सत्यमेव जयते

**INDIA NON JUDICIAL** Document ID No. 1582 30 3441

Document No..... 1582 30 3374

## Government of Odisha

₹46,610

**e-Stamp**

| | | |
|---|---|---|
| **Certificate No.** | : | **IN-OD08007532420015V** |
| Certificate Issued Date | : | 11-Dec-2023 12:18 PM |
| Account Reference | : | SHCIL (FI)/ odshcil01/ RAYAGADA/ OD-RGD |
| Unique Doc. Reference | : | SUBIN-ODODSHCIL0111270555566343V |
| Purchased by | : | JIVAAKAW SRI HEALTHCARE RAYAGADA |
| Description of Document | : | Article IA-35 Lease Deed |
| Property Description | : | MOUZA-RAYAGADA |
| Consideration Price (Rs.) | : | 9,32,093<br>(Nine Lakh Thirty Two Thousand And Ninety Three only) |
| First Party | : | SWAGATIKA SAHU AND OTHERS |
| Second Party | : | JIVAAKAW SRI HEALTHCARE RAYAGADA |
| Stamp Duty Paid By | : | JIVAAKAW SRI HEALTHCARE RAYAGADA |
| Stamp Duty Amount(Rs.) | : | 46,610<br>(Forty Six Thousand Six Hundred And Ten only) |

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₹46,610

Please write or type below this line

IN-OD08007532420015V

1. Rsahu.
2. Swagatika Sahu
3. Monalisha Sahu
4. Sagarika Sahu.

LESSORS

1. For M/s. CHIRO HEALTHCARE LLP
S. Laxmantha Pati
Designated Partner

2. For M/s JIVAAKAW SRI HEALTH CARE
S. Laxmantha Pati
Partner

IE 0016790130

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Stock Holding Corporation
Rayagada

S. Kakomatha Pattu

Signature of Purchaser

DISTRICT SUB-REGISTRAR
RAYAGADA

19.12.23

Registering Officer
Rayagada

18642 - 16.12.23
33503610 1213
S.D. 46610/-

**FEES PAID**

A(1) 18642.00
I(3) 2.00
A(20)
A18(VII)
D
Total Rs 18642.00
User Fees 415.00
G Total 19057.00

19.12.23
Registering Officer
Rayagada

16.12.23

Rsahu.

**LESSOR NO.1**

Swagatika Sahu

**LESSOR NO.2**

# LEASE DEED

**THIS LEASE DEED** made at **Rayagada**, on this 15 th day of December, 2023.

**BETWEEN**

(1). **SRI. RAJENDRA KUMAR SAHU,** aged about 64 years, S/o. Late Brundaban Sahu, Retired employee by Profession, Brahmin by caste resident of Goutam Nagar, 2 nd Lane, Rayagada, P.O./P.S./Tahasil/District- Rayagada, Odisha. (Aadhaar No.7100 6714 3712). (Mobile No.9438208085).

(2). **SMT. SWAGATIKA SAHU**, aged about 37 years, Wife of Sri Simanchal Sahu, Housewife by Profession, Brahmin by Caste, resident of Choudhury street, Rayagada, P.O./P.S./Tahasil/District- Rayagada, PIN-765001, Odisha. (Aadhaar No.9151 1764 9794). (Mobile No.6370432404).

(3). **SMT. MONOLISHA SAHU,** aged about 33 years, Wife of Sri Govinda Chandra Sahu (Daughter of Sri Rajendra Kumar Sahu), Housewife by Profession, Brahmin by Caste, resident of Goutam Nagar, 2 nd Lane, Rayagada, P.O./P.S./Tahasil/District- Rayagada, PIN-765001, Odisha. (Aadhaar No.2364 7502 6627). (Mobile No.6370432404).

1. Rsahu.
2. Swagatika Sahu
3. Monalisha Sahu
4. Sagatika Sahu.

**LESSORS**

1. For M/s. CHIRO HEALTHCARE LLP
S. Devamatha Partner
Designated Partner

2. For M/s JIVAAKAW SRI HEALTH CARE
S. Devamatha Partner
Partner

**LESSEE / TENANTS**

THE DISTRICT SUB-REGISTRAR
RAYAGADA

19.12.23

Registering Officer
Rayagada

Monalisha Sahu

Sagarika Sahu.

**LESSOR NO.3**

**LESSOR NO.4**

(4). **SMT. SAGARIKA SAHU**, aged about 30 years, Wife of Sri Chandan Kumar Dash (Daughter of Sri Rajendra Kumar Sahu), Housewife by profession, Brahmin by caste, Permanent and Present resident of Bandha street, Kashipur, P.O./P.S./Tahasil- Kashipur, District- Rayagada, PIN-765015, Odisha. (Aadhaar No.2381 5218 4519). (Mobile No.8895387599).

(Here-in-after referred to as **"THE LESSORS"** which term shall, unless repugnant to the subject and the context thereof, be deemed to include their legal heirs, successors-in-title) of the **ONE PART ;**

**AND**

**(1). M/S. CHIRO HEALTH CARE LLP (PAN NO.AATFC2396L), RAYAGADA,** Represented by it' s Designated Partner namely **SRI. SISINTI LOKANATHA PATRO,** aged about 52 years, S/o. Late Sisinti Brundaban Patro, Business by Profession, Vaishya by caste resident of Flat No.301, 3 rd floor, Block-B, Sri S.R.Towers, College Road, Rayagada, P.O./P.S./Tahasil/District- Rayagada, Odisha. (Aadhaar No.8686 9698 8325). (Mobile No.9437094667).

**(2). M/S. JIVAAKAW SRI HEALTHCARE, RAYAGADA,** A Partnership firm having its place of business at Near Union Bank of India-1, Hotel Kapilas Lane, New colony, Rayagada, P.O./P.S./District- Rayagada, PIN-765001, Odisha Represented by it' s Partner namely :-**SRI. SISINTI LOKANATHA PATRO,** aged about 52 years, S/o. Late Sisinti Brundaban Patro, Business by Profession, Vaishya by caste resident of Flat No.301, 3 rd floor, Block-B, Sri S.R.Towers, College Road, Rayagada, P.O./P.S./Tahasil/District- Rayagada, Odisha. (Aadhaar No.8686 9698 8325). (Mobile No.9437094667).

For M/s. CHIRO HEALTHCARE LLP

1. RSahu. 3. Monalisha Sahu 1. S. Lokanatha Patro

Designated Partner

2. Sarangatika Sahu 4. Sagarika Sahu.

**LESSORS**

2. For M/s JIVAAKAW SRI HEALTH C

S. Lokanatha Patro

Part

**LESSEE /TENANTS**

DISTRICT SUB-REGISTRAR
RAYAGADA

19.12.23

Registering Officer
Rayagada

1. For M/s. CHIRO HEALTHCARE LLP
S. Laxmeetha Patro
Designated Partner

2. For M/s JIVAAKAW SRI HEALTH CARE
S. Laxmeetha Patro
Partner

LESSEE NO.1-CUM-2

(Here-in-after referred to as **"THE LESSEE / TENANTS"** (which term shall, unless repugnant to the subject and the context thereof, be deemed to include its Successors-in-title, permitted assignees) of the **OTHER PART**

**The Lessors** and **The Lessee/tenants** hereinafter collectively referred to as **"The Parties"** and individually referred to as **"The Party"**.

All personal pronouns used in this Agreement, whether used in the masculine, feminine or neuter gender, shall include all other genders, and the singular shall include the plural and vice versa.

**DESCRIPTION OF THE DEMISED PREMISES:**

All that piece and parcel of the premises of the Ground floor ad-measuring 940 Square feet and of the Second floor ad-measuring 940 Square feet built up area of a G+3 building existing upon a piece of house site measuring to an extent of Ac.0.058 cents, Covered by Plot No.126/1/980/7163 pertaining to Khata No.50/8127 of **MOUZA- RAYAGADA** along with right to use the common area and for access to the Upper Second floor, in PSR Cinemas Road, New Colony, Rayagada, Odisha, Pin code 765001, situated within Rayagada District and Rayagada Municipality area, is bounded as follows:

East : Municipality Road

West : House of Smt.Sibani Patra.

North : Municipality Road.

South : Shop room of Deepankar Rath.

