

Both Lessor and Lessee hereinafter to be referred as "Parties"

(III) Land Situated :- Mouza-Malmal, Thana No. 50, Anchal-Kaluahi, Registry-Khajauli, Khata No.1018 (O), 1820 (New), Kheshra No.0 7083 (O), 10389 (New) & some one also Kheshra No. Rakwa 02-11-16-00 (Two Bigha Eleven Khata, sixteen Dhur)

(IV) Lease Rental :- 63000/- (Sixty three thousand) per year to be paid in advance.

(V) Yearly Rent terms & conditions :-

Lease Rent 6300/- (Sixty three thousand) per year (Base Rate) with following incremental, 10% per annum on the base rate till the 5th anniversary of the agreement for 6th year . All the incremental rent to be added to the base rate to become new base rate, for the next 5 years, for example, in 5 years the total incremental rate will be Rs. 31,500/- (Thirty one thousand five hundred). This amount will be added to the base rate 63000/- (Sixty three thousand) in order to become a new base rate as Rs. 94,500/- (Ninty four thousand five hundred) then again for next five years there will be on increment @ 10% annually on this new base rate.

Note :- Lease Rental payment to be made once in a year in advance.

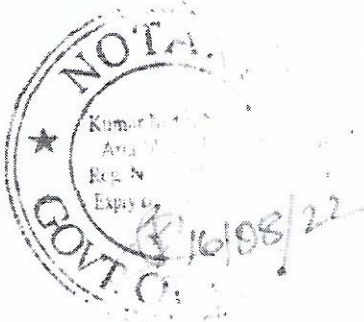
(VI) This Agreement is made for a period starting from 16th Aug.,2022 and ending ong 15th Aug., 2057 in mid night (as per 35 years lease agreement – (the "Lease Period")

(VII) This Lessor inherited this land with Zamabandi Number 9156 in favour of Inamur Rahman & 9158 in favour of BILKISH JAHAN Mother of Birjees Rahman & 9159 in favour of Khursheed Jahan Mother of Saifur Rahman.

(VIII) This land Lessee operate for Great India Foundation Trust (Trust) for the purpose to construct the school building (School) as per in purpose.

(IX) This Agreement will be automatically terminated and dissolved on the completion of the Lease Period unless both the parties to this agreement enter into and execute a fresh agreement that should be made and situated a new agreement.

This Agreement is governed under jurisdiction at Madhubani



Authenticated By
16/08/22
KUMAR BILVAKRANAND
NOTARY, MADHUBANI

Majma
General Secretary
Great India Foundation Trust (TRUST)
Malmal, Kaluahi, Madhubani (Bihar)

In the witness whereof, the Parties hereto have signed "The Agreement" on the date, month and year herein above mentioned in the presence of the following witnesses.

Signature (Lessees)

(IKRAMUR RAHMAN FALAHI)
Chairman of GREART INDIA
FOUNDATION TRUST (TRUST)

Signature (Lessor)

Inamur Rahman
(1) Inamur Rahman

Ahmed Zahra Maroof
(2) Ahmed Zahra Maroof

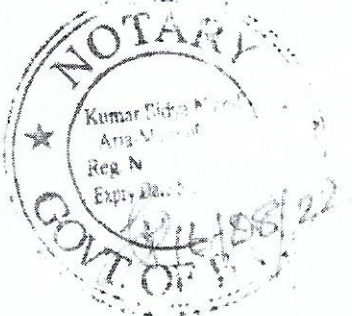
Saifur Rahman
(3) Saifur Rahman

Birjees Rahman
(4) Birjees Rahman

Witness

Ashwini

Ashwini



Authenticated By
16/08/22
KUMAR BIDYANAND
NOTARY MADHUBANI

Identify the declarant who has
signed put L/R T.I in my presence

He is present / Quoted /
adhere are
16/08/2022
BHO-1301/12

General Secretary
Great India Foundation Trust (TRUST)
Maimal, Kaluahi, Madhubani (Bihar)