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Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 10/06/2022

Certificate No. GBJ2022F8



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 91342187



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Dilpreet Singh Chawla

H.No/Floor : B65

Sector/Ward : Nil

LandMark : Nil

City/Village : Vasant vihar

District : New delhi

State : Delhi

Phone: 70*****96



Buyer / Second Party Detail

Name : Sgt university

H.No/Floor : Nil

Sector/Ward : Nil

LandMark : Nil

City/Village: Budhera

District : Gurugram

State : Haryana

Phone : 70*****96

Purpose : AGREEMENT

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

LEASE AGREEMENT

This Lease Agreement is made at Gurugram, on this 10th day of June 2022

BY/BETWEEN

- 1) **SHREE GURU GOBIND SINGH TRICENTENARY UNIVERSITY** situated at Gurgaon-Badli Road, Budhera, Gurugram, State: Haryana, Pin: 122505 through its Registrar **Dr. Joginder Yadav** hereinafter called the "**LESSOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its legal heirs, administrators, successors transferees and assigns)

And

MEDZ HEALTHTECH LLP having regd. Office at A-4, Kh. No. 340-341, Mahipalpur Extn. South West Delhi, Delhi-110037, hereinafter called the

For MEDZ HEALTHTECH LLP

Partner

Registrar
SGT University
Budhera, Gurugram

heirs, successors and assigns) and carrying on the activity of providing Café – Food& Beverages services with the name “The Frame”

The LESSOR and the LESSEE are hereafter collectively referred to as the “parties” and singularly as a “party” as the case may be.

WHEREAS, the LESSOR is the lawful owner and in possession fully furnished café (01 No.) (hereinafter called demised premises.) in its University campus besides the SGT University Mess facility.

WHEREAS the said LESSOR agree to let out the demised premises on rent and the said LESSEE agrees to take the same on rent for running the Cafe.

WHEREAS the LESSOR has represented that the demised premise is free from all sort of encumbrances and that the LESSOR has a clear and unrestricted right to the demised premise and is legally competent to enter in to this Lease Agreement.

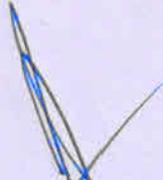
WHEREAS the LESSOR has agreed to lease the demised premises and the LESSEE has agreed to take on rent, subject to the terms and conditions hereinafter stated in this Rent Agreement

Now, therefore, it is mutually agreed between the parties as under:

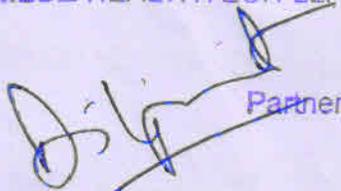
1. That the LESSOR has agreed to give on rent to the LESSEE the Demised Premises on a month to month tenancy commencing from 1st June 2022 for a period of 3 years. The Rent shall be increased by 10% of the last rent paid after every twelve months during the term and shall be paid as mentioned herein:

PERIOD	MONTHLY RENT
01-06-2022 TO 31-05-2023	Rs. 20000.00
01-06-2023 TO 31-05-2024	Rs. 22000.00
15-01-2024 TO 31-05-2025	Rs. 24200.00

2. The LESSEE shall pay the LESSOR an Interest Free Refundable Security Deposit (“IFRSD”) of Rs 40000.00 (Rupees Forty Thousand Only) upon execution of this Agreement. LESSOR shall refund the IFRSD to the LESSEE upon the LESSEE handing over peaceful and vacant possession of the Demised Premises to the LESSOR.


