

Witness:

- 1.
- 2.

ATTACHMENTS:

1. Schedule A: Details of the Lessor.
2. Schedule B: Schedule of the tenancy Premises.
3. Schedule C: Rent Schedule.

Schedule ADETAILS OF THE LESSOR

1. Name: M/s. Dasmesh Institute of Research and Dental Sciences (DIRDS)
2. Address: Talwandi Road, NH-15, Faridkot-151203, Punjab.
3. Its Authorised Signatory : Dr. Gursevak Singh

Schedule BSchedule of the tenancy Premises

Premises bearing M/s. Dasmesh Institute of Research and Dental Sciences (DIRDS), Talwandi Road, NH-15, Faridkot-151203, Punjab carpet area of 90 Sq. ft., and bounded as under:

On the East : _____
 On the West : _____
 On the South : _____
 On the North : _____

Schedule CRENT SCHEDULE

1. Rent: The Lessee shall pay monthly rent in the amount specified below:
 - a. The Lessor shall grant the Lessee a rent free period of 45(Forty Five) days commencing from the Lease Commencement date and Lessee shall not be liable to make payment of Rentals, Taxes or any other charges during the said rent free period.
 - b. The parties further agree that in the event of requisite power as agreed to be provided by Lessor or the NOC for installation of satellite antennae is not available on or before the expiry of rent free period, the rentals shall be payable in accordance with the provisions specified below only upon expiry of rent free period or upon energizing requisite power or upon receipt of NOC for installation of satellite antennae whichever is later.
 - c. For the First three years of Term immediately following the Lease Commencement Date, that is the period commencing from ____2014 through ____2017 Rent would be Rs.11000/- (Rupees Eleven Thousand Only) per month, inclusive of any and all taxes and levies, including

Gursevak Singh
Lessor



any municipal/property taxes (both current and future), but exclusive of service tax and shall be payable by Lessee as and when it becomes payable to statutory authorities.

- d. On renewal of the lease term at the option of the Lessee, the above said rent of Rs.11000/- will be escalated by 15% after the end of every three years and the same will be in force as per the Table below.

_____ 2014 to _____ 2017 @ Rs.11000/-p.m

_____ 2017 to _____ 2020 @ Rs.12650/-p.m

_____ 2020 to _____ 2023 @ Rs.14547/-p.m

2. Payment Terms:

- a) The Rent for each month shall be paid in arrears within 15 days of each calendar month succeeding the calendar month to which such Rent relates.
- b) The Lessee may at its option pay the Rent by issuing a cheque in favour of the Lessor or by electronic transfer of the relevant amount to a bank account of the Lessor.
- c) For the avoidance of any doubt, tax will be deducted at source on all Rent and other payments in accordance with applicable law.

3. Payment Instructions:

- a) If payment is made by cheque, the cheque must be drawn in favour of Dasmesh Institute of Research and Dental Sciences and must be payable at Faridkot, Punjab.
- b) If payment is made by electronic transfer, please remit to the following bank account using the details specified below:

Pan No. : AABTS7402H

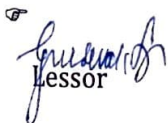
Bank Account No : 910010028137916, SB

Bank : Axis BankLtd, Branch :Faridkot

IFSC / MICR Code : UTIB0000417

Place : Faridkot, Punjab

Date : April 2014


Lessor

