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TENANCY AGREEMENT

THIS AGREEMENT is made at Kolkata this day of April, Two
Thousand and Eleven **BETWEEN EASTERN TRADECOM
PRIVATE LIMITED**, a Private Limited Company within the
meaning of Companies Act, 1956 having office at 11A, Rowdon
Street, P.S. Shakespeare Sarani, Kolkata-700017 hereinafter
called 'the **LANDLORD**' (which term or expression shall unless
excluded by or repugnant to the subject or context be deemed to
mean and include it's administrators, legal representatives and
assigns) the party of the **FIRST PART**

(P.K. MITRA)
Notary Regd. No. 17/2000
C. C. M. COURT
9, BANKSHALL STREET
CALCUTTA-700081

ASHI INFRASTRUCTURE PVT. LTD.

OP Nath
Director

21 AUG 2012

For Eastern Tradecom (P) Ltd.

Rajesh Singh
Director

AND

AASHI INFRASTRUCTURE PRIVATE LIMITED, a Private Limited Company within the meaning of Companies Act, 1956 having office at 52, Mukhtaram Babu Street, P.S. ^{Tora Sarani} Girish Park, Kolkata-700 007 hereinafter called 'the **TENANT** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's administrators, legal representatives and assigns) the party of the **SECOND PART**.

WHEREAS the Party of the First Part is in exclusive possession and enjoyment of all that piece and parcel of one Flat being Unit No. 'A' at the Third floor of Premises No.11A, Rowdon Street, P.S. Shakespeare Sarani, Kolkata - 700 017 hereinafter referred to as the said Unit for the sake of brevity,

The Party of the Second Part wishes to take the said flat on rent and has approached the Party of the First Part for providing the same to the Party of the Second Part on tenancy,

Since the said flat is not required by the Landlord on the specific request of the Tenant has agreed to allow rental accommodation commencing on and from the 1st day of April, 2011 on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH as follows :-

AASHI INFRASTRUCTURE PVT. LTD.

Om Nath
Director

For Eastern Transcom (P) Ltd.

Rajesh Singh
Director

1) At the request of the Party of the Second Part, Party of the First Part hereby induct the Party of the Second Part to use the said unit lying and situated on the third Floor of Premises No. 11A, Rowdon Street now known as Sarojini Naidu Sarani, P.S. Shakespere Sarani, Kolkata - 700 017, as tenant commencing on and from the 1st day of April, 2011, upon payment of monthly rent amounting to Rs.17,000/- (Rupees Seventeen thousand) only inclusive of taxes and exclusive of maintenance charges which the tenant shall pay to the association directly in the name of Landlord.

2) The Tenant shall not create any nuisance in any manner, which is objectionable and causing inconvenience to residents or other occupants of the building premises, at any time.

3) The Tenant shall not do anything that is not permissible or is prohibited under law or is in contravention of bye-laws, rules and regulations of the co-operative Society or any orders of Central/State Government or Local Authorities. The Tenant shall not also store any narcotics and explosives such as Bhang, Cocaine, RDX etc. which is prohibited by any law of the Government and the Tenant shall not allow any person of immoral reputation in the said Unit and shall indemnify and shall keep the Landlord completely indemnified as to the costs, charges, expenses which the Landlord may suffer or incur or be

AASHI INFRASTRUCTURE PVT. LTD.

OPD

Director

For Eastern Trusts (P) Ltd.

Rajesh Singh

Director

21 AUG 2011

subjected to as a result of the Tenant failing to observe and perform the covenants hereinabove mentioned.

4. The Landlord hereby covenants with the Tenant and agrees that the Tenant regularly paying the monthly rent and/or the accommodation charges hereinbefore mentioned and also performing and observing the Tenant's covenants and obligations herein contained, shall hold and use the said flat peacefully during the continuance of this Agreement, purely on basis of tenancy at will.

5. It is also agreed and declared by and between the Landlord and the Tenant as follows :

- (a) If the monthly rent and/or the accommodation charges or any part thereof shall remain in arrears for two months or if there shall be any breach of the Tenant's obligations and/or covenants hereunder, the Landlord may take back the possession of the said unit and terminate this Agreement by giving fifteen day's notice in writing to the Tenant to that effect without prejudice to any antecedent or breach of the Tenant's obligations.
- (b) It is agreed by and between the Parties hereto that if any party shall desire to terminate this Agreement, two months notice in writing shall be given to the other party to that effect.

AASHI INFRASTRUCTURE PVT. LTD.

ODN

Director

For Eastern Tradecom (P) Ltd.

Rajesh Singh

Director

21 AUG 2012

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED & DELIVERED by the
above named Landlord in
the presence of :

Witness :

1. Man Mohan Bahety
36, Ezra Street
Kolkata-1

For Eastern Tradecon (P) Ltd.

Rajesh Singh
Director

SIGNATURE OF THE LANDLORD

2. Nautil Kothari
55, Ezra Street
Kolkata-700001

SIGNED & DELIVERED by the
above named Tenant in
the presence of

Witness :

1. Man Mohan Bahety
36, Ezra Street
Kolkata-1

AASHI INFRASTRUCTURE PVT. LTD.

Director

SIGNATURE OF THE TENANT

2. Nautil Kothari
55, Ezra Street
Kolkata-700001

Witnessed by me
21/8/12
BANMAL MANDAL
Advocate

On this day 21/8/12 at Kolkata
Signature attested by me

R.K. MITRA
Reg. No. 17/2000
CALCUTTA NOTARY PUBLIC

M-1

21/8/12
BANMAL MANDAL
Advocate
55, Ezra Street
Kolkata-700001

21 AUG 2012