

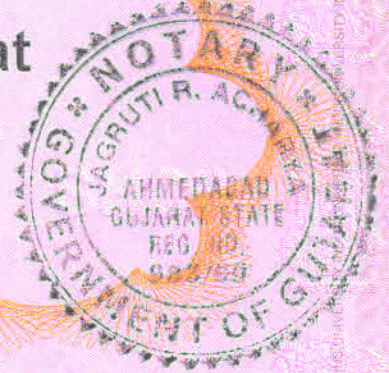


IN-GJ21229977290863W



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

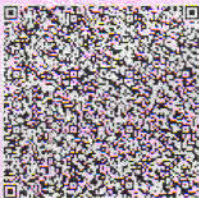


Certificate No. : IN-GJ21229977290863W
Certificate Issued Date : 04-Jul-2024 12:35 PM
Account Reference : IMPACC (AC)/ gj13024811/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1302481160583448748728W
Purchased by : INDUS UNIVERSITY
Description of Document : Article 30 A Leave and License Agreement
Description : RENT AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : INDUS UNIVERSITY
Second Party : VISHWAMITRA SHIKSHA SEWA SAMITI TRAINING CENTRE
Stamp Duty Paid By : INDUS UNIVERSITY
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



Sr. No. : 0357/D/2024

4 JUL 2024



HIF 0011721568

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at any time by scanning the QR code or the e-Stamp which is on the back of this Certificate and as available on the website / Mobile App (indusit.in) or by checking the e-Stamp on the website / Mobile App (indusit.in) or by checking the e-Stamp on the website / Mobile App (indusit.in).
2. In case of any discrepancy please report to the Government authorities.



RENT AGREEMENT

This deed of Rent Agreement is made and executed on this 02nd day of July 2024 between **Indus University, Rancharda via Shilaj Ahmedabad Gujarat Pin code 382115** hereinafter called the First Party / Land Lord.

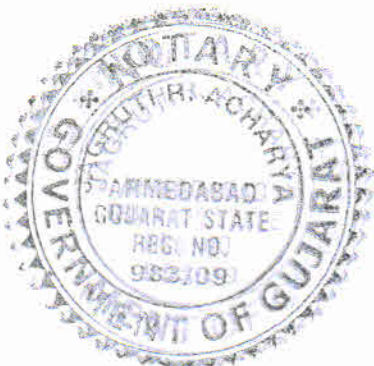
AND

Shri Vishwamitra Shiksha Sewa Samiti Training Centre, Hereinafter called the Second Party/ Tenant.

Whereas the First Party / Landlord is the absolute Owner and in Physical Possession of a built-up Property bearing **Indus University, Rancharda via Shilaj Ahmedabad, Gujarat, Pin code 382115** And on the second party, the first party has agreed to let out the Ground First Floor (area 5000 Sq feet and No. of rooms 10 parking area 1000 sq. ft. No. of washroom 2) in the said mentioned property to the Tenant on monthly Rent of Rs. 20000/- Per Month (Rupees Twenty thousand only.) Per month for a period of **2 Years** i.e. (Excluding Electricity & Water Charges) For the Purpose of Training and Skill Development use from 01st July 2024 to 1st July 2026.

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER: -

1. That the first Party on the request of the second Party has agreed to give and the second Party has agreed to take on rent the above described tenanted Premises, portion of the property on a monthly rent mentioned above, monthly rent payable for each & every month.
2. That the second Party shall pay on month rent in advance to the first party and the first Party acknowledged the receipt the same
3. That the second Party shall not permitted to make any kind of structural alteration, additions cause any damage or any kind of Permanent construction in the said tenanted premises without written consent of the first party /Landlord
4. That the second Party shall use the demised tenanted Premises, solely for the Residential/Commercial Purpose
5. That the second Party shall not sublet, assign or part with the possession of whole or part of the demised tenanted premises in any circumstances.
6. That the First Party has received the sum of **Rs.20000/-** from the second Party as security amount which will be refundable at the time of vacation of the said premises by the First Party to the Second Party without any interest.
7. That the second Party shall comply with all laws, rules and regulations of the local authorities, whatsoever with regard to the demised tenanted Premises.



A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line.



8. That the second Party shall permit the first party and his/her agent to enter upon the demised tenanted premises on any day during the time.

T9. That the period of this agreement is fixed for the period of 5 Years and after expiry of that period this agreement shall cease to exist and the second Party shall be obliging to vacate and surrender the peaceful, vacant, physical Possession to the first Party.

T10. That if the landlord wants to vacate the aforesaid Property from the tenant will give one Month notice to the tenant & if the tenants leave the aforesaid Property, then he will give one-month notice to the Landlord.

11. That the rent will be increase after 2 years at rate of 10%.

In witnesses whereof the both Parties have signed this Rent agreement on the date month and year first above mentioned

WITNESSES: -

1. Ved Vyals Inivedi

FIRST PARTY/LANDLORD

Sr. No. 151 DT/2024

ONLY FIRST ~~SECOND~~ PARTY
SIGNED BEFORE ME

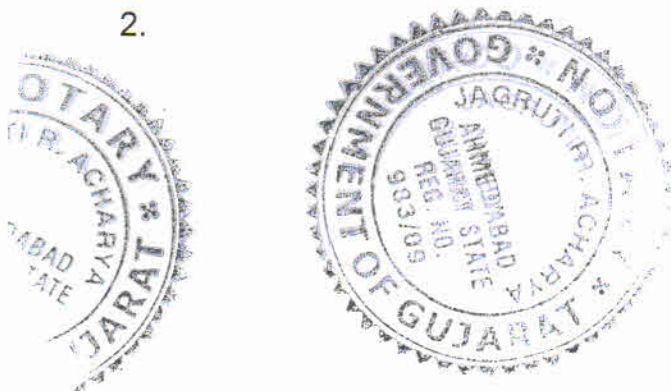
JAGRUTI R. ACHARYA
NOTARY
GOVT. OF GUJARAT

4 JUL 2024

AND PARTY/TENANT



2.





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