



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 368db6b1a75d1a8a8c3b

Receipt Date : 25-Nov-2024 06:54:42 pm

Receipt Amount : 50/-

Amount In Words : Fifty Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Ranchi

Stamp Duty Paid By : RANJU DWIBEDI

Purpose of stamp duty paid : RENT AGREEMENT

First Party Name : RANJU DWIBEDI

Second Party Name : HIGHBAR TECHNOCRAT LTD

GRN Number : 2405147887

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

AGREEMENT FOR HIRE OF PREMISES

This agreement to Hire is made at Ranchi on 14th NOVEMBER 2024

BETWEEN

MR. RANJU DWIBEDI, Resident of AG-1, Siddhi Vinayak App. Beside Crystal Residency Tripathi Colony, Doranda, P.O. Doranda, P.S. Doranda, dist. Ranchi – 834002 (here in after referred to as the LICENSER), where the context so admits includes his successors, heirs, legal representatives assigns, etc. of the one part of this agreement to Leave and License.

AND

Highbar Technocrat Limited D-Wing, 14 Floor, Empire Tower Reliable Cloud City, off, Thane- Belapur Road, Airoli, Navi Mumbai, Maharashtra- 400708 (Authorized Signatory) Mr. Rakesh Rout (herein after called Licensee) of the other part.

WHEREAS the LICENSER MR. AJAY KUMAR DWIBEDI is in exclusive possession of AG-1, Siddhivinayak app. Beside crystal residency Tripathi Colony,, Doranda, Ranchi 834 002 (hereinafter referred to as the COMPLEX) and is authorised to grant license under section 53 of the Indian Leasement Act, 1882.

WHEREAS the said LICENSEES have approached to said licensor to permit them to use measuring 1100 square feet on the Ground floor of the said COMPLEX and to occupy and use the said premises to carrying out residential purpose for a period of three renewable on the same terms and conditions for further period of eleven months for a total of three years.

The said LICENSERS have agreed to allow the said LICENSEES to use and occupy the licensed premises on the terms and conditions acceptable to both the parties.

WHEREAS the LICENSERS are given license on the following terms and conditions.

1. That the LICENSEES will be exclusive possession with furniture and fixtures of entire Ground floor of AG-1, Siddhivinayak apt. (Listed Below)
2. That LICENSEES have paid a sum of Rs. 50,000.00 (Rupees Fifty Thousand only) by online transactions or RTGS at Ranchi as in interest free refundable Security Deposit Amount to the LICENSER. This security amount shall remain deposited with LICENSER during the License period without any interest and shall be adjusted as and when give one month notice in advance. In case of any damage to the property of fittings and fixtures provided to the LICENSEES, the LICENSEES will compensate the LICENSER; No interest on the security will be paid by LICENSER to the LICENSEES.
3. That the period of License will commence from 15th November 2024 and will end on 14 October 2025 and it is further agreed that the LICENSEE should only be at liberty to terminate the said Agreement earlier with prior notice of one month or rent in lieu thereof. The LICENSER shall not have the right for early termination at any stage during the currency of the License. However, this agreement will be renewable after the expiry of eleven months with an increase of 5% (Five percent).
4. That the LICENSEE shall pay to the LICENSER a monthly license fee of Rs. 26,000.00 (Rupees Twenty Six Thousand only) per month in advance by the 10th to 15th of every month which include the monthly license fee.
5. That the LICENSEES would be entitled to keep the keys of the licensed portion and also use the said that includes electrical fittings, fixtures and other such facilities provided by the LICENSER.
6. That the LICENSEES shall be paying the charges of the Electricity.
7. That the LICENSER and LICENSEES have agreed that the keys of the main entrance of the ground floor flat will remain with LICENSER. However, the duplicate keys of the door of the licensed portion will remain same with the LICENSEES only.
8. That the LICENSEES will not be entitled to remove any fittings and fixtures etc. from the licensed portion.

Details of Furniture & Fixtures:-

- (i) 3 Nos. Bed
- (ii) 3 Nos. AC
- (iii) 3 Nos. Almirah
- (iv) 1 Nos. Washing Machine
- (v) 1 Nos. Refrigerator
- (vi) 1 Nos. Gas stove with cylinder
- (vii) 6 Nos. Single Blanket
- (viii) 6 Nos. Pillows & Bedsheet
- (ix) 1 Nos. Dinning Table with Chair
- (x) 1 Nos. Gyeser
- (xi) 4 Nos. Ceiling Fan
- (xii) 1 Nos. Television
- (xiii) Kitchen Utensils
- (xiv) 1 Nos. Sofa Set
- (xv) Door & window Curtains

Witness :

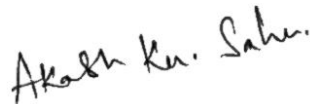
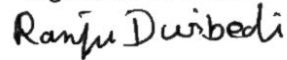
[1]



[2]



Signature of Lessee



Signature of Lessor