

NOTARISED

भारतीय गैर न्यायिक

दस
रुपये

₹.10

TEN
RUPEES

Rs.10

BIBEKANANDA BISWAL
CITY NOTARY
BHUBANESWAR
REGD NO-ON-01/2000

INDIA NON JUDICIAL



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61AA 930980

RENT DEED

This agreement of Rent Deed made on this the 7th Febuary 2023 between Mrs. Sanju Lata Mohapatra, W/O:- Srikanta Mohapatra Age around 53 Years, Lane-1,Kalyani Nagar,Patrapada,Dist/Khordha, Odisha 751019, Here in after referred to as the "LICENSOR" and

SUSRITAM BUILDERS AND DEVLOPERS PRIVATE LIMITED, a Director incorporated under Companies Act 2013 having its at official use business hereinafter called "The Licensee" (Which expression shall unless repugnant to the context or meaning there of mean and include it's Director, Managers, administrators and assigns) through its Authorized Director, Mr. Srikata Mohapatra. G/o Muralidhar Mohapatra, Age around 54 years,. Director residing at S-3/126,Niladri Vihar. Near Pathani Samanta Sikhya Kendra, Chandrasekharpur, Sailashree Vihar S.O, Khordha, Odisha 751021

Whereas the Use Commercial purpose House Lane-1,Kalyani Nagar,Patrapada,Dist/Khordha, Odisha 751019 Odisha more fully described under the 'Schedule' belongs to the LICENSOR, as the same is lying vacant (one Room).

Whereas the LICENSOR is agreed to rent out the said premises to the LICENSEE on a monthly rental of Rs.8,000/- (Rupees Eight Thousand rupees only) for a period of 12 (Twelve) months, the LICENSOR hereby agrees to let out the said premises to the LICENSEE on the terms and conditions agreed upon by both parties and set out below viz.,

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Snd. Sanjula Mohapatra
W1 Susritam Mohapatra
W2 Samapika Rout

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1. The rental agreement shall be for a period of 12 (Twelve) months from the 07/02/2023 to 06/01/2024
2. The **LICENSEES** shall use the said House (One Room) for its Registered Construction business corporate office use purpose only with due care and caution and shall keep and maintain the same in good condition except normal wear and tear during the regular course of use
3. The monthly rent payable in respect of the said House (one Room) House Lane-1,Kalyani Nagar,Patrapada,Dist/Khordha, Odisha 751019 Odisha is fixed at **Rs.8,000/-** (Rupees Eight Thousand rupees only), payable on or before the 7th Day of every English calendar month.
4. The **LICENSEE** shall pay to the Licensor a monthly rent as agreed above with an Escalation of Ten (10) % for every succeeding twelve months.
5. That the **LICENSEE** has, with the execution of this agreement, Deposited with the **LICENSOR**, the Sum of **Rs.30,000/-** (Rupees Thirty thousand only) BY CASH, as and by way of interest free deposit, the receipt whereof the licensor hereby admits and acknowledges and it is hereby agreed by and between both the parties hereto, that the licensor, subject to any deduction of any amount on account of the compensation or damages to the said premises. Non performance of the terms herein contained or any amount payable by the licensee to the licensor by virtue of presents, shall refund, without interest the said deposit of **Rs.30,000/-** (Rupees Thirty thousand only) or such lesser amount as the case may be to the licensees simultaneously upon the licensees giving repossession of the said premises, upon the expire of the agreement period or termination of this agreement.
6. The **LICENSEES** shall keep the House in good condition and make minor repair (Up to Five Hundred Only) throughout the rental period without changing or altering the nature and character of the flat.
7. That all the present and future cess, rates and taxes as well as Society Maintenance Charges in respect of the said premises are to be borne by the **LICENSOR** alone.
8. The electricity charges for the said premises shall be paid by the **LICENSEE** over and above the rent specified above as per the schedule date.
9. In case the **LICENSEES** commits default in payment of rent continuously for a period of TWO MONTHS, notwithstanding the rental agreement, the **LICENSOR** shall be entitled to terminate the rental agreement.
10. On expiry of the period of rental arrangement specified above, the **LICENSEE** shall surrender the vacant possession of the House (1st Floor One Room) in good condition to the **LICENSOR**. The cost of repairs due to damage or loss in the flat shall be deducted from the rent advance.
11. The Security Deposit will be refunded only after complete vacation and peaceful handing over of the said premises

Smt. Sanjulata Mohapatra

X

W1 Sritam Mohapatra

W2 Samapika Rout

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12. The License may be terminated by either of the parties, by giving **THREE MONTHS** prior notice in writing (Communication by E-Mail also), to the other party even before the expiry of the licensed period.
13. That the **LICENSEE** shall not store any hazardous chemicals, materials etc in side the said premises, which will damage the property.
14. The **LICENSEE** will use the said premises for its Registered Office purpose only.
15. It is agreed between the parties that the original of this agreement shall be retained by the Licensors and the Licensees shall keep with them a copy of this agreement.
16. **LICENSOR** and **LICENSEE** agree that any dispute whatsoever arising during the currency of this agreement will be referred to the Panel of Arbitrators within the jurisdiction of Bhubaneswar, Odisha.

IN WITNESS WHEREOF the parties hereto have signed these presents the day and year first herein above written.

SIGNED SEALED AND DELIVERED

Mrs. Sanju Lata Mohapatra

Smt. Sanjulata Mohapatra

PARTY OF THE FIRST PART

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED **LICENSEE**

Through the hands of its Authorized Signatory

Mr. Srikanta Mohapatra

X *Srikanta Mohapatra*

PARTY OF THE SECOND PART

In the presence of:

1. *Sritam Mohapatra*
2. *Samapika Rout*

Identified by me
Kishore Ranjan Mohanty
M.A.LLB

Kishore Ranjan Mohanty



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