

SERIAL No. 55 DATE 18 APR 2023



पश्चिम बंगाल WEST BENGAL

76AB 936980

AGREEMENT FOR LETTING OUT PREMISES

Mr. Gadadhar Barman, S/O- Late Khoka Barman, of Vill. & P.O- Bhikahar, P.S- Tapan, 7 no. Ramchandrapur, Dist.- Dakshin Dinajpur, PIN No.- 733142, known as **Landlord** made an agreement with Mr. Birendra Nath Ghorai, S/O- Late Dharandhar Ghorai, Vill.- Jararnagar, P.O.- Henria, Purba Medinipur, PIN- 721430 of General Secretary of "Jararnagar Deshapran Tarun Sangha" (Registered No. S/51010, 1985-86) know as **Tenant**.

Where by the landlord agrees to let out the premises as mentioned below for a fixed period of **05 (five) years** to the tenant for setting up a Woman Senior Citizen'd Home at a monthly rent of at **Rs. 30,500/-** (Rupees Thousand Five Hundred only) and as the tenant agrees to accept the said the proposal this agreement is been executed by both the landlord and the tenant with the following term and conditions :-

- 1) Premises as mentioned in schedule below has been let out to tenant for society work on and from 01/04/2021 to 31/03/2026 and the duration of the tenancy exclusively for **05 (five) years** from such commencement.
- 2) The monthly rent of the said Premises has been fixed at **Rs. 30,500/-** (Rupees Thousand Five Hundred only) and the rent will paid according to English calendar month by the tenant to the landlord.

..... Contd. P-2

Muzhar Rahman Sarkar
NOTARY Regn. No. 57/2007
Beharhat, Dakshin Dinajpur

18 APR 2023

Birendra nath Ghorai
Secretary,
Jararnagar Deshapran Tarun Sangha

Gadadhar Barman
20/04/2023
Signature of the Tenant with date

Muzhar Rahman Sarkar
NOTARY Regn. No. 57/2007
Beharhat, Dakshin Dinajpur

18 APR 2023

Gadadhar Barman
Birendra nath Ghorai
Secretary,
Jararnagar Deshapran Tarun Sangha
20/04/2023



That the tenant must pay the monthly rent within the 10th day of the next following month against proper receipt. Without receipt the rent will not be treated as paid.

- 4) The Tenant will not use the premises excepting the society work and will not demand any right till etc. Excepting the tenancy right for a period of 05 (five) years under the Premises Tenancy Act.
- 5) The tenant will bear the electricity costs as will be send from the meter set separately for the tenants' use.
- 6) The landlords are liable to pay the rents and taxes of the said premises and to perform necessary repairing work at their own cost when required during tenant.
- 7) The tenant shall have to vacate the premises immediately after the expiry of tenant without any notice to quite.
- 8) The tenant will not do any work so that the premises became damage in any way.
- 9) The tenant will be not sublet any part of the premises or will not induct any person to use any part or premises by any means.
- 10) The tenant will automatically be determined after the lapse 05 (five) years as agreed upon between the parties.

That the agreement made between the tenant and the owner of building in the presence of the witness and the tenant and the owner signature on their agreement on 1st April, 2021.

On the aforesaid land there is a habitable constructed house about 4,225 Sq. ft. Total Rooms- 10, Office, Bedroom, Kitchen, Storeroom, Dining Hall, Sick Room, number of Toilet with Bathroom- 8, Small Paly Ground is agreed to rent our his premises on the following terms and conditions.

Sl. No.	Plot No.	Khatian No.	Area
1	04	32	31 decimal
		Total	31 decimal

Signature of the Witness

1. Madhu Sudan Ghosh
vill+PO-Bhikhar
P.S.-Tapan
D. Dinajpur.

2. Sripada Barman
vill+PO-Bhikhar
PS-Tapan
D. Dinajpur,

Signature of the Landlord with date

Bibendranath Ghosai
Secretary,
Jaramagar Deshapran Tarun Sangha

Gadadhar Barman
20/04/2023
Signature of the Tenant with date

Muzhar Ashaman Sarkar
NOTARY Regn No 57/2007
Baharhat, Dakshin Dinajpur
18 APR 2023

Bibendranath Ghosai

Secretary,
Jaramagar Deshapran Tarun Sangha

B.A., LL.B.
NOTARY
LALBAGH, MURSHIDABAD

Lalbagh Civil Court
P.O. & Dist. - Murshidabad
PIN - 742149

NOTARIAL CERTIFICATE

SERIAL NO. 60/23

01 DEC 2023

(PURSUANT TO SECTION 8 OF THE NOTARIS ACT - 1952)

TO ALL TO WHOM THESE PRESENTS shall come: I, M. Rahaman, duly authorised by the State Government to practice as a NOTARY do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matters contained there in presented before me.