(Herein after referred to as **"The Said Leasehold premises/ demised premises."**)

1. Rsahu.
2. Swagatika Sahu
3. Monalisha Sahu
4. Sagarika Sahu

**LESSORS**

1. For M/s. CHIRO HEALTHCARE LLP
S. Laxmeetha Patro
Designated Partner

2. For M/s JIVAAKAW SRI HEALTH CARE
S. Laxmeetha Patro
Partner

**LESSEE /TENANTS**

DISTRICT SUB-REGISTRAR
RAYAGADA

Registering Officer
Rayagada

**WHEREAS** The Lessors are absolutely seized and possessed and otherwise well and sufficiently entitled and authorized to lease the said leasehold premises/ demised premises. The record-of-rights (Patta) in respect of the above demised /leasehold property stand recorded in the joint names of Uma Maheswar Sahu and Smt. Swagatika Sahu (Lessor No.2). The khatadar/recorded tenant Uma Maheswari Sahu died on 01.04.2023 leaving behind the above-named lessors as her legal heirs cum successors-in-interest to succeed the under scheduled property. The Tahasildar, Rayagada has also granted a legal heir certificate bearing No.E-LHC/2023/110412 certifying that the above named lessors are the only legal heirs of the deceased khatadar namely Uma Maheswari Sahu. Accordingly, the lessors have inherited and succeeded the share of the deceased and all the above-named lessors are in the exclusive peaceful, continuous, uninterrupted, and undisturbed possession and enjoyment of the above scheduled leasehold property to the knowledge of one and all. Except the lessors none others have got any manner of right, title, interest and possession upon the aforementioned demised premises/ leasehold premises.

**AND WHEREAS** The Lessee/Tenant No.1 is M/S.CHIRO HEALTH CARE LLP, Rayagada, represented by it's Designated Partner namely Sisinti Lokanatha Patro and whereas Lessee/Tenant No.2 is M/S. JIVAAKAW SRI HEALTH CARE, Rayagada a Partnership firm represented by it' s partner namely Sisinti Lokanatha Patro and whereas the Lessee/ tenant No.1 have desired to establish a trading/ service unit of Labs and Diagnostic equipments and etc., or to carry any such other business as mutually decided by them in the name and style of M/S. CHIRO HEALTH CARE LLP and whereas the Lessee/ Tenant No.2 M/S. JIVAAKAW SRI HEALTHCARE, A Partnership firm rep. by it' s Partner namely Sisinti Lokanatha Patro have desired to establish a pharmacy unit respectively after obtaining the requisite licenses, permission, orders and etc., from the concerned and competent authorities as per the law prevailing for the time being in force.

**AND WHEREAS** The Lessors are interested in giving the said premises on lease basis and the Lessee/tenants being in search of a suitable place for establishment of Labs, pharmacy, pathology and diagnostic equipment -cum- for their office and after discussion and

1. Rsahu. 3. Monalisha Sahu 1. For M/s. CHIRO HEALTHCARE LLP
S. Lokanatha Patro
Designated Partner

2. Swagatika Sahu 4. Sagatika Sahu.

**LESSORS** 2. For M/s. JIVAAKAW SRI HEALTH CARE
S. Lokanatha Patro
Partner

**LESSEE/TENANTS**

THE DISTRICT SUB-REGISTRAR
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negotiations on the terms and conditions the parties hereto are now desirous of recording in writing the same on mutual agreement and as appearing hereinafter.

It is further agreed among the parties that the Lessee/Tenant No.1 namely M/S. CHIRO HEALTH CARE LLP., Rayagada shall be entitled to utilize a plinth area of 700 square feet out of the total plinth area of 940 square feet of the Ground floor (i.e., excluding 240 square feet in the North west corner of the entire Ground floor) and the entire second floor measuring 940 square feet plinth area of the above described leasehold property. And whereas the Lessee/Tenant No.2 namely M/s. JIVAAKAW SRI HEALTH CARE, RAYAGADA shall be entitled to utilize 240 square feet in the North west corner of the Ground floor for establishment a pharmacy.

It is further agreed among the parties that the Lessee/Tenant No. 1 shall pay an amount of Rs.54,000/- (Rupees Fifty four thousand only) and whereas the Lessee/Tenant No.2 shall pay an amount of Rs.6,000/- (Rupees Six thousand only) respectively in respect of the above described leasehold property to the lessor out of the total stipulated rent morefully mentioned below subject to rate of enhancement more fully described in Schedule-A of this lease deed.

It is further agreed among the parties that in the event of closure of the business by any one of the tenants in such case the other tenant (i.e., continuing tenant) shall be solely responsible to continue to the lease and liable to pay the total rent of the leasehold premises.

**NOW, THEREFORE, THE PARTIES AGREE TO AS FOLLOWS:**

1. ***GRANT OF LEASE:***

   In consideration of the monthly Lease Rent and the covenants hereinafter reserved, the Lessors hereby demise and grants to the Lessee/tenants a lease of the Said leasehold/demises Premises for establishment of Labs, pharmacy, pathology and diagnostic equipment -cum- for their office after obtaining the required licences, permissions and orders from the concerned competent authorities and for no other purposes, for the period commencing from the "Lease Commencement Date."

2. ***LEASE COMMENCEMENT DATE:***

   The Lease Commencement Date shall be the date stated in the Schedule - A hereunder.

1. Rsahu. 3. Monalisha Sahu

2. Sagarika Sahu 4. Sagarika Sahu. 2.

**LESSORS**

For M/s. CHIRO HEALTHCARE LLP
S. Laxmantha Pattu
Designated Partner

**LESSEE /TENANTS**

For M/s JIVAAKAW SRI HEALTH CARE
S. Laxmantha Pattu
Partner

SEAL OF THE DISTRICT SUB-REGISTRAR
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19.12.23

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Rayagada

3. ***PHYSICAL POSSESSION DATE:***

The date on which the Lessors handover the vacant and peaceful physical possession of the Said leashold Premises/ demised premises, in the condition as agreed herein, shall be the 'Physical Possession Date. The Lessors agree to handover vacant and peaceful physical possession of the Said demised Premises, in the condition as agreed herein, to the Lessee/tenants on the Lease Commencement Date and if the Lessors fail to do so, then it shall amount to breach and attract penalty equivalent to per day lease rent on prorata basis till the handover of physical possession or the Lessee/tenants shall have an option to terminate this Lease Deed as mentioned in article 15(v) below. However, if the Lessee/tenants agree to a later date of physical possession of the said lease hold/ demised Premises in writing, the Lessee/tenants shall waive its right to collect penalty or terminate this Deed under article 15(v).

4. ***RENT FREE PERIOD:***

The Rent-Free Period shall be the period for which the Lessee/tenants shall not be liable to pay any Lease Rentals to the Lessors. The Rent-Free period, as stated in Schedule A hereunder, shall commence from the Lease Commencement Date. The Lessee/tenants shall be liable to pay the Lease Rentals on expiry of the Rent-Free Period. In the absence of Rent-Free period, the Rent shall commence from the Physical Possession Date.

5. ***LEASE RENT:***

(i). The amount of Lease Rent as stated in Schedule A shall be the monthly consideration payable by the Lessee/tenants to the Lessors. The dates mentioned in Schedule A is for reference only and the Lessee/tenants liability to pay Lease Rent shall always commence from the Physical Possession Date, subject to the Rent-Free Period.

(ii). The Lessors also agree that the rent shall be paid by the Lessee/tenants, only after the registration of this Lease Deed. Until this Lease Deed is registered, the Lease Rentals shall be withheld by the Lessee/tenants. The Lease Rent shall be paid in advance for the month on or before 10th day of every month by the Lessee/tenants to the Lessors.

1. Rsahu.
2. Suragatika Sahu
3. Monalisha Sahu

**LESSORS**

4. Sagarika Sahu.

For M/s. CHIRO HEALTHCARE LLP
Lavanautha Partu
Designated Partner

2. For M/s JIVAAKAW S...
Lavanautha Partu
Partner

**LESSEE /TENANTS**

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RAYAGADA

19.12.23

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Rayagada

(iii). Payment of rent along with taxes shall be honored by the Lessee/tenants by the 15th of each month subject to receipt of the original tax invoice on or before the 1st day of that month from the Lessors by the Lessee/tenants. If the Tax Invoice is not received by the Lessee/tenants on or before the 1st day of any month, then the rent for that month will be paid within 10 days from the date of receipt of the Tax Invoice at The Lessee/tenants's corporate office in Pune. Payment of rent along with taxes shall be honored by the Lessee/tenants only on receipt of the original tax invoice at its office at its corporate office in Pune. Payment of lease rentals will be credited by the Lessee/tenants to the bank account, the details of which are provided in Schedule A. In case, the Lessors require any payment under this Deed to be made in any other bank account, then the Lessors shall communicate in writing the details of the Bank Account to which such amount is to be paid. The Lessors agrees that all payments made by the Lessee/tenants to the given bank account in schedule- A and in the notice given for change of bank account details, shall be in discharge of the liability of the Lessee/tenants under this Deed and indemnify the Lessee/tenants from any claims whatsoever.

