

RENT AGREEMENT

THIS DEED OF AGREEMENT is made and executed on 22nd Day of August, 2024 at Bhubaneswar.

BETWEEN

Priti Ranjan Pattanaik, aged about 40 years, S/o. Sudhakar Pattanaik, resident of AT: House No.04, Routaray Sahi, Malipada, PO: Malipada, PS: Chandaka, Bhubaneswar-751003, Dist: Khordha, Odisha, India, (hereinafter called the Lessor/1st Party/House Owner which expression shall mean and includes his/her heirs, successors, assignees and representatives) **of the one part (1" party).**

AND

"SGBP Enterprises" a partnership firm deals with medicine business having GST No.21AESFS3446Q1ZB, represented through its Partners (1) **Lambodar Sahoo**, aged about 46 years, S/o Ghanashyam Sahoo, resident of Plot No.718/1, Near Esplanade Mall, Bomikhal, Rasulgarh, Bhubaneswar-751010, Dist: Khordha, Odisha, and (2) **Itishree Panda**, aged about 28 years, D/o. Giridhari Panda, resident of AT: Manorama Enclave, Flat No.404, Block-A, Near UCO Bank, Gothapatana, PO: Malipada, PS: Chandaka, Bhubaneswar- 751003, Dist: Khordha, Odisha (herein after called the lessee(s)/2nd Party(s)/Tenant(s) which expression shall mean and includes his/its heirs, successors, assignees and representatives) **of other part (2nd party).**

Whereas the 1st party is the absolute owner of the property/premises situated at Plot No. 319 Krishnapuri, Malipada, PO Malipada, PS: Chandaka, Bhubaneswar-751003, Dist: Khordha, Odisha, India, and willing to let out the First Floor of the said premises/house on rent basis for commercial purpose on the following terms and conditions.

And whereas, the 2nd party is willing to take the above said premises for commercial purpose in the name and style as "SGBP Enterprises" on monthly rent basis on the following terms and conditions.

TERMS AND CONDITIONS:-

1. That, in lieu of tenancy, the 2nd party have paid an amount of **Rs.13,000/- (Rupees Thirteen Thousand)** only by cash as security money to the 1st party/Lessor and in the event of the handing over of the vacant possession, as it was taken by the 2nd party from the 1st party, the said security money will be adjusted for last two months.
2. That, the 2nd party shall pay an amount of **Rs.6,500/- (Rupees Six Thousand Five Hundred)** only as monthly rent out by cash/cheque or online payment excluding electricity and water charges as applicable from time to time to the 1st party on or before the 10th day of every succeeding calendar months regularly and if any service charge of GST will be imposed by Govt, as per the rules and regulations, the 2nd party will bear this service charge and the house owner will pay all the Municipal Taxes applicable from time to time.
3. That, the tenure of this agreement shall remain in force for 5(five) years, with effective from 22.08.2024 to 21.08.2029 and after completion of tenancy period, a fresh agreement will be done by mutual consent of both the parties.
4. That, the consumption of electricity charges will be borne by the 2nd Party as per the Meter/Sub-meter bill reading and will pay to the concerned authority and money receipt of the electricity bill will be shown to the house owner.
5. That, the 2nd party shall keep the house with a clean and conducive atmosphere till the vacation of the house/premise and shall keep up the fittings and fixtures etc. in proper position.
6. That, the minor repair work of their daily uses during his tenancy period will be done by the 2nd party and major repair will be done the 1st party.
7. That, the 2nd party shall not sub-let, mortgage the said house/premises to any other person without the written permission from the 1 party.
8. That the second party shall not make/raise any constructions as well as alteration in the rented premises without the written consent of the first party.

9. That, the 2nd Party shall use the house/premises for the purpose of commercial only and the first party will not be responsible of any theft or mishap happens with the 2nd party.
10. That, the 2nd party shall not keep any contraband articles, explosive items in the house which will create any litigation or problem to the 1st party. If, so the 2nd party will reap the consequences of it.
11. That, the second party shall not make/raise any construction as well as alteration in the rented premises without the written consent of the first party.
12. That, during period of tenancy, the tenant shall not do any illegal activities, are not allowed inside the premises and shall not keep illegal materials inside the premises and if the second party do so, the second party will be held responsible for the same activities, if came to view of the house owner.
13. That, the 1st party or his executors or agent can visit the rented house at reasonable time interval for inspection of the house.
14. That, in case of vacation of the house in before contract period, both parties will serve 2(two) months prior notice to each other with written papers.
15. That, if any litigation will arise on this agreement then the affected party can take shelter before the appropriate court of law for getting natural justice.

SCHEDULE OF PROPERTY

Plot No.319/4527, First Floor, Krishnapuri, Malipada, PO: Malipada, PS: Chandaka, Bhubaneswar-751003, Dist: Khordha, Odisha, India

IN WITNESSES where of both the parties have put their respective signatures after understanding the terms and conditions perfectly in the presence of the following witnesses of the day, month and years that above mentioned.

Name and Address of

Witnesses:-