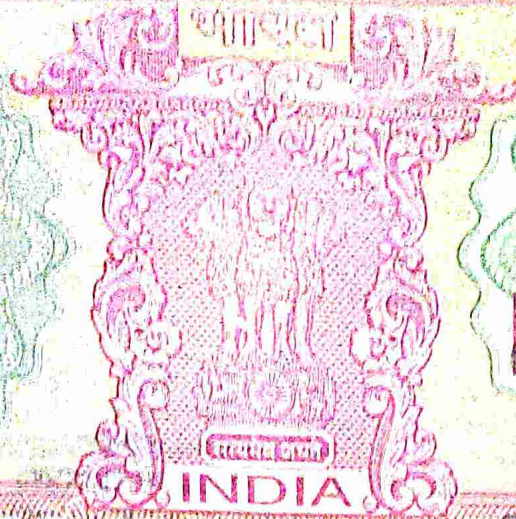


31 MAY 2022

भारतीय गैर न्यायिक



पचास  
रुपये



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL



ଓଡ଼ିଶା ଓଡ଼ିଶା ODISHA

*[Signature]*

**M.K. DALABEHRA** G 787587  
Notary, Bhubaneswar  
Rend. No. ON 46103

#### LEASE AGREEMENT

This Lease Agreement made this day of 31st May, 2022.

#### BETWEEN :

**Mrs. SANJUKTA PATTANAYAK** (PAN: BHCPP5868), aged about 45 Years W/o: Srikanta Pattanayak resident of Plot No: 790/1338, Near Sum Hospital, Shyampur, Bhubaneswar, Odisha-751003, hereinafter called the **"FIRST PARTY" OR "LESSOR"** which term shall mean and include his heirs, executors, administrators, successors, legal representatives and assigns.

#### AND :

**Mr. JYOTIRANJAN SAHOO** (PAN: CEDPS7777D) aged about 41 Years S/o BENU DHAR SAHOO resident of Nimapada, Odisha-752106, hereinafter referred to as the **"LESSEE"**, which expression shall, unless repugnant to the context thereof mean and include its heirs, administrators, executors, successors- in -title and assigns of the **SECOND PARTY**.

#### AND:

**BINDU RECEPIES PVT LTD**, a company incorporated under the Companies Act, 1956, having its Corporate Office at Survey No 29, Tirumenahalli Village, Hegde Nagar, next to Karnataka College, Hobli, Yelahanka, Bangalore - 560 064, hereinafter called the **"THIRD PARTY"** (which term shall mean and include its successors in office, administrators, legal representatives and assigns),

WHEREAS the **LESSOR** is the sole and absolute owner, inter alia, of the premises being  
The Plot No: 1340/1728, Khata No: 224/237, Mouza: Shyampur, Near Sumi Hospital, Bhubaneswar, Odish-



1. Sanjukta Pattanayak  
2. Jyotiranjana Sahoo

*[Signature]*  
Srikanta Pattanayak



having an area of approximately 220 Sq ft of empty Land which premises is more particularly mentioned and described in the hereto and referred to hereinafter as the 'SCHEDULE PREMISES';

AND WHEREAS the **LESSEE** has on requested the **LESSOR** to lease out to the **LESSEE** the Schedule Premises and the **LESSOR** has agreed to do so on the terms and conditions as are herein contained;

**NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERETO AGREE AS FOLLOWS:**

1. The **LESSOR** shall grant unto the **LESSEE** by way of lease, the Schedule Premises for a period of **5 Years**, which will be extended to Three years further on mutual concern after completion of the First Term of this agreement.
2. The **LESSEE** has paid an amount of **Rs. 4,00,000/- (Four Lakh Only)** bearing "demand draft" no: 18400 as interest free Security Deposit, the receipt of which the **LESSOR** does hereby acknowledge, which is refundable at the time of terminating the lease or the **LESSEE** handing over vacant possession of the schedule premises to the **LESSOR** subject to deduction of any arrears of rent, damages or other dues by the **LESSEE**.
3. The **LESSEE** shall pay a monthly rent of **Rs.12,500/- (Twelve Thousand Five Hundred Only)** commencing from **15.06.2022** herein after with between 5% to 10% escalation (Subject to Mutually agreed upon) every Year. The **LESSEE** shall deduct TDS (If applicable) at the rate applicable and furnish TDS Certificate to the **LESSOR**.