6. ***CONSEQUENCES OF DEFAULT IN PAYMENT OF LEASE RENT:*** In case of the Lessee/tenants failing to make the payment of Lease Rent for any month on or before the 10th day of such month subject to clause 1 above, the Lessors shall communicate to the Lessee/tenants in writing about the delay in payment of Lease Rent and in case despite having communicated in writing there is a delay in payment for more than 30 days from the date of receipt of such communication by the Lessee/tenants, the Lessee/tenants shall pay penalty by way of interest @ 18% per annum for the delayed period only. If the Lessee/tenants fail to pay the Lease Rentals for 3 consecutive months, provided the Lessors have fulfilled all terms and condition of this Deed and not violated any provisions of these presents, then the Lessee/tenants shall be liable for breach of contract and the Lessors may terminate this Deed as per clause 12.

7. ***LESSORS' REPRESENTATIONS, WARRANTIES AND DECLARATIONS :-***

i. That the Lessors are the absolute owners with all the right, title and interest in the aforesaid leasehold property premises vests absolutely with the Lessors, who are

1. Rahul. 3. Manalisha Sahu

2. Swagatika Sahu 4. Sagarika Sahu

**LESSORS**

For M/s. CHIRO HEALTHCARE LLP

S. Lakshmantha Patra

Designated Partner

2.

For M/s JIVAAKAW SRI HEALTH CARE

S. Lakshmantha Pa

Partner

**LESSEE /TENANTS**

SEAL OF THE DISTRICT SUB-REGISTRAR
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Rayagada

entitled to and have the authority to enter into this Lease Deed and to grant to the Lessee/tenants the rights as herein stated.

ii. That there are no adverse claims made by any person in respect of the said leasehold premises.

iii. That the said leasehold premises is free from any mortgage, encumbrance, lien or charge, claim, encroachment, litigation, governmental action or any such claim or action and no notification, action or litigation etc. is pending in respect of the said leasehold premises or any part thereof, and nor any notification under the Land Acquisition Act for the land on which the premises is located is received.

iv. That Lessors have neither assigned nor created any third-party rights or interest in respect of the said leasehold premises/ demised premises in any manner whatsoever.

v. That the said leasehold premises/ demised premises is sanctioned for commercial activities by the concerned local development authority and is constructed in accordance with the sanctioned plans from the local authority, is complete in all respect and fit for occupancy.

vi. That the Lessors have guaranteed the structural stability of the Said Leasehold premises/ demised premises is sufficient for withstanding for establishment of diagnostic equipment's, Lab, Pharmacy and etc. in the said leasehold premises/ demised premises as required by the Lessee/tenants.

vii. That the Lessors shall always expeditiously attend to and settle all/any claims made by any third party in respect of the said leasehold premises/ demised premises, which are likely to adversely affect the enjoyment of the said leasehold premises/ demised premises by the Lessee/tenants.

viii. That the Lessors hereby agree not to lease or license or let out any other premise owned by the Lessors solely or individually, in the same building where the Said leasehold Premise/ demised premise is situated or in its vicinity, to any other person, institute, bank, NBFC, etc. who are involved in similar business, as that of the Lessee/tenants and are its direct competitors.

1. Rsahu. 3. Monalisha Sahu 1. For M/s. CHIRO HEALTHCARE LLP Designated Partner

2. Saragatika Sahu 4. Sagarika Sahu. 2. For M/s JIVAAKAW SRI HEALTH CARE Partner

**LESSORS** **LESSEE /TENANTS**

SEAL OF THE DISTRICT SUB-REGISTRAR
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19.12.23

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Rayagada

ix. That on the Lessee/tenants performing and observing all the requisitions, stipulations and covenants herein contained on its part to be performed the Lessee/tenants shall during the term of the Lease enjoy the said leasehold premises/ demised premises without any interruption by the Lessors or any person or persons lawfully claiming by through under or in trust.

x. The Lessors will be liable to pay all statutory obligations pertaining to the said leasehold premises/ demised premises including but not limited to past and future bills of all taxes, rates, charges, land rent, Municipal holding taxes, assessments and outgoings assessed, charged, imposed or payable in respect of the said leasehold premises/ demised premises levied by the Municipal Council/or any other Government or Local authority/authorities including any enhancements by reason of grant of Lease and towards any sanctions or permissions from society or association/authorities. The Lessors doeth hereby agree that in case any claim or demand arising on account of non-payment by the Lessors of any amount's costs, expenses, charges levies, etc. required to be paid by the Lessors and in the event of any such amount is found outstanding the Lessee/tenants shall be entitled to pay the same after giving 30 days' notice of the Lessors to affect such payments. As agreed herein, payments, if any, made by the Lessee/tenants shall be deducted from the Lease rent payable hereunder by the Lessee/tenants and payment so deducted shall not constitute as a breach. Any action or costs and expenses thereof initiated by the concerned authority on the use of the premises shall be to the account of the Lessors.

xi. The Lessors shall not do, omit or suffer or cause to be done anything whereby the Lessee/tenants right to use and occupy the said demised premises pursuant to this Deed is avoided, forfeited or extinguished.

xii. The Lessors shall not encumber, deal with or dispose of the said leasehold premises/ demised premises or any part thereof or the Lessors interest therein, during the period of this Lease to or in favour of any person without notifying to such person/s purchaser/s of the terms and conditions of this Lease. It is expressly agreed by the Lessors that in case the said leasehold premises/ demised premises is transferred to any other party before the termination of this lease, then during the remaining tenure of this

1. Prahu. 3. Monalisha Sahu 1. For M/s. CHIRO HEALTHCARE LLP
C. Lokomantha Partu
Designated Partner
2. Swagatika Sahu 4. Sagarika Sahu 2. For M/s JIVAAKAW SRI HEALTH CARE
C. Lokomantha Partu
Partner

**LESSORS** **LESSEE /TENANTS**

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Lease, the same covenants will continue to apply and it will be the sole responsibility of the Lessors to ensure the same and also that the new owner shall bear the costs of re-registration and stamp duty on such transfer. The Lessors hereby agree to indemnify the Lessee/tenants, if any loss/damage is caused to the Lessee/tenants because of non-observation of this covenant.

xiii. The Lessors agree that in case any notification for road widening impacting the building is received from the concerned authority thereby requiring the Lessee/tenants to shift and causing termination of this lease, the Lessee/tenants shall be compensated by the Lessors for the loss suffered to the extent of cost of shifting only.

xiv. The Lessors ensures that the property shall be thoroughly cleaned, plastered and painted of interior and exteriors walls, ceilings at the time of handing over of possession to the Lessee/tenants, so that there are no fumes, odors and chemicals, as will affect the Lessee/tenants at the said leasehold premises/ demised premises or as will otherwise be harmful to the person/s working in the said leasehold premises/ demised premises.

xv. All major repairs and maintenance water/drain leakage in the building, transformer malfunctioning, major electrical breakdown, structural repairs shall be undertaken by the Lessors at the cost and expenses of the Lessee/tenants within a period of 72 hours of the Lessee/tenants intimating to the Lessors in respect of requirement of such repairs/maintenance, failing which the Lessee/tenants shall be entitled to either defer on the payment of rent till the issue is resolved or carry out all such repairs/maintenance and the Lessors shall reimburse such reasonable cost and expenses to the Lessee/tenants within one month. However, if it remains unpaid for one month the Lessors agrees that the Lessee/tenants shall deduct the same from the following months lease rent and such deduction shall not be considered as breach of the terms of this Deed. In the event the Lessee/tenants defers the payment of rent it shall not be treated as breach of the terms of this Deed.

xvi. The Lessors agree to provide prior written intimation of 48 working hours to the Lessee/tenants to inspect the said Leasehold premises/ demised premises in the presence of the authorized staff of the Lessee/tenants.

For M/s. CHIRO HEALTHCARE LLP

1. Rasahu. 3. Monalisha Sahu

Designated Partner

2. Swagatika Sahu 4. Sagarika Sahu

2. For M/s JIVAAKAW SRI HEALTH CARE

Partner

**LESSORS**

**LESSEE /TENANTS**

THE DISTRICT SUB-REGISTRAR
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**THE LESSEE/TENANTS's COVENANTS:**

i. That the Lessee/tenants shall keep the said leasehold premises/ demised premises in good condition and will not do anything, which will cause damage to the above except normal wear and tear etc. throughout the term of this Deed. The lessee shall not cause any damage to the roof ceiling and paintings of the leasehold premises and if any damages occur to the painting and roof ceiling and elevation glasses in such event the lessee/tenants shall bear the cost of damages and the said damages cost shall be deducted from the security deposit amount, for which the tenants shall have no objection.

ii. That the Lessee/tenants shall not do, permit, or suffer anything upon the said leasehold premises/ demised premises or any part thereof, which may be or may become a nuisance, annoyance, damage or inconvenience to the Lessors or the occupants of the other users of the remaining property and the neighbours.

iii. The Lessee/tenants shall not do any act, deed matter or thing which may amount to any illegal or immoral activities which contravenes any law, order bye laws rules or regulations of any government, state or municipal or otherwise as which might constitute any unreasonable nuisance or annoyance to the person or Premises.

iv. The Lessee/tenants may exercise its right to renew the lease for a further period as stated in Schedule- A and on the same terms and conditions. On renewal a fresh Lease will be executed and registered.