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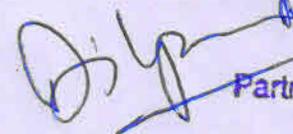
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3. That subject to the terms of this agreement, a monthly rent of Rs.20000 (Rupees Twenty Thousand Only) ("Rent"), exclusive of electricity charge and water tax charges, shall be paid by the LESSEE to the LESSOR for the occupation and use of the Demised Premises, on or before 7th day of each English calendar month by way of cheque or through bank transfer in favour SGT University. That the second party shall pay for power & water supply and which shall be as per meter reading. Additionally the electricity charges for Generator input cost will be Rs 15/- per unit as per meter reading.
4. That the LESSEE is authorized to put up fixture and fitting in the form of sign boards, wooden separators in the demised premise, racks, exhaust fans and other furniture and fixture of a temporary and removable nature at its own cost without permanently damaging any portion of the existing walls, boundaries etc.
5. REPAIRS: That the LESSEE shall not make any additions or alterations in the Demised Premises without the prior written permission of the LESSOR except for adding some wooden partition etc. However, it is made clear that the LESSEE may carry-out day to day minor repairs such as fuses, leakage, maintenance of electricity, cracking of sanitary fitments etc. at his own cost and expenses. If there are structural cracks or major leakage from structure then, LESSOR has to repair the same. However, the tenant shall be liable for minor and major repairs and for other damages (minor or major) caused due to the negligence, misuse and abuse of the premises at its own cost.
6. That LESSEE would not use demised premise under lease for keeping any illegal materials such as explosives or any other inflammable / combustible materials or if any illegal or immoral act being committed by the LESSEE, he shall be held solely responsible for its consequences
7. SUBLETTING, SUBLEASING, TRANSFERRING: That LESSEE will have no right to sub-let or sub-lease any portion of the demised premises to any other person and LESSEE will not make any addition or alternation either major or minor by breaking previous structures in the demised premise.
8. That the LESSEE during the subsistence of this lease period shall keep and maintain the demised premise in good condition at its cost. The cost of any damage to the leased property will have to be paid by the LESSEE. If not paid, the cost to

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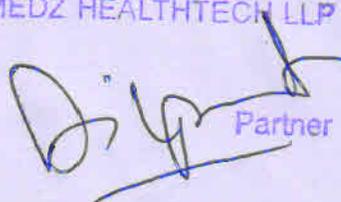

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such damages will be recovered from the security deposit amount. That it is duty of the LESSEE to maintain peace in the premises.

9. ACCESS TO LANDLORD: That the LESSEE shall permit the LESSOR or his agent to enter into the said premise at all reasonable hours during the day time and working hours for the purpose of either viewing the condition of the said premise or works or things necessary for any repairs of the said building, water pipes or drains etc.
10. PROPERTY /MUNICIPAL TAX: That the LESSOR shall be liable to pay the property tax, municipal tax and any other tax and /or liability relating to the demised premise to any statutory authorities or Municipality or State or Central Government.
11. TERMINATION OF AGREEMENT: That both LESSOR and LESSEE shall have right to terminate this Rent agreement after a period of one year by giving two month notice in writing to the other party. In such event of termination, the LESSOR shall be liable to refund the entire amount of Security Deposit and advance rent, if any, to the LESSEE.
12. In case the LESSEE for whatever reason fails to pay rent for a period of one month the LESSOR shall be entitled not only to the outstanding rent but also an interest @ 18% from the date of the outstanding rent amount on a pro rata basis. Further, if the LESSEE fails to pay rent for any two consecutive months in that case the LESSOR shall take over the premises without any notice and the Rent agreement shall stand terminated.
13. NOTICE : That all notices to be given by the parties to each other, shall be in writing, sent at their addresses mentioned herein above by registered mail/fax/courier and the notice shall take effect as soon as it is received by the recipient thereof
14. That LESSEE has inspected the demised premises and is fully satisfied about its condition and internal arrangement.
15. That the LESSEE agrees to handover in good condition, vacant and peaceful possession of the Demised Premises to the LESSOR immediately upon expiry of the

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Term or for any earlier termination due to any other reason specified in this Agreement.

16. DISPUTE RESOLUTION AND JURISDICTION: That in case of any disputes arises, the same can be resolved through mutual discussion, if it remains unresolved then the same can be referred to arbitrator mutually appointed by the parties and place of arbitration will at Gurugram (Haryana) and the expenses incurred towards the arbitral proceeding will be borne equally by both the parties. The Competent Court of Gurugram shall have the jurisdiction to adjudicate the dispute between parties.

IN WITNESS WHEREOF, the parties hereto have put their respective hands and seal on presence of witnesses on

WITNESS:

1.

SIGNATURE OF LESSOR

For MEDZ HEALTHTECH LLP



Partner

DILPREET SINGH CHAWLA

2.

SIGNATURE OF LESSEE

Registrar
SGT University
Budhera, Gurugram

REGISTRAR SGT University