



पश्चिम बंगाल WEST BENGAL

62AB 420353

DEED OF LEASE / TENANCY AGREEMENT

This Deed of Lease is made on this 1st day of January, 2025 at Krishnanagar, Nadia, West Bengal.

BETWEEN

Sri. Pradip Das,

Son of Kamal Krishna Das,

Resident of 4. H.P.Chatterjee Road, Gouria Math,

Krishnanagar, Nadia, West Bengal, 741101

(Hereinafter called the "First Party / lesser / Landlord")

AND

Sri Bikash Chandra Das,

Son of Badal Chandra Das,

Resident of Uttar Gangarampur, Kaijuri, Uluberia, Howrah, West Bengal, 711316

Having its office at

111, K.C. Das Road, Dakghar Bus Stand, Santipur, District – Nadia, West Bengal – 741404,

Represented by its Secretary of Dignagar Education Society,

and 4. H.P.Chatterjee Road, Gouria Math, Krishnanagar, Nadia, West Bengal. 741101

Represented by Director of DPMI (Dignagar Paramedical and Management Institute)

(Hereinafter called the "Second Party / Lessee / Tenant").

DPMI, Krishnanagar

Pradip Das
Director

Bikash Chandra Das

WHEREAS The First Party is the absolute owner and possessor of a three-storied building situated at 4. H.P.Chatterjee Road, Gouria Math, Krishnanagar, Nadia, as described in the Schedule below.

AND WHEREAS the Second Party is running an educational institution for "Delhi Paramedical and Management Institute- Krishnanagar" the First Party for taking on lease the ground floor, first floor and entire second floor of the said building.

AND WHEREAS the First Party agreed to lease out the said premises for a period of Three (3) years commencing from 1st January, 2025, on the terms and conditions mentioned herein below.

NOW IT IS HEREBY AGREED AS FOLLOWS:

1. That the First Party shall deliver peaceful possession of the demised premises to the Second Party on 1st January, 2025, and the Second Party shall occupy the same as a tenant.
2. That the monthly rent shall be Rs. 27,500/- (Rupees Twenty Seven Thousand Five Hundred only) payable according to the English Calendar month and shall be paid within the 10th day of the succeeding month to the First Party.
3. That if the Second Party fails to pay rent for three consecutive months, the Second Party shall be treated as a defaulter and liable to be evicted.
4. That the Second Party shall enjoy electricity either by obtaining a new connection or from the existing connection and shall pay all electricity charges regularly. If required, the First Party shall provide No Objection Certificate.
5. That the Second Party shall not sublet or transfer the premises to any other person under any circumstances without written consent of the First Party.
6. That after the expiry of Three (3) years, the rent shall be enhanced by 10%.
7. That a sum of Rs. 90,000/- (Rupees Ninety Thousand only) has been paid by the Second Party to the First Party as security deposit, which shall be refundable at the end of the tenancy, subject to adjustment for damages, if any.
8. That the Second Party shall keep the premises in good condition, normal wear and tear accepted, and shall not change the nature or structure of the premises without prior written permission.
9. That the Second Party shall pay all rates, taxes and charges payable in respect of the demised premises except house tax.

Prakash
Director
DPM, Krishnanagar

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10. That the premises shall be used only for educational institution "Delhi Paramedical and Management Institute- Krishnanagar" and for no other business without written consent of the First Party.

11. That upon expiry of the lease period, the Second Party shall hand over peaceful possession of the premises to the First Party. Extension, if any, shall be by mutual consent in writing.

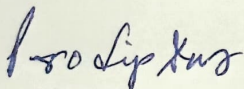
12. That this agreement shall be binding upon the heirs, successors, executors and assigns of both parties.

SCHEDULE OF PROPERTY

(All that piece and parcel of the building situated at 4. H.P.Chatterjee Road, Gouria Math, Krishnanagar, Nadia, West Bengal, comprising ground floor, first floor and entire second floor.)

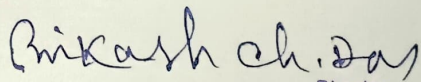
IN WITNESS WHEREOF

Both parties have signed this Deed of Lease on the day, month and year first above written.



Sri Pradip Das

Signature of the First Party



Sri Bikash Chandra Das

Director
DPMI, Krishnanagar

Secretary of "Dignagar Education Society"

Director of "DPMI- Krishnanagar",

Signature of the Second Party

Witnesses:

1.

2.