8. ***APPROVALS:***

(i) That the Lessors shall assist and co-operate with the Lessee/tenants and shall sign all documents and applications necessary in order to obtain all/any necessary permissions/approvals from any and all statutory bodies, Municipality or concerned authority or Society for the fit-out works, renovation and interior decoration of the said leasehold premises/ demised premises as may be required under law including but not limited to any permissions that may be required by the Lessee/tenants under the law for the installation of one or more VSAT, RF Tower/ Pole, dishes for communication and any other communication equipment etc., that the Lessee/tenants may choose to install as may be permissible in law.

1. For M/s. CHIRO HEALTHCARE LLP

1. Rahu. 3. Monalisha Sahu S. Lokomantha Patra

Designated Partner

2. Sowgatika Sahu 4. Sagarika Sahu. 2. For M/s JIVAAKAW SRI HEALTH CARE

S. Lokomantha Patra

**LESSORS** **LESSEE /TENANTS** Partner

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(ii) The Lessee/tenants shall obtain any approval/permission necessary or required by the Lessee/tenants for operational purposes at their own costs and expenses.

(iii) In the event the Lessee/tenants requires additional power load at any time during the term of the Lease hereby granted, the Lessors shall, at his own costs and expense, acquire and provide to the Lessee/tenants, additional power supply from the concerned Electricity Company/ Authority. The Lessors shall complete all the formalities including payment of enhanced deposit etc. for enhancement of power supply within a period of two weeks from the date of such request being made by the Lessee/tenants.

(iv) The Lessee/tenants shall have the right to remove or replace the furniture and fittings from the said leasehold premises/ demised premises as and when required during the subsistence of this lease.

9. ***AUTHORITY GRANTED BY THE LESSORS TO THE LESSEE/TENANTS:-***

IT IS HEREBY MUTUALLY AGREED that the Lessee/tenants at its own costs, charges and expenses and without recourse to the Lessors shall be entitled from time to time:

(a) To install in the said leasehold premises/ demised premises, air-conditioners and to carry out the work of decoration and of the interior of the said demised premises not involving any permanent and/or structural alterations.

(b) To bring in and/or install and also remove/take away all furniture, fixtures and fittings (built in and/or removable) in the said leasehold premises/ demised premises.

(c) To furnish the said leasehold premises/ demised premises, inter alia, by installing partitions, furniture, networking cables, additional electrical points along with internal electrical wiring, AC Ducts, False Ceilings, Curtains, Flooring, IT Equipment etc. and removal of any item or all the items any time during the tenure of this lease. While dismantling/removal of the assets/furniture as mentioned above, normal wear and tear to the said leasehold premises/ demised premises is expected and the same is agreed by the Lessors.

1. Rsahu.
2. Sawagatika Sahu
3. Monalisha Sahu
4. Sagarika Sahu.

**LESSORS**

1. For M/s. CHIRO HEALTHCARE LLP
B. Lavanatha Patra
Designated Partner

2. For M/s JIVAAKAW SRI HEALTH CARE
B. Lavanatha Patra
Partner

**LESSEE /TENANTS**

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(d) To publish or caused to be published any advertisement or any other literature (trade or otherwise) or print any stationary showing the address of the said leasehold premises/ demised premises.

(e) To make its own security arrangement for its safety at its own cost.

(f) To have pantry services for its staff which will have equipment like Tea/Coffee vending machines, Water purifier and dispenser, Fridge, Microwave Oven etc.

(g) To have 24/7 office operations from out of the said leasehold premises/ demised premises and free access to the said leasehold premises/ demised premises including all the easement rights i.e. right to water, air, light, passage, including the access of utilities, lift, etc., at all times.

(h) To regulate customer access.

10. ***SUB LEASE AND ASSIGNMENT:***

The Lessee/tenants shall not be entitled to sub lease the said leasehold premises/ demised premises.

***PAYMENTS AND TAXES:***

10.1 The Lessors shall submit a Tax invoice to the Lessee/tenants towards the payment of rent. The invoices raised by the Lessors shall cover all the particulars prescribed under the Goods and Service Tax Act and rules prescribed thereunder as amended from time to time ("**GST Act**"). The Lessors shall submit the invoice by the 1st day of the month. The Lessee/tenants shall pay GST as per the prevailing law in addition to the Lease Rentals mentioned in Schedule A.

10.2 If the Lessors are already registered under the GST Act, then Lessors shall provide correct GSTIN to the Lessee/tenants. If the Lessors are not registered under the GST Act but is required to be registered as per the GST Act or as per any prevailing laws, during the tenure of this Deed or before commencement of it, then Lessors shall get themselves registered immediately and provide the GST registration certificate to the Lessee/tenants within 15 days from its receipt. GST shall be paid by the Lessee/tenants only from the date of receiving the registration certificate. The Lessors shall not claim GST prior to the date of receipt of registration certificate by the Lessee/tenants.

For M/s. CHIRO HEALTHCARE LLP
1. B. Lavanantha Patt
Designated Partner

1. R Sahu. 3. Monalisha Sahu

2. Sowagatika Sahu 4. Sagarika Sahu

2. For M/s JIVAAKAW SRI HEALTH CA
B. Lavanantha Patt
Partne

**LESSORS**

**LESSEE /TENANTS**

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10.3 In the event of any discrepancy or revision in the value of the tax invoice raised by the Lessors, a debit notes or credit notes shall be raised by the Lessors or the Lessee/tenants as the case may be. The supplementary invoice, the debit and credit notes shall be raised in the format prescribed under the GST Act.

10.4 The Lessors shall provide to the Lessee/tenants the correct GSTIN of the Lessors and the Lessee/tenants shall not be responsible for verification of the same. In the event, the Lessors fails to furnish the GSTIN to the Lessee/tenants, the Lessors shall be treated as unregistered for the purposes of the GST.

10.5 If there is any loss of credit arising on account of non-filing, incomplete, erroneous or wrong details furnished by the Lessors or the same is not reflected against Lessee/tenants account, in the GST return for taxes paid by the Lessee/tenants. Same amount will be recovered from Lessors along with interest or adjusted from next pay-out.

10.6 If the lessee/tenants pay the GST in the event of of non-furnishing of GST registration certificate by the lessors in such case the GST paid by the tenants shall be deducted from the monthly rent payable to the lessors.

10.7 The Lessors shall be solely liable for payment of all taxes, duties, fines, penalties, etc. by whatever name as may become due and payable, from time to time, under the local state and/or central law, rules and/or regulation applicable in relation to the Services.

10.8 Nothing contained herein shall prevent the Lessee/tenants from deducting tax at source ("**TDS**") as required by any law/ or regulations, from time to time.

11. ***INDEMNITY:*** Each Party indemnifies and shall keep indemnified and hold harmless the other party against actual loss, damage or liability that may be suffered by the other party during the term of the Lease and under this Lease Deed resulting from any act of the other party, wrong representation or on account of any reason whatsoever.

The Lessors indemnifies the Lessee/tenants and hold harmless the Lessee/tenants against actual loss, damage or liability that may be suffered in the event of any mishap resultant of the representation made by the Lessors on structural stability as stated in clause 4 (vi) above.

1. Prasahu. 3. Monalisha Sahu 1. For M/s. CHIRO HEALTHCARE LLP S. Lokomatha Patra Designated Partner

2. Sasagatika Sahu 4. Sagarika Sahu. 2. For M/s JIVAAKAW SRI HEALTH CARE S. Lokomatha Patra Partner

**LESSORS** **LESSEE /TENANTS**

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The Lessors represent that the Said leasehold Premise / demised premises is a commercial premise duly sanctioned by the Local Body under the prevailing rules and laws. That all necessary permissions and No Objection Certificates, if required, from the appropriate authority to allow conducting of commercial activities from the Said Premise has been obtained by the Lessors. The Lessors indemnifies and keep indemnified the Lessee/tenants against all costs consequences including but not limited to losses, damages, penalty, actions, etc. whether monetary or non-monetary by any authority or person, due to non-observance of this covenant or on account of any mishap resulting from sub- standard material used for construction.

