

Serial No. 6731/2024

Date 13 JUL 2024



Rent Agreement

This Rent Agreement is made at Indore on this 03<sup>rd</sup> Day July, 2024

Shri Balkrishna Goyal S/o Shri Ramakaran Goyal,  
R/o 3-A, Agarawal Nagar, Sapna Sangeeta Road, Indore ...(hereinafter called the 'LESSOR')

AND

**B R Goyal Infrastructure Limited**, a company incorporated under Companies Act, 1956, having its registered office situated at 3-A , Agrawal Nagar, Sapna Sangeeta Road, Indore – 452 001 represented through their Director Shri Gopal Goyal S/o Shri Balkrishana Goyal (herein after called the 'LESSEE')

Whereas, The Lessor here in is the true owner of Office situated at 3-A, Agrawal Nagar, Sapna Sangeeta Road, Indore admeasuring area under self-ownership approx. 3000 sqft.

WHERE AS the Lessee was in need of office and therefore made a request to the Lessor to grant him the leave and license to occupy them the said Plot for business activity purpose, and Lessor is agreed upon. Lessor have given the said office to the lessee since April-2024.

NOW THIS AGREEMENT WITNESSETH AND IT IS HERE BY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1. The period of Leave and License will follow term of 24 months commencing from 01<sup>st</sup> April 2024 and ending on 31<sup>st</sup> March 2026. The Lessee and Lessor shall be entitled to have the option of renewal of the further period as decide.
2. The monthly Rent payable by Lessee will be Rs. 45,000/- (Rs. Forty Five Thousand only). The rent will be paid in advance on monthly basis. Taxes will be extra as applicable.

ATTESTED  
Mohan Pal  
NOTARY, DIST. INDORE  
M.P. GOVT.

3. The Lessee hereby undertakes :-

- a. Not to undertake, without the previous consent of the Lessor in writing any material alterations in the said office of any part thereof, at any time during the continuation of the Rent Agreement.
- b. To pay all charges for electricity bill, water bills, maintenance charges, in respect of the said plot on actual basis within due from the date of occupation till they stop use and occupation on the said office and the copies of said bill receipts shall be duly handed over to the Lessor or his authorized person / Power of Attorney holder if need be, for his records.
- c. Not to assign or part with the possession or any thereof the said plot under any pretext whatsoever at any time during the continuance of the Leave and License Agreement

4. The Lessor hereby undertakes :-

- a. To execute and complete all such documents and do all such acts as would be necessary for giving effect this agreement.

5. The Lessor and Lessee shall be entitled to terminate the Lease anytime throughout the Term by serving 01 (One) month notice to other party.

6. Upon the termination of this agreement either by notice of one month or upon expiry of period, the Lessee undertakes to stop use/occupation of the said plot by removing all articles, things, etc. belongings to the Lessee. If Lessee fails to do so the Lessor, shall be entitled to initiate necessary legal action against the Lessee, at the cost and risk of the Lessee, as provided in the law.

7. The parties agree that the law in force for the time being shall be applicable in respect of matters, which are not specifically provided by the term of this agreement and shall be subject to the jurisdiction of the court in Indore.

**ATTESTED**

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**MOHAN PAL**  
**NOTARY, DIST. INDORE**  
**M.P. GOVT**

M.P. GOVT  
No. MP17/29/11/  
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6.

IN WITNESS THEREOF, THE LESSOR AND THE LESSEE HAVE HEREIN SET THEIR RESPECTIVE HANDS TO THE ABOVE MENTIONED AGREEMENT AND THE CONDITIONS MUTUALLY AGREED.

Witness :

1. Sign :   
Name : **SUDEEP KALRA**

For Balkrishna Goyal  
(Lessor)

  
Signature

2. Sign :   
Name : **SATISH YADAV**

For B R Goyal Infrastructure Limited  
(Lessee)

  
Gopal Goyal  
Director



**ATTESTED**

  
**MOHAN LAL**  
NOTARY, DIST. INDORE  
M.P. GOVT.