**I. The LESSEE COVENANTS with the LESSOR as follows :**

1. To pay the monthly rent in respect of the Schedule Premises on or before the 10<sup>th</sup> day of every successive month and without the necessity of any notice or demand from the **LESSOR**.
2. To use the Schedule Premises for running the business of the **LESSEE** in the name and style of **"JUST BAKE"**.
3. The **LESSEE** shall be liable to obtain such licences, permissions or sanctions as may be necessary for the purpose of sale of food stuffs from the Municipal Authorities or any other authority concerned.
4. To keep the schedule premises in a clean and hygienic condition and not to cause any littering.
5. Electricity charges needs to be paid by the **LESSEE** as per actuals in connection with their occupation of the Schedule Premises, **LESSEE** will have to upgrade with 10 KW Power. Water charges need to be paid by the **LESSEE** as per Consumption.
6. To allow the **LESSOR** at reasonable times as agreed in advance by both parties, to enter the Schedule Premises for the purpose of inspection.
7. To deliver up the demised premises at the end of or on the sooner determination of the term together with all the **LESSOR**'s fittings and fixtures therein in such tenantable repair, order and condition as they were when the **LESSEE** took possession, reasonable wear and tear and damage by earthquake, tempest, acts of God, inevitable accident, irresistible force, or by conditions of force majeure always excepted;
8. The **LESSOR** shall pay all property taxes, cesses, service tax or other levies as may be imposed by any statutory authority or body during the period of the said lease and any enhancement or increase in the property taxes or other levies prevailing as on the date of this

1. Sanisuta Pattanayak  
2. Syok ranjan Sahoo



Aswath Dutta  
Sri Kanta Pattanayak



agreement.

9. At the time of expiry of this lease or earlier termination thereof, to hand back possession of the schedule premises in as good condition as it was at the time of commencement of the lease, normal wear and tear excepted.
10. The LESSEE at all times during the period of lease, undertakes to keep the premises in good condition and deliver the same to the LESSOR on the expiry of the lease subject to normal wear and tear and the LESSEE shall not be liable to indemnify the LESSOR for damages caused to the Schedule Premises by external forces or factors beyond LESSEE's control or not attributable to the LESSEE's negligence.
11. All the equipment available in the premises will be used by the LESSEE to their convenience and shall be maintained at their cost. There is no additional amount to be paid to the LESSOR on this account.
12. The LESSEE shall not use, or let any other person use, the premises of subject outlet and the fittings, fixtures, furniture, equipment, stocks of goods, packing material and disposables, and every other item therein, including cash or its equivalent generated in the business or otherwise brought in by the THIRD PARTY or parties assigned by THIRD PARTY for any purpose other than for the management of the subject outlet; he shall not put the said premises and fittings etc., to any use that may be personal to him also.
13. If the dispute between the LESSEE and the LESSOR affects the business, in turn the rights of the THIRD PART is affected, the THIRD PARTY is at liberty to terminate this agreement and claim damages by giving 30 days of notice.
14. LESSEE shall not use the Outlet for any purpose other than for the operation of the Franchise Business ""JUST BAKE"" in full compliance with this Agreement and the Guidelines issued from time to time, unless approved in writing by the THIRD PARTY

1. Sanjib Kumar Vaidya  
2. Jyoti Ranjan Sahoo

## **II. The LESSOR COVENANTS with the LESSEE as follows:-**

1. The LESSOR is the absolute owner of the Schedule Premises and has the unrestricted power and authority to grant a lease in respect thereof.
2. The LESSEE paying the rent hereby reserved and performing and observing the terms and covenants herein contained and on her part to be performed, may peacefully hold and enjoy the Schedule Premises during the term of the lease without any interruption, interference or claims by or from the LESSOR or any person claiming under, through or in trust for the LESSOR.
3. The LESSOR should pay, during the term of the lease, all existing and future rates, taxes, cesses, assessments and outgoings in respect of the Schedule Premises and the land on which it stands, including but not restricted to, land tax, building tax, corporation and house tax etc., now or hereafter imposed or charged upon the owner or occupier of the Schedule Premises. If service tax on rent is applicable according to statutory requirement, then the lessee has to bear the



Handwritten signature: Srikanta Pattnaik



amount of service tax on the rent.