12. ***FORCE MAJEURE CIRCUMSTANCES:***

(i) Force Majeure circumstances is defined as war (whether declared or not), armed conflict or the serious threat of the same (including but not limited to hostile attack, blockade, military embargo), hostilities, invasion, act of a foreign enemy, extensive military mobilization; civil war, riot, rebellion, revolution, military or usurped power, insurrection, civil commotion or disorder, mob violence, act of civil disobedience; act of terrorism, sabotage or piracy; plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions; act of authority whether lawful or unlawful, compliance with any law or governmental order, rule, regulation or direction, curfew restriction, expropriation, compulsory acquisition, seizure of works, requisition, nationalization; act of God or natural disaster such as but not limited to violent storm, cyclone, typhoon, hurricane, tornado, blizzard, earthquake, volcanic activity, landslide, tidal wave, tsunami, flood, damage or destruction by lightning, drought; explosion, fire, destruction of machines, equipment, factories and of any kind of installation, prolonged break-down of transport, telecommunication or electric current.

(ii) Notwithstanding anything contained hereinabove, in case of the said leasehold premises/ demised premises, or any part thereof, being destroyed or damaged or unfit or inaccessible for the purpose for which the same was let due to any of the force majeure circumstances stated above, the Lessee/tenants shall not be liable to pay the lease rentals and common maintenance charges, if any, for the period of such force majeure condition. The lease rentals and common maintenance charges for the affected period shall stand

1. Rosalin. 4. Sagarika Sahu

2. Swagatika Sahu

**LESSORS**

3. Monalisha Sahu

For M/s. CHIRO HEALTHCARE LLP

C. Lokomertha Patra

Designated Partner

2.

For M/s JIVAAKAW SRI HEALTHCARE

C. Lokomertha Patra

Partner

**LESSEE/TENANTS**

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waived off after mutual discussion between the parties, being agreed by the parties herein. Further, if the leasehold premises/ demised premises is damaged and not fit for use the Lessee/tenants shall have the right to terminate this Agreement after giving the Lessors 30 days advance notice in writing and upon expiry of the period of 30 days aforesaid, this Agreement shall stand terminated.

(iii) If during the term of the Lease, the said leasehold premises/ demised premises or any part thereof is acquired or requisitioned by the Government or any local body or authority under any Act or rules made there under, the Lessee/tenants shall have the right to terminate this Lease after giving the Lessors 30 days advance notice in writing and upon expiry of the period of 30 days aforesaid, this Deed shall stand terminated.

13. ***BREACH & TERMINATION:***

(i) In case of breach, Parties shall provide an opportunity to the party breaching the terms through written notice of 30 days. If, however the breach is not rectified the parties shall have the right to terminate this Lease Deed within a period of 30 days from the date of notice, notwithstanding the lock in period stated in Schedule- A hereunder or withhold the rent payable to the Lessors. The rent shall be withheld until the Lessors rectifies the breach to the satisfaction of the Lessee/tenants. In case where the rent is withheld by the Lessee/tenants, it shall not amount to breach on the part of the Lessors. The Lessee/tenants shall not be liable to pay any interest on the rent withheld. However, under no circumstances the rent withheld by the Lessee/tenants shall be deemed to be rent waived by the Lessors and the Lessee/tenants shall be liable to pay such rent on the breach being rectified by the Lessors or on termination of this Lease.

(ii) The Lessee/tenants shall have the right to terminate this lease after giving an advance notice to the Lessors anytime during the lease period as stated in Schedule A except in the event of force majeure as stated in clause 11 above.

(iii) The Lessors shall have the right to terminate this Lease only after the lock in period stated in Schedule A hereunder.

1. For M/s. CHIRO HEALTHCARE LLP
C. Lavanartha Pattu
Designated Partner

2. For M/s JIVAAKAW SRI HEALTH CARE
C. Lavanartha Pattu
Partner

**LESSEE /TENANTS**

1. Rsahu.
2. Sarogatika Sahu
3. Monalisha Sahu

**LESSORS**

4. Sagarika Sahu.

SEAL OF THE DISTRICT SUB-REGISTRAR
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(iv) Notwithstanding anything contained in this Lease Deed, if the Lessors fail to handover the Said Leasehold premises/ demised premises on the Lease Commencement Date, then unless a later date is mutually agreed by the Parties in writing, the Lessee/tenants shall be at a discretion to terminate the Lease Deed immediately without serving any notice or any obligation whatsoever.

14. ***ENTIRE AGREEMENT:*** This registered Lease Deed supersedes all documents and writings (if any) executed/exchanged between the parties hereto in respect of the subject matter hereof. No additions, alterations or amendments to any of the terms, conditions and provisions mentioned herein, shall be valid, operative, effective, binding upon or enforceable against any of the Parties hereto unless the same are recorded in writing and signed by the Parties hereto.

15. ***SEVERABILITY:*** In the event of any part of this Deed being read down by any court and/or being rendered as not enforceable in law, then in that event such part of this Deed shall be treated as if it was not forming part of this Deed while remaining Deed shall remain in force.

16. ***NON-WAIVER:*** Any delay tolerated or indulgence shown by the Lessors or Lessee/tenants in enforcing the terms and conditions or provisions herein mentioned, or any forbearance or giving of time by them to the other respectively, shall not be treated as a waiver of any breach, violation, non-observance, non-performance or non-compliance, nor shall the same in any manner prejudice the rights and interests of the Lessors or Lessee/tenants.

17. ***NON-DISCLOSURE:*** The Lessors shall not at any time during or after the term of this Lease, disclose the Lessee/tenants business plans discussed with the Lessors with any third party, without the Lessee/tenants specific prior written consent in this regard. However, this will not preclude the Lessors from advertising that the Lessee/tenants is one of their Lessee/tenants in the Commercial Complex. In such case, Lessee/tenants logo, trademark or its style etc. shall not be used except with the prior consent in writing from the Lessee/tenants.

18. ***NOTICE:*** Any notice to be served hereunder either to the Lessors by the Lessee/tenants or to the Lessee/tenants by the Lessors shall be deemed to be sufficiently served if it is

1. Rsahu.
2. Sowagatika Sahu
3. Monalisha Sahu

**LESSORS**

4. Sagarika Sahu

For M/s. CHIRO HEALTHCARE LLP
Designated Partner

2.
For M/s JIVAAKAW
Partner

**LESSEE/TENANTS**

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sent by/registered post /courier service at the address of the Lessors and the office address of the Lessee/tenants as stated in the heading of this Lease.

Any change of address whether of the Lessors or of the Lessee/tenants shall be immediately intimated to each other by registered post to ensure that the notices are mailed to the correct address.

19. ***ARBITRATION:*** In case of a dispute between the Lessors and the Lessee/tenants, the same shall be referred to the arbitration by a sole arbitrator to be appointed by the Lessee/tenants. The arbitration shall be held in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996. The Language of the Arbitration shall be English. Place of Arbitration shall be at Rayagada.

20. ***JURISDICTION:*** In case of any dispute arising between the parties hereto in relation to the compliance of the terms and conditions of this lease or their interpretation, only the courts mentioned in Schedule - A will have jurisdiction to try and decide such dispute.

21. SCHEDULE- A

TERMS OF LEASE

| Lease Term | | |
|---|---|---|
| Lease Period | : | 10 years (Ten years) |
| Lock in Period if any (years) | : | For LESSORS: - 10 years<br>For LESSEE/TENANTS – Not Applicable. |
| Lease commencement date | | 15-12-2023 |
| Rent Free Period if any | : | 60 days |
| Notice Period | : | 120 days |
| Access and hours of operation | : | 24 hours |
| Spaces Free of Cost provided by the Lessors | | |
| Signage Space | : | Building outer facade |
| | : | On the floor/ main passage of leasehold premises. |
| | : | Building Directory |

