

### LEASE AGREEMENT

This lease agreement is executed at Manali District Kullu HP on this 21<sup>st</sup> day of November 2022 by and between:

1. Sh. Devi Singh son of Sh. Nihal Singh R/o Village Chachoga P.O. and Tehsil Manali District Kullu HP, hereinafter called the Lessor of the first part and also known as "LESSOR" in this agreement.
2. Diaa Dargham Bou Dargham passport No. 546244711 Citizen of America, herein after called the Lessee of the second part and also known as "LESSEE / PROMOTER", in his agreement.

Now therefore this lease agreement witnesseth as under :

1. That the lessor is owner in possession of building /home situated at DEVI'S HOME STAY situated at Chachoga P.O. and Tehsil Manali District Kullu HP .
2. That the lessor has agreed to lease out the above mentioned building/ premises to the lessee of the second part for a period of 3 years from 01-09-2022 to 31-08-2025 on the yearly lease amount of Rs. 6,00,000/- ( Rupees six lakh only ) , to which the lessee of the second part has duly agreed the same.

ATTESTED  
Chhavinder Singh Thakur  
PUBLIC NOTARY  
Manali (H.P.)

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*Handwritten signature*



# 20/- Lease Agreement

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21/11/2012

Dewi Singh Sloss Nihal Singh  
Ri Chachoga Do 0-09  
Mamab 21/11/2012

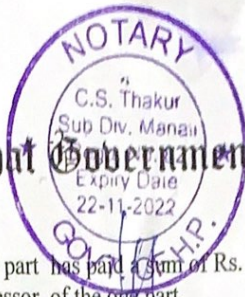
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# Himachal Government Judicial Paper



3. That the lessee of the second part has paid a sum of Rs. 6,00,000/- (Rupees six lakh only) through cheque/ cash to the lessor of the one part.

4. That it has been agreed upon that the lessee of the second part will make the payment of yearly lease amount in the first week of September every year to the lessor of the one part.

It has been agreed upon that after expiry of 3 years period the lessee of the second part will make the payment of yearly lease amount with 10% increase to the lessor of the one part.

5. That during the said lease period the lessee of the second part will have to make the payment of electricity bills, water consumption charges, pollution fee, GST and any other tax in the home stay to the authority concerned.

6. That during the above mentioned lease period in case of violation of any rules of any govt. agency including tourism, Excise and taxation, Pollution-control board or police etc. challans food safety and standard act concerning the above mentioned premises, it will be the responsibility of the lessee to deal with any kind of such situation/ eventuality /case as well as will bear the expenses thereof.

7. That the lessee of the second part shall not transfer or assign absolute or byway of sublet or sub lease, or otherwise part with his possession or interest in the premises or any part thereof without the previous consent in writing of the lessor of the one part.

8. That the lessee of the second part shall pay for all working expenses, including salary and wages, electricity gas, fuel, telephone, food and beverages, house-keeping expenses and other related expenses on premises working during the currency of contract.

9. That all copies of receipts from the premises operation shall be given by the lessee of the second part to the lessor of the one part.

10. That the lessee of the second party shall at her own expenses maintain and repair all the assets of the premises.

11. That the lessee of the second part compensates the lessor one part for damages, breakage's lost or misplaced assets of premises, if any, except for normal wear and tear.

12. That no structural alterations are allowed without the prior the permission of the lessor of the one part.

13. That the lessee of the second part shall meet her own tax liabilities on profit loss from operation or this agreement as applicable.

ATTESTED  
Chhavinder Singh Thakur  
PUBLIC NOTARY  
Manali (H.P.)

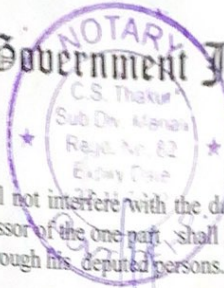


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14. That the lessor of the one part shall not interfere with the day to day management working or the premises. However the lessor of the one part shall have right to inspect the assets of premises from time to time or through his deputed persons.

15. That it has been agreed upon that the during the lease period if the lessee of the second part will found any illegal activity in that event the lessee of the second part will be responsible for the same.

16. That the lessor of the one part and the lessee of the second part shall abide by the terms and conditions of this lease agreement and none of the parties and none of the parties will violate the same.

In witness whereof the parties have executed this agreement on the date first hereinbefore mentioned.

Witness

Sh. Virender S/o Sh. Sonam Ram  
R/o VPO Kalath Tehsil Manali  
District Kullu HP

(LESSOR)  
(Devi Singh)

(LESSEE)  
(Daa Dargam Bou Dargham)

ATTESTED  
Chhavinder Singh Thakur  
PUBLIC NOTARY  
Manali (H.P.)

The document has been presented before me this 21st day of the month of Nov 2022 by the signature of ... Virender who is identified by Sh. Virender who is personally known to me. The contents of the document have been read over explained to the parties who have identified the contents to be true and correct and have signed the document in presence of me.