4. Forthwith upon expiry or earlier termination of the lease, to refund in full to the LESSEE, the security deposit(4,00,000/-) paid by the LESSEE deducting dues if any, or the balance thereof then remaining with the LESSORS and any other amounts whatsoever then remaining due to the LESSEE and to permit the LESSEE, if they so desire, to remove from the Schedule Premises any fixtures, fittings, appliances or other improvements belonging to or provided by the LESSEE in or about the Schedule Premises.
5. In the event of the Schedule Premises being sold or transferred to any other party, the purchaser concerned or transferee agrees to be and is bound by all the terms and conditions contained herein.

**III. The Parties hereto further agree that:**

1. In the event of the lease expiring or being terminated and the LESSEE vacating the Schedule Premises, the LESSEE will be entitled, at the time of so vacating the Schedule Premises, to remove from the Schedule Premises all improvements and fittings, fixtures, appliances etc., installed by the LESSEE.
2. The period of contract remains for 5 Years. The parties may extend the lease for such further period and on such terms and conditions as may be mutually agreed upon at the time of expiry of the Lease.
3. In the event of either of the parties wishing to terminate the lease any time, they shall give to the other party a three month's notice of the party's intention to do so in writing and abide by clause II (4)

1. Sanjivanta Pattanayak  
2. Jyoti Ranjan Sahoo

All that piece and parcel of property being of

PlotNo:1340/1728,KhataNo:224/237,Mouza:Shyampur,NearSumHospital,Bhubaneswar, Odish-756103, having an area of approximately .....220..... Sq ft empty space.

All disputes, claims and actions arising out of this Agreement or its validity shall be subject to Bangalore jurisdiction.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement to Lease at Bangalore on the day, month and year first above written.

**WITNESSES:**

1.

Akhil Rath

Sanjivanta Pattanayak  
LESSOR



A-106,  
Metro Residency  
Bahera Sali,  
Hoyapalli, BBSR - 751012

1. Akhil Rath  
2. Sanjivanta Pattanayak



amount of service tax on the rent.

4. Forthwith upon expiry or earlier termination of the lease, to refund in full to the **LESSEE**, the security deposit(4,00,000/-) paid by the **LESSEE** deducting dues if any, or the balance thereof then remaining with the **LESSORS** and any other amounts whatsoever then remaining due to the **LESSEE** and to permit the **LESSEE**, if they so desire, to remove from the Schedule Premises any fixtures, fittings, appliances or other improvements belonging to or provided by the **LESSEE** in or about the Schedule Premises.
5. In the event of the Schedule Premises being sold or transferred to any other party, the purchaser concerned or transferee agrees to be and is bound by all the terms and conditions contained herein.

**III. The Parties hereto further agree that:**

1. In the event of the lease expiring or being terminated and the **LESSEE** vacating the Schedule Premises, the **LESSEE** will be entitled, at the time of so vacating the Schedule Premises, to remove from the Schedule Premises all improvements and fittings, fixtures, appliances etc., installed by the **LESSEE**.
2. The period of contract remains for 5 Years. The parties may extend the lease for such further period and on such terms and conditions as may be mutually agreed upon at the time of expiry of the Lease.
3. In the event of either of the parties wishing to terminate the lease any time, they shall give to the other party a three month's notice of the party's intention to do so in writing and abide by clause II (4)

1. Sanjivanta Pattanayak  
2. Jyoti Ranjan Sahoo

All that piece and parcel of property being of

PlotNo:1340/1728,KhataNo:224/237,Mouza:Shyampur,NearSumHospital,Bhubaneswar, Odish-756103,  
having an area of approximately .....220..... Sq ft empty space.

All disputes, claims and actions arising out of this Agreement or its validity shall be subject to Bangalore jurisdiction.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement to Lease at Bangalore on the day, month and year first above written.

**WITNESSES:**

1. Arun Rath

Sanjivanta Pattanayak  
**LESSOR**



A-106,  
Metro Residency  
Dahera Sathi,  
Hayapalli, BBSR. 4  
751012

Arun Rath  
Sanjivanta Pattanayak

2. Srikanta Pattanayak  
 P.H. No-740/1328.  
 Sanyal Bazar

Jyotiranjana Sahoo  
 LESSEE

Identified by me  
 [Signature]  
 31/5/2022



[Signature]  
 P.K. DALABHERA  
 Notary, Bhubaneswar  
 Regd. No. ON 46/09

1. Sankuata Pattanayak  
 2. Jyotiranjana Sahoo