1. RSahu.
2. Sarayatika Sahu
3. Monalisha Sahu

**LESSORS**

4. Sagarika Sahu.

1. For M/s. CHIRO HEALTHCARE LLP
S. Koramutha Patra
Designated Partner

2. For M/s JIVAAKAW SRI HEALTH CARE
S. Koramutha Patra
Partner

**LESSEE /TENANTS**

SEAL OF THE DISTRICT SUB-REGISTRAR
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| | | |
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| | : | On Terrace (As per the requirement of the Lessee/tenants). |
| Antenna | : | On terrace |
| AC outdoor units | : | Back side open space. |
| Earthing Pit | : | Available |
| DG Set | : | Terrace/basement as per the convenience and understanding of the parties. |
| **Power Supply** | | |
| Raw Power Availability | : | 10 KW with separate meter provided by Lessors |
| Power Back-up Available i.e., D.G. | : | Not available |
| **Utilities in premises** | | |
| Water | : | 24 hours |
| Toilets | : | Common Gents & Ladies inside the leasehold premises/ demised premises |
| Flooring type | : | Vitrified |
| **Financials** | | |
| Monthly Rent stipulated / fixed as mentioned in the table:- | : | |

| Term | | Monthly Lease Rent |
|---|---|---|
| From | To | In Rupees |
| 01-12-2023 | 30-11-2024 | 60,000/- |
| 01-12-2024 | 30-11-2025 | 65,000/- |
| 01-12-2025 | 30-11-2026 | 68,250/- |
| 01-12-2026 | 30-11-2027 | 71,663/- |
| 01-12-2027 | 30-11-2028 | 75,247/- |
| 01-12-2028 | 30-11-2029 | 79,010/- |
| 01-12-2029 | 30-11-2030 | 82,961/- |
| 01-12-2030 | 30-11-2031 | 87,109/- |
| 01-12-2031 | 30-11-2032 | 91,465/- |

1. R Sahu. 3. Monalisha Sahu 1. For M/s. CHIRO HEALTHCARE LLP

2. Swagatika Sahu 4. Sagarika Sahu. S. Kanamedha Patra Designated Partner

**LESSORS**

**LESSEE /TENANTS**

2. For M/s JIVAAKAW SKIN HEALTH CARE S. Kanamedha Patra Partner

SEAL OF THE DISTRICT SUB-REGISTRAR
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19.12.22

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Rayagada

| | | |
|---|---|---|
| | | 01-12-2032 \| 30-11-2033 \| 96,039/-<br>GST to be paid in addition subject to clause 1 above.<br>TDS as applicable. |
| All payments to be made to the account of: | : | (1). Name :- **SMT.SWAGATIKA SAHU.**<br>Bank: State Bank of India, Main Branch,Rayagada.<br>IFSC Code- SBIN0000169.<br>A/c No.:- 31493051779<br>(2). Name :- **SRI. RAJENDRA KUMAR SAHU.**<br>Bank: State Bank of India, Main Branch, Rayagada.<br>IFSC Code- SBIN0000169.<br>A/c No.:- 11038951724 |
| Electricity charges | : | As per meter to be paid by the Lessee/tenants. The lessee shall pay 1/3 rd share of the electrical charges of the separate electrical meter fixed which is to be used for lifting water from tube well and underground tank. The electricity chages in respect of the lift shall be borne by the lessee/tenants in as much as the lift shall be exclusively used by the occupants of the tenants but not by other occupants of the building. If the other occupants of the building use the said lift in such event the energy charges shall be borne proportionately by the uses. |
| Power back up charges | : | NA |
| Property Tax | : | To be paid by Lessors with future increase. |
| Water Charges | : | NIL |
| Building Maintenance | : | Included in monthly rent |
| Cost of Stamp Duty & Registration | : | To be borne equally by Lessors & Lessee/tenants |
| Insurance | : | Structure of said leasehold premises/ demised premises by Lessors.<br>Equipment, assets articles of Lessee/tenants by Lessee/tenants. |
| Courts having Jurisdiction | : | Rayagada |

1. R Sahu.
2. Swagatika Sahu
3. Monalisha Sahu

**LESSORS**

4. Sagatika Sahu.

1. For M/s. CHIRO HEALTHCARE LLP
S. Karmantha Patra
Designated Partner

2. For M/s JIVAAKAW SRI HEALTH CARE
S. Karantha Patra
Partner

**LESSEE /TENANTS**

SEAL OF THE DISTRICT SUB-REGISTRAR
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19.12.23
Registering Officer
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## Endorsement of the certificate of admissibility

Admissible under rule 25: duly stamped under the Indian stamp (Orissa Amendment act 1 of 2008) Act 1899, Schedule 1-A No. 35(a) Fees Paid : A5(a)-18642 ,, User Charges-415 ,Total 19057

19.12.23
**Signature of Registering officer**

**Date: 16/12/2023**

## Endorsement under section 52

Presented for registration in the office of the Sub-Registrar **District Sub-Registrar RAYAGADA** between the hours of 10:00 AM and 1:30 PM on the **16/12/2023** by **RAJENDRA KUMAR SAHU** , son/daughter/wife of **LATE BRUNDABAN SAHU** , of **GOUTAM NAGAR 2ND LANE, RAYAGADA, PO/PS/TAH/DIST- RAYAGADA, ODISHA** , by caste **General** , profession **Others** and finger prints affixed.

Rsahu

19.12.23
**Signature of Registering officer.**

**Signature of Presenter / Date: 16/12/2023**

## Endorsement under section 58

**Execution is admitted by :**

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|---|---|---|---|---|
| RAJENDRA KUMAR SAHU | | 317117890 | Rsahu | 16-Dec-2023 |
| SWAGATIKA SAHU | | 317117891 | Swagatika Sahu | 16-Dec-2023 |
| MONOLISHA SAHU | | 317117892 | Monalisha Sahu | 16-Dec-2023 |

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

**SIGNED AND DELIVERED** by the within named **"THE LESSORS"**

1. Rsahu.
2. Swagatika Sahu
3. Monalisha Sahu
4. Sagarika Sahu.

**SIGNED AND DELIVERED**by the within named **"THE LESSEE/TENANTS"**

1. For M/s. CHIRO HEALTHCARE LLP
S. Lokomatha Patro
Designated Partner

2. For M/s JIVAAKAW SRI HEALTH CARE
S. Lokomatha Patro
Partner

In the presence of **WITNESSES:**

1. S. Nila Madhaba Patro
(S. NILAMADHABA PATRO, Aged 67yrs, S/o. Dandapani Patro, (Retd. Govt. Berhampur Udaya Marga, Rayagada, Servant)

2. S. C.R. Sahu, S/o Late N. Ch Sahu. of CHOUDHURY St. Rgda.

**Drafted and prepared by me:-**

15/12/2023

**(S.Ramesh Kumar)**
**Advocate, Rayagada**

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RAYAGADA

19.12.23
Registering Officer
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| | | | | |
|---|---|---|---|---|
| SAGARIKA SAHU | | 317117893 | Sagarika Sahu | 16-Dec-2023 |
| MS CHIRO HEALTH CARE LLP REP BY SISINTI LOKANATHA PATRO | | 244322785 | S. Lokanatha Patro | 16-Dec-2023 |
| MS JIVAAKAW SRI HEALTHCARE RAYAGADA REP BY SISINTI LOKANATHA PATRO | | 244322786 | S. Lokanatha Patro | 16-Dec-2023 |

Identified by **S NILAMADHABA PATRO** Son/Wife of **LATE DANDAPANI PATRO** of **BESIDES UDAYA PLAZA, RYAGADA, ODISHA** by profession

**Others**

| Name | Photo | Thumb Impression | Signature | Date of Admission of Execution |
|---|---|---|---|---|
| S NILAMADHABA PATRO | | 43098752 | S. Nilamadhaba Patro | 16-Dec-2023 |

19.12.23
Signature of Registering officer

**Date: 16/12/2023**

**Endorsement of certificate of registration under section 60**

**Registered and true copy filed in : Office of the District Sub-Registrar, RAYAGADA**

**Book Number : 1 || Volume Number : 69**

**Document Number : 11582303374**

**For the year : 2023**

**Seal :**

**Date: 19/12/2023**

19.12.23
Signature of Registering officer

ଭାରତ ସରକାର
Government of India

Issue Date 18/07/2011

ଏସ୍ ନିଳ ମାଧବ ପାତ୍ର
S Nila Madhaba Patro
ଜନ୍ମ ତାରିଖ / DOB 18/12/1962
ପୁରୁଷ / Male

**7278 9689 3091**

ମୋ ଆଧାର, ମୋ ପରିଚୟ

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ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରାଧିକରଣ
Unique Identification Authority of India

ଠିକଣା: S/O ଦଣ୍ଡ ପାଣି ପାତ୍ର, ଟେଲିଫୋନ ଇକ୍ସ ଲାଇନ୍, ୱାର୍ଡ ନୋ-୧୫, ରାୟଗଡା, ଓଡିସସ, 765001

Address: S/O Danda Pani Patro,
TELEPHONE EXCHANGE LANE, WORD
NO-15, Rayagada, Orissa 765001

Print Date 04/01/2022

**7278 9689 3091**

1947 help@uidai.gov.in www.uidai.gov.in

S. Nila Madhaba Patro

**FORM No. II**
*(See Rule 3)*
**GOVERNMENT OF ODISHA**
Office of the Tahasildar **Rayagada**
Miscellaneous Certificate Case No **E-LHC/2023/110412**
**LEGAL HEIR CERTIFICATE**

