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10.8.22

LEASE AGREEMENT

This land lease agreement (the "Agreement") is made on 10th Aug, 2022 at Village Malmal, in jurisdiction of Madhubani – Bihar.

By and between

- (1) Andliv Seema of age 42 years, holding Aadhaar No. 5035 4939 4109 W/O Ikramur Rahman Falahi of village: Malmal, PS: Kaluahi, Dist. Madhubani – Bihar PIN: 747229, hereinafter referred to as the "Lessor";

And

- (2) GREAT INDIA FOUNDATION TRUST (TRUST) registered under Charitable Trust Act 1882 headquartered at Village: Malmal, Kaluahi, Dist. Madhubani – Bihar PIN: 847229, by its chairman, Ikramur Rahman Falahi of age 49 years holding Aadhar No. 4217 6050 5621, S/O Late Ziaur Rahman, hereinafter referred to as the "Lessee".

Both Lessor and Lessee hereinafter shall be collectively referred to as "Parties".

Preamble

The Lessor is the owner of the land situation at Mouza, Malmal: Thana No.: 50, Anchal: Kaluahi, Registry: Khajauli, Dist. Madhubani – Bihar bearing Khata No. (i) 439 (Old), 966 (New), Khesra No.: 7094 (Old), 10391 (New) measuring Raqba One (1) Kattha and Four (4) dhoor; and (ii) Khata No.: 827 (Old), 966 (New), Khesra No.: 7096 (Old), 10391 (New) measuring Raqba Thirteen (13) dhoor and Eight (8) kanma (the "Land") by way of sale deed number 857 dated 01/04/2021, Book No. 1, Volume No. 13 recorded under Jamabandi No. 206109000050371, Bhag No. 45, Prisht Sankhiya 11 and wishes to lease to the Lessee and Lessee wishes to take the same on the lease.

Lease

On the terms and conditions contemplated hereunder, the Lessor hereby leases the Land.

Terms and Conditions

1. Purpose of the Lease:

The Lessee shall use the Land solely and exclusively for the purpose of developing, constructing, maintaining, and operating an

approach/access road leading to and from the Lessee's school campus. The Land shall not be used for any other activity, commercial or otherwise, without the prior written consent of the Lessor. The Lessee shall ensure that the use of the approach road remains limited to facilitating ingress and egress for students, staff, visitors, service vehicles, and other persons lawfully accessing the school campus.

2. **Lease Rental:** 1,00,000.00 (One Lakh Indian Rupees) per year
3. **Lease Term:** Two (2) Years
4. **Lease Commencement Date:** 10/08/2022
5. **Lease End Date:** 09/08/2024
6. **Rental Payment:** Annual in advance
7. **Termination:** this Agreement shall automatically be Terminated and dissolved on Lease End Date unless the Parties have mutually decided otherwise.
8. **Renewal of Lease:** Parties may renew this Agreement for any Period on the same or other mutually agreed upon terms and conditions.

Jurisdiction

This Agreement is governed under the jurisdiction of Madhubani, Bihar.



Execution

In the witness whereof, the Parties hereto have signed and executed this Agreement on the date, month and year hereinabove mentioned in presence of the following witnesses.

Parties:

1. Andliv Seema
(The Lessor)

Andaleeb Seema
10/08/2022

2. Great India Foundation Trust (Trust)
(The Lessee)

For Rahman
10/08/22

Witnesses:

1. Talha Hussain

Talha
10/08/2022

2. Adnan Siddiqi

Adnan
10/8/22

I Identify the Declarant who has
Signed out LTIRT in my Presence

Rumay
10/8/22

