



सत्यमेव जयते

INDIA NON JUDICIAL
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Certificate No. : IN-AS57346989829575Y
Certificate Issued Date : 17-Aug-2026 05:54 PM
Account Reference : CSCACC (GV)/ ascscceg07/ AS-KMRIT0151/ AS-KM
Unique Doc. Reference : SUBIN-ASASCSCSEG0796216644220881Y
Purchased by : KUMUD RAHANG
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : KUMUD RAHANG
Second Party : SUMI DUTTA PAYENG
Stamp Duty Paid By : KUMUD RAHANG
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



Sl. No....292
Date...22/08/2026

NOTARY
HARINARAYAN SARMA
Guwahati
Regd. No.-47364

Sumi Dutta Payeng

0016998000

RENT AGREEMENT

Sl. No. 292
Date 22/08/2026

This Rent Agreement is made and executed at Guwahati on this th day of August, 2026 ("Agreement"), by and between:

MR. KUMUD RAHANG, son of Kandarpa Rahang, resident of Nartap, near Nartap ME School, Sonapur, Pin -782402, in the district of Kamrup (Metro), Assam, (hereinafter referred to as the "**Owner**", which expression shall, unless repugnant to the context, include his heirs, legal representatives and assigns) of the FIRST PART;

AND

NIYOR WELFARE FOUNDATION, a company incorporated under Section 8 of the Companies Act, 2013, having its registered office at Aditya Clinic & Diagnostic Centre, First floor, NH 27, Rajakhat Tetelia, P.S -Khetri, Pin -782403, in the district of Kamrup (Metro), Assam, represented herein by one of its Director, Sumi Dutta Payeng, Daughter of Prodip Dutta, resident of C/O Gakul Payeng, Flat No-D, Block-C, Gajen Enclave, Gopal Than Road, Gotanagar, Pin-781033, in the district of Kamrup Metro, Assam, (hereinafter referred to as the "**Tenant**", which expression shall, unless repugnant to the context, include its successors and permitted assigns) of the SECOND PART.

The **Owner** and the **Tenant** are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS the **FIRST PART/Owner** is the absolute owner and in lawful possession of the premises known as Aditya Clinic & Diagnostic Centre situated at First floor, NH 27, Rajakhat Tetelia, P.S -Khetri, Pin -782403, in the district of Kamrup (Metro), Assam, (hereinafter referred to as the "**Premises**");

AND WHEREAS the **Tenant** has approached the **Owner** to take the Premises on rent for use as its registered office, and the **Owner** has agreed to let out the Premises to the **Tenant** on the terms and conditions set out below.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

1. **Term:** The **Owner** hereby lets out the Premises to the **Tenant** for a period of 11 (eleven) months commencing from th August, 2026 and ending on th July, 2027. The term may be renewed on such terms as may be mutually agreed between the Parties in writing.
2. **Rent:** The **Tenant** shall pay to the **Owner** a monthly rent of ₹ 5,000/- (Rupees Five Thousand only), payable in advance on or before the 7th day of each English calendar month.

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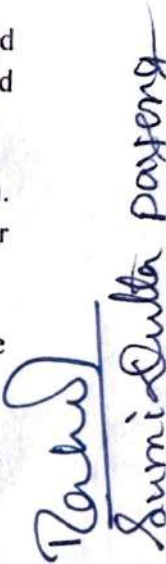


Sumi Dutta Payeng

3. **Security Deposit:** The **Tenant** has paid to the **Owner** an interest-free refundable security deposit of ₹ 15000/- (Rupees Fifteen Thousand only), the receipt whereof the **Owner** hereby acknowledges. The deposit shall be refunded to the **Tenant** at the time of vacating the Premises, after adjusting arrears of rent, unpaid utility charges and the cost of damages, if any, beyond normal wear and tear.
4. **Use:** The **Tenant** shall use the Premises for its registered office and lawful activities of the association only, and shall not use the Premises for any illegal or objectionable purpose.
5. **Utilities:** Electricity and water charges in respect of the Premises shall be borne and paid by the **Tenant** as per actual consumption, against the bills raised by the concerned authorities.
6. **Maintenance:** The **Tenant** shall maintain the Premises in good and tenantable condition. Day-to-day minor repairs shall be carried out by the **Tenant** at its own cost, while major structural repairs shall be the responsibility of the **Owner**.
- Alterations:** The **Tenant** shall not make any structural additions or alterations to the Premises without the prior written consent of the **Owner**.
8. **Sub-letting:** The **Tenant** shall not sub-let, assign or part with possession of the Premises or any part thereof to any third party.
9. **Inspection:** The **Owner** or his authorised representative may inspect the Premises at reasonable times with prior intimation to the **Tenant**.
10. **Termination:** Either Party may terminate this Agreement by giving 1 (one) month's prior written notice to the other Party. Upon expiry or earlier termination, the **Tenant** shall hand over vacant and peaceful possession of the Premises to the **Owner** in the same condition, subject to normal wear and tear.
11. **Default:** If the **Tenant** fails to pay rent for 2 (two) consecutive months or commits breach of any term of this Agreement, the **Owner** shall be entitled to terminate this Agreement and re-enter the Premises after giving written notice.
12. **Dispute Resolution:** Any dispute arising out of or in connection with this Agreement shall be subject to the exclusive jurisdiction of the courts at Guwahati, Assam.




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Sumi Datta Dasgupta

IN WITNESS WHEREOF, the Parties have set their hands to this Agreement on the day, month and year first above written.

Owner

Rahul

Sumi Dutta payeng

Kumud Rahang

Tenant

HARINARAYAN SARMA
Guwahati
Regd.No.-47364

For Niyor Welfare Foundation

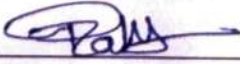
Through: Sumi Dutta Payeng.

WITNESSES:

1. Name: Jubita Kashyap

Signature: 

2. Name: Poakash Rabha

Signature: 


22/08/2016
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Guwahati
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Identified By

Banjita Bhattacharyya

~~Advocate/Advocate's Clerk~~

Enrl. No.

No Objection Certificate By Landlord

TO WHOMSOEVER IT MAY CONCERN

I, KUMUD RAHANG, S/O Kandarpa Rahang have given on rent the premises, having address at Aditya Clinic & Diagnostic Centre, First floor , Name of Road -NH 27, Locality-Rajakhat Tetelia , Dist kamrup Metro, PS- Khetri , Pin-782403 ,Assam to the company named as NIYOR WELFARE FOUNDATION , a section 8 company registered under Companies Act, 2013 and have no objection on them using the said premises as a registered office of the above-mentioned company.



Signature: ¹

Date: 22.08.2026

Place: Tetelia