This is to certify that the person/persons specified below is/are the legal heir/heirs of late Sm**UMA MAHESWARI SAHU** wife of Shri **RAJENDRA KUMAR SAHU** ,of village/town **GOUTAM NAGAR SECOND LANE** P.S. **RAYAGADA** Tahasil **Rayagada** in the district of **RAYAGADA** in the state of Odisha.
This certificate is being granted only for the purpose specified in the Odisha Miscellaneous Certificate Rules, 2019

| S. No. | Name | Age | Marital Status | Relationship With Deceased |
|---|---|---|---|---|
| 1. | RAJENDRA KUMAR SAHU | 64 | Married | Husband |
| 2. | SWAGATIKA SAHU | 37 | Married | Daughter |
| 3. | MONALISHA SAHU | 33 | Married | Daughter |
| 4. | SAGARIKA SAHU | 30 | Married | Daughter |

Digitally signed by PARSURAM BHATRA
Date:2023.06.23 12:16:37 +05:30
Signature of the Revenue Officer
**22/06/2023**

**** This is a Digitally Signed Document And Does Not Require Signature ****

NOTE: (i) It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
(ii) This Certificate is issued as per section 4, 5,& 6 of Information Technology Act 2000 and its subsequent amendments in 2008 and as per Revenue & Disaster Management Department Notification number IMU-13/10-4251/R&DM.
(iii) For any Query or Verification , Agency /Department / Office may visit https://edistrict.odisha.gov.in/
(iv) Tampering of this Certificate will attract penal action.



Aov- Ramya

(English Version)

FORM NO-6
ISSUE NO : 258/2023

GOVERNMENT OF ODISHA

DEPARTMENT OF HEALTH AND FAMILY WELFARE

Rayagada Municipal Council

# CERTIFICATE OF DEATH

*Issued under Section 12/17 of the Registration of Births and Deaths Act, 1969 and 8/13 Rule of the Odisha Registration of Births and Deaths, Rule 2001.*

This is to certify that the following information has been taken from the original record of death which is in the register for **Rayagada Municipal Council** of Tahasil **RAYAGADA** of District **RAYAGADA** of State **ODISHA**

NAME: UMA MAHESWARI SAHU

SEX: FEMALE

DATE OF DEATH:
01/04/2023

PLACE OF DEATH:
GOUTAM NAGAR 2ND LANE, PO/PS/DIST-RAYAGADA, RAYAGADA, ODISHA, INDIA, 765001

AGE:
56

DECEASED'S AADHAAR CARD NO:
********3560

NAME OF HUSBAND:
RAJENDRA KUMAR SAHU

HUSBAND'S ID PROOF NO:

PERMANENT ADDRESS :
GOUTAM NAGAR 2ND LANE, PO/PS/DIST-RAYAGADA, RAYAGADA, ODISHA, INDIA, 765001

ADDRESS OF DECEASED AT THE TIME OF DEATH:GOUTAM NAGAR 2ND LANE, PO/PS/DIST-RAYAGADA, RAYAGADA, ODISHA, INDIA, 765001

**REGISTRATION NO:**
**300/2023**

REGISTRATION DATE:
28/04/2023

**UDRN NO:**
**21UD370-0017-000300-2023**

DATE OF ISSUE:
01/05/2023

Signature valid
Digitally signed by BARADA KANTA MISRA
Date: 2023.05.01 20:37:23 IST
Reason: Death Certificate
Location: RAYAGADA

Dr Baradakanta Misra
Issuing Authority
Registrar, Births & Deaths
**SUPERINTENDENT DHH RAYAGADA**

**THIS IS A COMPUTER GENERATED CERTIFICATE WHICH CONTAINS FASCIMILE SIGNATURE OF THE ISSUING AUTHORITY.**

It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature,stamp or seal. This certificate is issued as per section 4,5 & 6 of information technology Act 2000 and it's subsequent amendments in 2008.For any query or verification, please visit **https://www.birthdeath.odisha.gov.in** Tampering of this certificate will attract penal action.

Schedule I Form No.39-A

# ଖତିୟାନ

ମୌଜା : ରାୟଗଡ଼ା
ଥାନା : ରାୟଗଡ଼ା
ଥାନା ନମ୍ବର : 151

ତହସିଲ : ରାୟଗଡା
ତହସିଲ ନମ୍ବର : 452
ଜିଲ୍ଲା : ରାୟଗଡା

| | | | | | | |
|---|---|---|---|---|---|---|
| ଜମିଦାରଙ୍କ ନାମ ଓ ଖେୱାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର | | ଓଡିଶା ସରକାର ଖେୱାଟ ନଂ 1 | | | | |
| 1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର | | 50/8127 | | | | |
| 2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ | | ଉମା ମହେଶ୍ୱରୀ ସାହୁ ସ୍ୱା: ରାଜେନ୍ଦ୍ର କୁମାର ସାହୁ ଜା: ବ୍ରାହ୍ମଣ ବା: ଗୌତମ ନଗର, ପଞ୍ଚମ ଗଲି, ରାଣିଗୁଡା ଫାର୍ମ, ରାୟଗଡା, ସ୍ୱାଗତିକା ସାହୁ ସ୍ୱା: ସିମାଞ୍ଚଳ ସାହୁ ଜା: ବ୍ରାହ୍ମଣ ବା: ଚୌଧୂରୀ ସାହି, ରାୟଗଡା | | | | |
| 3) ସ୍ୱତ୍ୱ | ରୟତି | | | | | |
| 4) ଦେୟ : | ଜଳକର | ଖଜଣା | ସେସ୍ | ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ | ମୋଟ | 5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣି |
| | | 30.00 | | | 30.00 | |
| 6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ | ଦାଖଲ ଖାରଜ କେଶ ନଂ 3298/2018 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 126/1/980 ରକବା ଏ 0.0580 ଡ଼ି କୁ ଜମା ଟ 44.00 ପୁରାତନ ଖାତା ନଂ 50/741 ରୁ । ଦାଖଲ ଖାରଜ କେଶ ନଂ 3098/2019 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 126/1/980/7163 ରକବା ଏ 0.0070ଡ଼ି କୁ ଜମା ଟ 9.00 ନୂତନ ଖାତା ନଂ 50/8344 କୁ । ଦାଖଲ ଖାରଜ କେଶ ନଂ 1153/2019 ହୁକୁମ ମୁତାବକ ପ୍ଲଟ ନଂ 126/1/980/7163 ରକବା ଏ 0.0070ଡ଼ି କୁ ଜମା ଟ 5.00 ନୂତନ ଖାତା ନଂ 50/8204 କୁ RMC No. 2/2021 ଆଦେଶ ମୁତାବକ ରକବା ଏ 0.004 ଓ RMC No. 3/2021 ଆଦେଶ ମୁତାବକ ରକବା ଏ 0.040 ଡି କୁ 50/741 ରେ ଦାଖଲ କରାଗଲା । | | | | | |

**BLANK SPACE FOR STAMPING**

ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ - 18/03/2019

ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ - 18/03/2019

1. Rsahu.

2. Swagatika Sahu
3. Monalisha Sahu

4. Sagarika Sahu
LESSORS

S. Kanamatha Patra
LESSEE/TENANTS

SB 15820230 4839 / 15.12.2023 (10.00 Am to 11.00 Am)

| ଖତିୟାନର କ୍ରମିକ ନଂ : 50/8127 | | ମୌଜା : ରାୟଗଡ଼ା | | | | ଜିଲ୍ଲା : ରାୟଗଡ଼ା |
|---|---|---|---|---|---|---|
| ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ | କିସମ ଓ ପ୍ଲଟର ଖଜଣା | କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି | ରକବା | | | ମନ୍ତବ୍ୟ |
| | | | ଏ. | ଡି. | ହେକ୍ଟର | |
| 7 | 8 | 9 | 10 | | 11 | 12 |
| 126/1/980/7163 | ଘରବାରି | | 0 | 0440 | 0.0178 | |
| **1 plot** | | | **0** | **0440** | **0.0178** | |

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 07/12/2023 08:04:45 IP :49.37.116.89

ଭାରତ ସରକାର

आधार

ଭାରତ ସରକାର
Unique Identification Authority of India
Government of India

ନାମାଙ୍କନ କ୍ରମ / Enrollment No. : 0648/04075/00021

To
**Rajendra Kumar Sahu**
ରାଜେନ୍ଦ୍ର କୁମାର୍ ସାହୁ
S/O Brundaban Sahu
GOUTAM NAGAR 2ND LANE
GOUTAM NAGAR WARD-09
Rayagada
Rayagada(k),Rayagada,
Orissa - 765001
9438208085

27/07/2011

68697009

KA686970099FH

ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

**7100 6714 3732**

ମୋ ଆଧାର, ମୋ ପରିଚୟ

ଭାରତ ସରକାର
Government of India

ରାଜେନ୍ଦ୍ର କୁମାର୍ ସାହୁ
**Rajendra Kumar Sahu**
ଜନ୍ମ ତାରିଖ / DOB: 15/05/1958
ପୁରୁଷ / Male

**7100 6714 3732**

ମୋ ଆଧାର, ମୋ ପରିଚୟ

RSahu.

