



सत्यमेव जयते

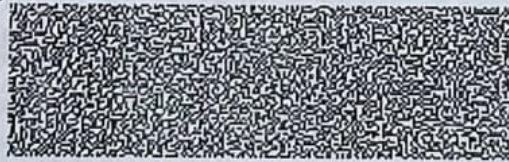
INDIA NON JUDICIAL

Government of Karnataka

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Certificate No. : IN-KA14834133988928T
 Certificate Issued Date : 27-Sep-2021 01:26 PM
 Account Reference : NONACC/ kakscsa08/ GAYATHRINAGAR/ KA-BA
 Unique Doc. Reference : SUBIN-KAKAKSCSA0886024359718759T
 Purchased by : NEW AGE EDUCATION TRUST
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : GLOBAL INCUBATION SERVICES
 Second Party : NEW AGE EDUCATION TRUST
 Stamp Duty Paid By : NEW AGE EDUCATION TRUST
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

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Please write or type below this line

AGREEMENT

This agreement is made on **27-09-2021** at **Bangalore** (Karnataka) Between Global Incubation Services located at CA Site No.1, HAL 3rd Stage, Behind Hotel Leela Palace, Kodihalli, Bangalore – 560008 through its **Managing Director, Dr. P K B Menon** who has been duly authorized by the Board, to negotiate, enter, execute, sign this agreement on behalf of Global Incubation Services (hereinafter referred to as the GINSERV, which expression repugnant to the context shall be deemed to mean and include its successors and assignees) on one part,

For NEWAGE EDUCATION TRUST

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Authorized Signatory



M/s New Age Education Trust represented **Mr. Ganesh M G** authorized representative of the said company having registered office at Bangalore Karnataka (herein after referred to as the incubatee which expression repugnant to the context shall be deemed to mean and include its successors and assignees) the other part.

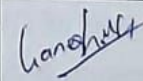
WHEREAS in the larger interest of the society and the nation, GINSERV has been taking initiative up to encourage Entrepreneurship and self-employment. For this purpose, the GINSERV has setup a Global Incubation Services Centre, primarily to provide resources and knowledge in technology intensive areas.

WHEREAS the GINSERV provides infrastructure, support services & highly qualified personnel in the relevant field to the incubatee.

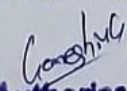
WHEREAS the GINSERV has formed a process to select incubatee companies for incubation, the present incubatee has been selected through the said process, and upon such selection the incubatee is desirous of availing a cabin of (1) seat at the centre for availing the facilities and infrastructure being provided by the GINSERV. The GINSERV has agreed to provide the said facilities to the incubatee subject to the **TERMS AND CONDITIONS**, set out herein below:

NOW THIS DEED OF AGREEMENT WITNESSETH AS UNDER:

1. The name and legal status of the Incubatee company as per Indian laws is **M/s. New Age Education Trust**. Further the company is engaged in the business of **Educational Services** and undertakes that it is not an offshore development centre of a company located outside India (with an exception of R&D, which will be decided by GINSERV).
2. The incubatee agrees to provide a list as per the following format of himself and partners if any or directors if a company registered under the Indian Companies Act before entering into the present agreement:

Sl No	Name	Age	Sex	Qualification	Designation & Responsibility	Full time/Part time	Address	Signature
1	Rajani K	40	F	Graduation	Trustee	Full Time	Bangalore	
2	Ganesh M G	38	M	Graduation	Trustee	Full Time	Bangalore	

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3. GINSERV has agreed to provide a cabin of (1) Seats in its incubation center and other infrastructure facilities for a minimum period of 12 months, which may be altered, extended by GINSERV.
4. In any case, the facilities will not be available beyond a total period of 3 years.
5. The incubatee shall pay incubation charges of **Rs5,000/- Per month (Rupees Five Thousand only)** to the GINSERV every month by means of a crossed Cheque / NEFT / Banker's Cheque / Demand Draft in advance towards the incubation support and services offered described in Annexure - 1 to this agreement. GINSERV reserves the right to increase the incubation charges by 10% after completion of every 12 months depending on the market trend and thereby while upgrading the no of seats, the Security Deposit also gets revised accordingly.
6. Any outstanding / Debit balance on the incubation rental charges shall not be adjusted & carried forward against the security deposit. The Security deposit is 100% refundable amount.
7. An interest free security deposit of **Rs15,000/- (Rupees Fifteen Thousand Only)** will have to be deposited by the Company with GINSERV, which will be returned at the time of the incubatee leaving the centre and complying with all the nodal formalities for leaving including by obtaining no objection from any of the unit or part of the unit in regard to any liability, financial commitments, undertaking etc. The interest free security deposit will be refunded by the GINSERV to the Company within a period of three months from receiving the vacant possession of the cabin at the Centre after due check and providing the No objection Certificate from GINSERV. The security deposit is to be paid by cheque or demand draft.
8. The charges have to be paid within 10 days of receiving the intimation of payment from the GINSERV. Any default in payment will attract an interest rate of 18% per annum from the due date. And if the charges are not paid for 2 months in sequence, GINSERV holds the right to take legal action to recover the money due. In such cases, all the legal expenses and any such expenses made incurred towards recovery of money will be paid by the incubatee company.
9. The payments for utilizing other items namely equipments, telephone, secretarial assistance etc., are to be paid as per actual, billed monthly, at the rates fixed by the GINSERV (see Annexure 1), which may be revised from time to time. GINSERV shall inform incubatee of changes in the rates and provide one-week notice of the same.
10. The mentoring given by the in house expertise is not charged. However, if such expertise is provided by service providers in the form of consultation. The consultation fee is to be paid for by the incubatee and GINSERV acts only as a facilitator, connecting the incubatee and the service provider.

For NEWAGE EDUCATION TRUST

Crane Singh
Authorized Signatory



IN WITNESS THEREOF THE PARTIES HEREINBEFORE MENTIONED
HAVE SET THEIR HAND AND SIGNED IN THIS AGREEMENT ON THE DAY
DATE, MONTH AND THE YEAR MENTIONED HERETO BEFORE.



Witnesses:

1.

INCUBATEE

2.

For NEWAGE EDUCATION TRUST

Goneh
Authorized Signatory

ANNEXURE 1

checked
with