SL NO. 22 2026

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY NIRMALYA DASGUPTA CJM Court Calcutta Regn. No. 006/2022 Expiry Date 31.03.2027 NOTARIAL NOTARIAL GOVT. OF WEST BENGAL

पश्चिम बंगाल WEST BENGAL

BB 525901

Lease Deed

This Lease Deed is executed at Kolkata on 5th November, 2026, by and between

1. **Keerti Bothra, Arun Bothra, Arihan Bothra**, residing at 607, Prathama Tower, Utalika, 405, Barakhola, Mukundapur, Kolkata, West Bengal, 700099 hereinafter jointly called the "**Lessor**" which expression shall, unless it is repugnant to the context or meaning thereof, mean & include her/his heirs, executor, legal representatives, administrator & assigns of the **ONE PART.**

AND

2. **DREAMWALKER TECHNOLOGIES LLP**, a Limited Liability Partnership proposed to be incorporated, represented by its proposed designated partner, Arihan Bothra, son of Arun Bothra, residing at 607, Prathama Tower, Utalika, 405, Barakhola, Mukundapur, Kolkata, West Bengal, 700099 hereinafter called the "**Lessee**" which expression shall unless it be repugnant to the context or meaning thereof mean & include her/his heirs, executor, legal representatives, administrator & assigns of the **OTHER PART.**

WHEREAS:

A. The Lessor is the lawful owner and is in the physical possession of the premises consisting of one room, measuring 300 Sq. ft., at 607, Prathama Tower, Utalika,

N. DASGUPTA
Notary
Regn. No. 006/2022
3, Bankshall Street
Calcutta-700001

05 NOV 2026

NOTARY
NIRMALYA DASGUPTA
CJMS Court Calcutta
Regn No 006/2022
Dt. 01.04.2022
Expiry Date 31.03.2027
GOVT. OF WEST BENGAL

405, Barakhola, Mukundapur, Kolkata, West Bengal, 700099, hereinafter referred to as the '**Schedule Property**';

B. The Lessee is a Limited Liability Partnership proposed to be incorporated under the name and style of "**DREAMWALKER TECHNOLOGIES LLP**".

C. The Lessee being in need of an office, approached the Lessor with a request to permit the Lessee to occupy the **"schedule property"** on rent for purposes of office/commercial use. The Lessor readily accepted the request of the Lessee.

D. The parties are hence desirous of reducing into writing the mutually agreed terms and conditions of this Rental Agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. That the Lessor has agreed to grant the Schedule Property on Lease and the Lessee has agreed to take the Schedule Property on lease for a period of **11 months commencing from 05/11/2026**. The rental period shall be for eleven months with the option to renew the same with the mutual consent of both the parties at such terms and conditions as may be mutually agreed upon between the parties.
2. The Lessee shall pay a monthly rent of Rs. 10,000/- (Rupees Ten Thousand Only) as consideration for use and occupation of the Schedule Property, to the Lessor, by the 10th of every month.
3. In addition to the compensation mentioned above, the Lessee shall pay the actual electricity & water charges for the agreement period directly to the concerned authorities.
4. The Lessor shall be responsible for paying all taxes and levies pertaining to the scheduled property, including but not limited to house tax, property tax, other cesses if any, and any other statutory taxes levied by the municipal corporation and other government departments.
5. That the Lessee is entitled to make interior decoration and furnishing work without obstruction and disturbance of the main wall of the building and structural alteration and/or stability.
6. That the Lessee will use the said scheduled property for **office purposes**, and they shall not obstruct or cause any hindrance or create any nuisance to the neighbours or do any immoral activities in the said scheduled property.
7. The Lessee is not entitled to sublet, transfer, licence or assign the whole or any portion of the scheduled property to any third party.
8. That the Lessee shall allow inspection of the scheduled property by the Lessor or his/her duly authorised representative or agent without any hindrance at all reasonable times and at all reasonable intervals.

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9. The Lessor shall have the right to terminate this Rental Agreement at any time before the expiry of such period by giving 30 days' notice in writing, and likewise, the Lessee shall also have the right to terminate this rent agreement before the expiry of the said period, by giving 30 days' notice in writing.
10. The Lessor shall allow the Lessee to enjoy quiet and peaceful possession of the said premises during the entire period of the Rental without any undue interruption by the Lessor or any person or persons claiming either through or under or in trust for the Lessor or otherwise.
11. That Lessor has **no objection** to using the above premises as the **Registered Office** of the Limited Liability Partnership proposed to be incorporated under the name and style of **"DREAMWALKER TECHNOLOGIES LLP"**.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and seal the day, month and year first above written.

For Lessor

Keerti Bothra

(Keerti Bothra)

For Lessee
DREAMWALKER
TECHNOLOGIES LLP

Arihan Bothra

(Arihan Bothra,
Proposed Designated Partner)

(Arun Bothra)

Arihan Bothra

(Arihan Bothra)

Witnesses:
1. Rajan Yadav
2. Ganesh Pradhan

Signature Attested
by me on Identification
NOTARY
N. DASGUPTA
CJMS' Court Calcutta
Govt of W.B.
Regn No -006/2022
05 NOV 2026

Identified By me
IDENTIFIED BY ME
ADVOCATE
Advocate

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