ଆୟକର ବିଭାଗ
INCOME TAX DEPARTMENT
ଭାରତ ସରକାର
GOVT. OF INDIA

RAJENDRA KUMAR SAHU
BRUNDAVAN SAHU
15/05/1958
Permanent Account Number
CKWPS6016G

Signature

ଭାରତ ସରକାର

Government of India

ନାମାଙ୍କନ କ୍ରମ / Enrollment No.: 1001/10164/02923

To
23/09/2011
ସ୍ୱରତିକା ସାହୁ
Swagatika Sahu
W/O Simanchal Sahu
CHOUDHURY STREET Rayagada
Rayagada(K) Rayagada
Orissa 765001
35060775
UG350607750IN

ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No.

**9151 1764 9794**

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର

ଭାରତ ସରକାର
GOVERNMENT OF INDIA

ସ୍ୱରତିକା ସାହୁ
Swagatika Sahu
ଜନ୍ମ ବର୍ଷ / Year of Birth : 1986
ମହିଳା / Female

**9151 1764 9794**

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର

Swagatika Sahu

PAN NUMBER — BUCPS 967K

Unique Identification
Government

నమోదు/Enrolment No.:

Monalisha Sahu (మొనలిసా సాహు)

W/O,Govinda Chandra Sahu, Pedda Veedhi,
Kurigam, Srikakulam,
Andhra Pradesh - 532457

Date: 07/05/2016

మీ ఆధార్ సంఖ్య/ Your Aadhaar No.:

2364 7502 6627

నా ఆధార్ - నా గుర్తింపు

भारत सरकार
GOVERNMENT OF INDIA

మొనలిసా సాహు

Monalisha Sahu

పుట్టిన తేది/ DOB: 02/07/1985

స్త్రీ / FEMALE

Monalisha Sahu

POCO
SHOT ON POCO F1

PAN NUMBER - BOQPS 0698R

ଭାରତ ସରକାର

ଆଧାର

ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ

ଭାରତ ସରକାର

Unique Identification Authority of India

Government of India

ନାମାଙ୍କନ କ୍ରମ / Enrollment No.: 0143/10159/11516

To

ସାଗରିକା ସାହୁ

Sagarika Sahu

C/O Chandan Kumar Dash

Bandha Street

Kashipur

Kashipur

Kashipur Rayagada

Odisha 765015

8895387599

23/07/2011

167609780

ME676097805FH

ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

**2381 5218 4519**

ମୋ ଆଧାର, ମୋ ପରିଚୟ

ଭାରତ ସରକାର

Government of India

ସାଗରିକା ସାହୁ

Sagarika Sahu

ଜନ୍ମ ତାରିଖ / DOB : 17/07/1992

ମହିଳା / Female

**2381 5218 4519**

Sagarika Sahu

ମୋ ଆଧାର, ମୋ ପରିଚୟ

PAN NUMBER → LTQPS 2984B

Scanned with CamScanner

भारत सरकार

आधार

## ଭାରତ ସରକାର
## Government of India

## ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରାଧିକରଣ
## Unique Identification Authority of India

ନାମାଙ୍କନ କ୍ରମାଙ୍କ/ Enrolment No.: 0654/03070/01015

To
ସାସିନତି ଲୋକନତା ପାତ୍ରୋ
Sisinti Lokanatha Patro
S/O Sisint Brundaban Patro
S R TOWERS,BLACK B 3RD FLOOR FLANT NO.301
COLLEGE ROAD NEAR ASHOK TALKIES
Rayagada
Rayagada Odisha - 765001
9437094667

Signature Not Verified
Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2023.03.30 04:52:48 UTC

ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

**8686 9698 8325**

VID : 9164 3274 0308 3337

ମୋ ଆଧାର, ମୋ ପରିଚୟ

---

ଭାରତ ସରକାର
Government of India

ସାସିନତି ଲୋକନତା ପାତ୍ରୋ
Sisinti Lokanatha Patro
ଜନ୍ମ ତାରିଖ /DOB: 01/07/1970
ପୁରୁଷ/ MALE

Issue Date: 05/07/2011

**8686 9698 8325**

VID : 9164 3274 0308 3337

ମୋ ଆଧାର, ମୋ ପରିଚୟ

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Government of India

AADHAAR

## ସୂଚନା / INFORMATION

- ଆଧାର ପରିଚୟର ଏକ ପ୍ରମାଣ ଅଟେ, ନାଗରିକତାର ନୁହେଁ|
- ଆଧାର ଏକ ଅନନ୍ୟ ଏବଂ ସୁରକ୍ଷିତ |
- ସୁରକ୍ଷିତ କ୍ୟୁଆର କୋଡ୍/ଅଫଲାଇନ୍ ଏକ୍ସ ଏମ ଏଲ/ଅନଲାଇନ୍ ପ୍ରମାଣୀକରଣ ବ୍ୟବହାର କରି ପରିଚୟ ପ୍ରମାଣିତ କରାନ୍ତୁ|
- ଆଧାରର ସମସ୍ତ ପ୍ରକାର ଯେପରି ଆଧାର ପତ୍ର, ପିଭିସି କାର୍ଡ, ଇ ଆଧାର, ଏମ ଆଧାର ସମାନ ବୈଧ ଅଟେ | 12 ଅଙ୍କ ବିଶିଷ୍ଟ ଆଧାର ନମ୍ବର ସ୍ଥାନରେ ଭର୍ଚୁଆଲ୍ ଆଧାର ପରିଚୟ (VID) ମଧ୍ୟ ବ୍ୟବହାର କରାଯାଇପାରିବ |
- 10 ବର୍ଷରେ ଥରେ ଅତି କମରେ ଆଧାର ଅପଡେଟ୍ କରନ୍ତୁ|
- ଆଧାର ଆପଣଙ୍କୁ ବିଭିନ୍ନ ସରକାରୀ ଏବଂ ଅଣ-ସରକାରୀ ସୁବିଧା / ସେବା ପାଇବାରେ ସାହାଯ୍ୟ କରେ |
- ଆଧାରରେ ଆପଣଙ୍କର ମୋବାଇଲ୍ ନମ୍ବର ଏବଂ ଇମେଲ୍ ଆଇଡ଼ି କୁ ଅପଡେଟ୍ ରଖନ୍ତୁ|
- ଆଧାର ସେବା ପାଇବାକୁ ସ୍ମାର୍ଟ ଫୋନରେ ଏମ ଆଧାର (mAadhaar) ଆପ୍ ଡାଉନଲୋଡ୍ କରନ୍ତୁ |
- ସୁରକ୍ଷା ନିଶ୍ଚିତ କରିବାକୁ ଲକ୍/ଅନଲକ୍ ଆଧାର/ବାୟୋମେଟ୍ରିକ୍ସର ବୈଶିଷ୍ଟ୍ୟ ବ୍ୟବହାର କରନ୍ତୁ|
- ଆଧାର ଆବଶ୍ୟକ କରୁଥିବା ସଂସ୍ଥାଗୁଡ଼ିକ ଉପଯୁକ୍ତ ସମ୍ମତି ନେବାକୁ ବାଧ୍ୟ ଅଟନ୍ତି |
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

---

ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରାଧିକରଣ
Unique Identification Authority of India

ଠିକଣା:
S/O ସାସିନଟ ବୃନଦାବନ ପାତ୍ରୋ, ସ ର ଟୋବର୍ସ,ବ୍ଲକ୍ ବ 3ତ ଫ୍ଲର ଫ୍ଲାନ୍ ନୋ:301, କୋଲେଜ ରୋଡ ନେଅର୍ ଅଶୋକ ତାଲ୍ଲୀଏସ, ରାୟଗଡ଼ା, ରାୟଗଡ଼ା, ଓଡିଶା - 765001

**Address:**
S/O Sisint Brundaban Patro, S R TOWERS,BLACK B 3RD FLOOR FLANT NO.301, COLLEGE ROAD NEAR ASHOK TALKIES, Rayagada, Rayagada, Odisha - 765001

Download Date: 12/03/2023

**8686 9698 8325**

VID : 9164 3274 0308 3337

1947 | help@uidai.gov.in | www.uidai.gov.in

S Lokanatha Patro

SB Ref. No/58 20230 4780/15.12.2023
(1.00 to 1.30 PM)