According to that this is to certify, authenticate and attest that annexed instrument "A" is the

Original Deed of Agreement executed by the parties mentioned in the Deed and as per the same

PRIMA FACIE the annexed instrument "A" appears to be in the usual procedure to serve and avail as needs or occasions shall or may require for the same.

IN FAITH AND TESTIMONY

WHERE OF being required of a NOTARY I, the said Notary, do hereby subscribe my hand and affix my seal of office at Lalbagh on this the 1st day of Dec in the year of 2023

M. Rahaman
01.12.23

(M. Rahaman)
NOTARY

MIZANUR RAHAMAN
NOTARY
GOVT. OF WEST BENGAL
REGD. NO.-10/2000



60/23

Annexure - A

SERIAL NO.

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

71AB 400548

AGREEMENT FOR LETTING OUT PREMISES

TANUSREE DAS W/O Jagannath Mondal, Vill.-Shambhunagar Colony Velladanga, P.O.+ P.S.- Jiaganj, Dist.- Murshidabad, West Bengal, Pin - 742123, know as Landlord made an agreement with Mr. Birendra Nath Ghoral, S/O Late Dharanidhar Ghoral, Vill.- Jararnagar, P.O.- Henria, Pur Medinipur, Pin - 721430, of the General Secretary "Jararnagar Deshapran Tarun Sangha" (Registered No. S/51010,1985-85), know as Tenant.

Birendra Nath Ghoral

Secretary

Jararnagar Deshapran Tarun Sangha

Where by the Landlord agrees to let out the premises as mentioned below for a fixed period of 5(Five) years to the tenant of setting up of a Woman Senior Citizen's Home at a monthly rent of at Rs.31,500/- (Rupees Thirty one thousand five hundred only) and as the tenant agrees to accept the said the proposal this agreement is been executed by both the landlord and the tenant with the following terms and conditions.

01.12.23

MIZANUR RAHAMAN
NOTARY
GOVT. OF WEST BENGAL
REGD. NO.-10/2000

01 DEC 2023

induct any person to use and part of premises by any means.



1. Premises as mentioned in schedule below has been let out to tenant for society work on and from 01/12/2023 to 31/11/2028 and the duration of the tenancy exclusively for 5(five) year from such commencement.
 2. The monthly rent of the said Premises has been fixed at Rs.31,500/- (Rupees Thirty one thousand five hundred) only and the rent will be paid according to English calendar month by the tenant to the landlord.
 3. That the tenant must pay the monthly rent within the 10th day of the next following month against proper receipt. Without receipt the rent will not be treated as paid.
 4. That tenant will not use the premises excepting the society work and will not demand any right, title etc. Excepting the tenancy right for a period of 5 (five) years under the premises Tenancy Act.
 5. The tenant will bear the electricity costs as will be send from the meter set separately for the tenant's use.
 6. The landlord is liable to pay the rents and taxes of the said premises and to perform necessary repairing work at their own cost when required during tenant.
 7. The tenant shall have to vacate the premises immediately after the expiry of tenant without any notice to quite.
 8. The tenant will not do any work so that the premises became damage in any way. The tenant will be not sublet any part of the premises or will not induct any person to use and part of premises by any means.
- The tenant will automatically be determined after the lapse of 5 (five) years as agreed upon between the parties.

M. Rahman
01.12.23

MIZANUR RAHAMAN
NOTARY
GOVT. OF WEST BENGAL
REGD. NO. -10/2000

01 DEC 2023

Contd.....P/3.

Brendra Nath Ghazai

Secretary,
Iaramanar Dehuran Tarun Samaha



That the agreement made between the tenant and the owner of building in the presence of the witness and the tenant and the owner signature on their agreement on 1st December, 2023.

On the aforesaid land, there is a habitable constructed house of about (4,898 Sq.Ft.) (Plot No. LR-462 & 477, Velladnaga Mouza) including all boundary area is agreed to rent out his premises on the following terms and conditions.

Signature of the Witness :-

1. Sugamata Mondal
s/o. Ratan Kr. Mondal
Velladnaga, Juggani, msd.
2. Soubh Akhmed
s/o. Md. Akhmed
Sardaha, Aratpally.
3. Rafique SK
s/o. Suhraat SK
Diagon High School para
Diagon Murshidabad.

Tanusree Das 01/12/2023

Signature of the Landlord with date

Bibumdra Nath Ghazai
01.12.2023

Secretary

Jaramagar Dashapran Tarun Sangha

Tanusree Das 01/12/2023

Signature of the Tenant with date



Authenticated by me

M. Rahman
01.12.23

MIZANUR RAHAMAN
NOTARY
GOVT. OF WEST BENGAL
REGD. NO.-10/2000

01 DEC 2023