

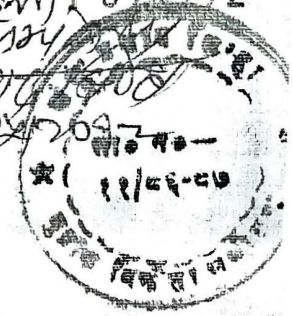
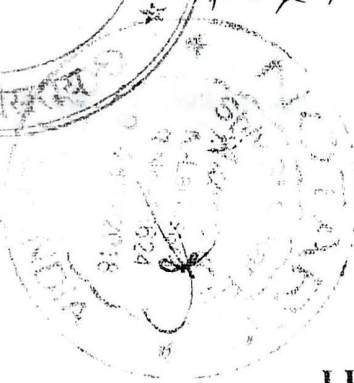
Rs. 100

ONE

HUNDRED RUPEES

INDIA

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WHEREAS the LESSOR is the lawful owner of, or otherwise sufficiently entitled to lease the premises located at **Shridhar Market (In Front of UCO Bank), Ward No-19 Barhiya, Lakhisarai- 811302, Bihar**

AND WHEREAS the LESSOR has agreed to give on rent to the LESSEE the premises located at **Shridhar Market (In Front of UCO Bank), Ward No-19 Barhiya, Lakhisarai- 811302, Bihar**
Total Area-2600 Sq Ft.

AND WHEREAS the LESSOR has agreed to allow the Lessee to use and occupy the said premises for the purpose of training cum educational activities.

NOW THEREFORE THIS DEED WITNESSETH AND THE PARTIES MUTUALLY COVENANT WITH EACH OTHER AS FOLLOWS:

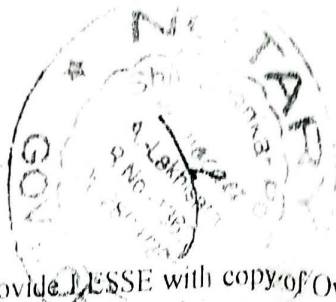
The LESSOR hereby agrees to grant lease to the LESSEE from 1st march 18 and LESSEE herein has agreed to take the subject property **Shridhar Market (In Front of UCO Bank), Ward No-19 Barhiya, Lakhisarai- 811302, Bihar** on lease basis with effect from the said date.

1. The period of the lease is for 36 months from 1st August 2019 to 31st July 2022 In consideration of the LESSOR granting lease, the LESSEE shall pay to the LESSOR a **Monthly Rent of 8500/- (Eight Thousand Five hundred only)** (hereinafter called "rent") which will be paid by 10th day of the month. TDS shall be deducted from rent payable as per the rules of income tax act, 1961. Any tax liability on rent will be payable by LESSOR.
2. LESSOR Rent will be fixed for one year and will increase 10% from next year. If the LESSEE fails to pay the rent for consecutive three months then the LESSOR will give a last chance to LESSEE to pay rent in 15 days through notice, if LESSEE fails to pay the rent in this duration then the LESSOR will have the right to terminate this agreement or LESSOR may give more time to LESSEE if desired by LESSOR.
3. The payment of rent to LESSOR will begin from the 1st August 2019 (Agreed date of handover of premises after duly completed proposed work by LESSOR is 1st August 2019) or at the date of inauguration of the centre which ever is earlier (the date of inauguration will be decided by LESSEE).

The work to be completed by LESSOR are as below:

NILL

4. The LESSOR shall also provide the LESSEE with a proper parking space near the said premises.



5. The LESSOR shall provide LESSEE with copy of Ownership Document, PAN Card copy of Owner, Architectural Layout and Land Use Certificate of the said premises along with documentary evidence to use the property for commercial activity.
6. The LESSOR shall provide the required electricity and water connection to LESSEE as required. The LESSEE shall pay all charges for the electricity and water consumed by the LESSEE at actual, directly to the concerned authorities provider. Or to the LESSOR as per the actual meter reading.
7. It will be the responsibility of LESSOR that the LESSEE can use the said premises peacefully, without the interference of any body, apart from LESSOR.
8. That the LESSOR is fully empowered, authorized and able to make this Deed of the Lease and will hold LESSEE free and harmless of any demands, encumbrances claims, actions or proceedings by others in respect of the quiet possession of the premises and the LESSOR further states that it will ensure to LESSEE peaceful and uninterrupted use and enjoyment of the premises during the term of the lease.
9. The LESSEE shall be liable to undertake all the minor day-to-day repairs of the interiors that are done by the LESSEE. All other repairs or maintenance, either structural or to the electrical or water connection, plumbing leaks, water seepage which are caused due to normal wear and tear but not the intentional or accidental caused due to some change or modification undertaken by the LESSEE, shall be attended to by the authorized person on behalf of the LESSOR. In the event of the authorized person on behalf of the LESSOR failing to carry out the repairs on receiving notice from the LESSEE, the LESSEE shall undertake the necessary repairs and the authorized person on behalf of the LESSOR will be liable to immediately reimburse costs incurred by the LESSEE in carrying out the repairs/maintenance. In case the authorized person on behalf of the LESSOR fails to reimburse such amount within a period of 10 days, the same costs so incurred shall be deducted by the LESSEE from the rent payable on mutual consent.
10. The LESSEE shall be at liberty to install electricity points fitting, which will remain the property of the LESSEE.
11. The LESSEE shall have the right to do partitioning/ temporary construction or other internal changes as & when required, with prior consent of LESSOR. The LESSOR should not have any objection in that.
12. That the LESSEE shall not have the right to sublet the premises either partly or wholly to any of its subsidiary / associate concerns or to any other person, body, association or entity, except with the prior written permission of the LESSOR.

13. There shall be a locking period of three years from the date of start of this agreement. The LESSOR should not ask the LESSEE to vacate the said premises. However, the LESSEE shall have an option of terminating this Lease Agreement by giving three month's notice.

14. On the termination of the Lease, LESSEE shall forthwith remove themselves and their respective belongings, articles and other things from the said premises.

15. At the time of leaving the premises, LESSEE will hand over the premises in the neat and clean condition (like it was taken by the LESSEE at the first instance).

LESSOR

30/08/19
30/08/19
Mr. Abhiram Kumar
S/o-Late Hridya Narayan Singh,
Vill-Barhiya, Post-Barhiya,
Ps-Barhiya, District-Lakhisarai- 811302

LESSEE

30/08/19
Mr. Ajit Kumar
S/o- Ashok Singh
Vill-Khutaha Dih, Post-Khutaha Dih,
Ps-Barhiya, District-Lakhisarai- 811302

WITNESSES:-

1.

30/08/19
Abhi Ram Kumar
Cimalkant paswan
Identified by Sri.....
has also duly affirmed the affidavit in
the presence of one the day of 30/08/19

2.

30/08/19
30/08/19