegghata Gali No. 40, Main Road, Kolkata, West Bengal – 700010 (hereinafter referred to as the "Demised Premises");

AND WHEREAS, the Tenant, a duly incorporated company, has approached the Landlord to take the Demised Premises on rent for its commercial/office operations;

AND WHEREAS, the Landlord has agreed to let out the Demised Premises to the Tenant on the terms and conditions set out hereinafter.

NOW THEREFORE

In consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. DEMISED PREMISES

The Landlord hereby agrees to let out and the Tenant agrees to take on rent the Demised Premises situated at: Belegghata Gali No. 40, Main Road, Kolkata, West Bengal – 700010, India, for use as a commercial office space.

2. COMMENCEMENT DATE & TERM

This Agreement shall commence on 12th June 2026 and shall be valid for a period of 11 (Eleven) Months, expiring on 11th May 2027, unless terminated earlier in accordance with the provisions of this Agreement. Upon expiry, the Agreement may be renewed by mutual written consent of the Parties on such terms and conditions as may be mutually agreed upon.

3. MONTHLY RENT

The Tenant agrees to pay a monthly rent of Rs. 25,000/- (Rupees Twenty-Five Thousand Only) to the Landlord. The rent shall be payable on or before the 5th day of every calendar month via bank transfer / NEFT / RTGS / UPI / cheque, to the account/details as directed by the Landlord in writing.

(a) In case of delay in payment of rent beyond 10 days from the due date, the Tenant shall be liable to pay a late payment penalty of Rs. 500/- per day of delay.

(b) The rent shall be subject to revision at the time of renewal, as mutually agreed by the Parties.

4. SECURITY DEPOSIT

The Tenant shall deposit a refundable Security Deposit of Rs. 25,000/- (Rupees Twenty-Five Thousand Only) with the Landlord prior to taking possession of the Demised Premises. The Security Deposit shall not carry any interest and shall be refunded by the Landlord to the Tenant within 30 days of vacation of the premises after deducting any outstanding dues, unpaid rent, or cost of damages, if any.

FOR THEE House of Real Estate Solutions Pvt Ltd

ATTESTED SIGNATURE ONLY
BEFORE MF. ON IDENTIFICATION
Director

12 JUN 2026

12 JUN 2026

5. LOCK-IN PERIOD

Both Parties agree to a Lock-in Period of 3 (Three) Months from the date of commencement of this Agreement, i.e., from 12th June 2026 to 11th September 2026. During this period, neither Party shall terminate this Agreement without the written consent of the other Party. In case of early termination during the lock-in period, the terminating Party shall be liable to pay rent for the remaining lock-in period as liquidated damages.

6. PURPOSE OF USE

The Demised Premises shall be used exclusively for the commercial / office operations of the Tenant, i.e., Thee House of Real Estate Solutions Private Limited. The Tenant shall not use the premises for any residential, illegal, immoral, hazardous, or unauthorized purpose.

7. MAINTENANCE & REPAIRS

- (a) The Tenant shall maintain the Demised Premises in a clean, hygienic, and good condition throughout the tenancy period.
- (b) Minor day-to-day repairs (costing up to Rs. 2,000/-) shall be carried out and borne by the Tenant.
- (c) Major structural repairs shall be the responsibility of the Landlord. The Tenant shall promptly notify the Landlord of any structural defects.
- (d) The Tenant shall not carry out any structural alterations, additions, or modifications to the Demised Premises without the prior written consent of the Landlord.

8. UTILITIES & OUTGOINGS

The Tenant shall be solely responsible for payment of all utility charges including electricity, water, internet, telephone, and any other services consumed at the Demised Premises during the tenancy period. All such bills shall be paid directly by the Tenant to the concerned authorities before their due dates. Any arrears of utility charges shall be adjusted from the Security Deposit at the time of vacating the premises.

9. PROHIBITION ON SUB-LETTING

The Tenant shall not sub-let, assign, transfer, license, or part with possession of the Demised Premises or any part thereof to any third party without the prior written consent of the Landlord. Any unauthorized sub-letting shall be deemed a material breach of this Agreement and shall entitle the Landlord to terminate this Agreement forthwith.

10. RIGHT OF INSPECTION

The Landlord or his duly authorized representative shall have the right to inspect the Demised Premises at any reasonable time during business hours, by giving prior written or verbal notice of at least 24 hours, to inspect the condition and use of the premises.

Signature of Tenant
12 JUN 2026

FOR THEE House of Real Estate Solutions Pvt Ltd

ATTESTED SIGNATURE ONLY
BEFORE MR. CH. IDENTIFICATION

Signature of Director
Director

11. TERMINATION

- (a) After the lock-in period, either Party may terminate this Agreement by giving a written notice of 1 (One) Month in advance to the other Party.
- (b) In case of material breach of any terms of this Agreement by either Party, the non-defaulting Party may terminate this Agreement forthwith by giving written notice to the defaulting Party
- (c) Upon termination or expiry of this Agreement, the Tenant shall hand over vacant and peaceful possession of the Demised Premises to the Landlord in the same condition as received, subject to fair wear and tear.

12. HANDOVER OF PREMISES

At the time of vacating, the Tenant shall: (i) hand over all keys and access cards to the Landlord; (ii) ensure all outstanding utility bills are cleared; (iii) restore the premises to its original state, removing all fixtures, furniture, or equipment installed by the Tenant, unless otherwise agreed in writing.

13. DISPUTE RESOLUTION

Any dispute, difference, or controversy arising out of or in connection with this Agreement shall be first attempted to be resolved amicably by mutual negotiation between the Parties within 30 (Thirty) days of written notice. If unresolved, the matter shall be referred to Arbitration under the Arbitration and Conciliation Act, 1996, by a sole arbitrator appointed by mutual consent. The seat of arbitration shall be Kolkata, West Bengal.

14. GOVERNING LAW & JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of India. Subject to the arbitration clause above, all disputes shall be subject to the exclusive jurisdiction of the Courts at Kolkata, West Bengal.

15. GENERAL PROVISIONS

- (a) This Agreement constitutes the entire understanding between the Parties and supersedes all prior oral or written agreements on the subject matter.
- (b) Any amendment or modification to this Agreement shall be valid only if made in writing and signed by both Parties.
- (c) If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.
- (d) Failure by either Party to enforce any provision of this Agreement shall not constitute a waiver of that Party's right to enforce the same in the future.
- (e) Notices under this Agreement shall be in writing and delivered by hand, registered post, or email to the addresses mentioned in this Agreement.

IN WITNESS WHEREOF

The Parties hereto have signed this Agreement on the date first mentioned above.

FIRST PARTY (LANDLORD) SECOND PARTY (TENANT)

Name: Ram Kishore Ojha Thee House of Real Estate Solutions
S/O: Raghuvir Ojha Private Limited
Address: Belegata Gali No. 40, CIN: U70109PN2021PTC203367
Main Road, Kolkata – 700010

FOR THEE House of Real Estate Solutions Pvt Ltd



Signature: _____ Authorized Signatory: _____

Date: 12th June 2026 Date: 12th June 2026

WITNESSES:

Witness 1:

Bhupendra Roul

Witness 2:

Sachin Kumar Majhi

Signature: _____

Signature: _____

Date: _____

Date: _____

Tapas Das
Advocate
Alipore Police Court
WB 1026/89



12 JUN 2026

12 JUN 2026

ATTESTED SIGNATURE ONLY
BEFORE MF. ON IDENTIFICATION
NOTARY