



श्री हिमाचल PRADESH  
Rent Agreement

05AA 956131

This agreement is made on 10<sup>th</sup>. Feb. of 2015. Between Sh. Madan lal Chopra S/o Late Sh. Syam lal Chopra R/o Village Kaleheli, Po. Bajaura, Teh. Bhuntar, Distt. – Kullu (H.P.) (Hereinafter to be called the First Party);

And Sh. Tapes Chopra S/o Sh. Madan lal Chopra Managing Director of Orail Educational Services Pvt. Ltd. and R/o Village Kaleheli, Po. Bajaura, Teh. Bhuntar, Distt. – Kullu (H.P.) (Hereinafter to be called the Second Party);

Whereas the first party is the owner in possession of building and agreed to rent out the total 266.48 Sq.Mtr. Area. 52.9 Sq. Mtr. on ground floor and 213.58 Sq. Mtr Areas on First Floor to the second party on monthly rental basis to run Private Industrial Training Institute on the name of Orail Private Industrial Training Institute which is run and Managed by Orail Educational Services Pvt. Ltd.

ATTESTED  
Rajesh Kumar  
Notary, Kullu (H.P.)

Terms and conditions of Agreement:-

That the first party has rental out the said Area on monthly rental basis to the second party for a period of 20 years w.e.f.10-01-2015.

Madan Lal Chopra

Tapes Chopra



2  
0  
1  
3  
No 3232769

# Himachal Government Judicial Paper



- That the second party agreed to pay the monthly rent Rs.10,000/- (Rupees. Ten thousand only.) to the first party every month.
- That in case second party fails to pay the rent for three months regularly in that event he shell renders himself evicted from the said premises by the first party.
- That the party of the second part shell not damages the premises in any manner and shell has the right to fix such counter and the necessary fittings for the running the business in the said premises
- That the second party shell pays the electricity bills of the premises as per the energy consumed by him every month and water & sewerage charges as per share and shell deliver the photo copy of the receipt hereof to the first party.
- That the second party shell not sublet or part with possession of the premises without the written consent of the first party.
- That this agreement is liable to be renewed after every Three year with 10% increase in the existing monthly rent with mutual consent of both the parties

**ATTESTED**  
Rajesh Kumar  
Notary, Kullu (H.P.)  
Witnesses

The contents of this rent agreements have been read over by the parties and they have signed this agreements as its executants today this 10<sup>th</sup>. Jan. 2015 at Kullu in the presence of witnesses.

*Madan Lal Chopra*  
Madan Lal Chopra

Madan Lal Chopra

Village Kaleheli Po. Bajaura, Distt.- Kullu (H.P.)

1 *Vikrant Thakur*  
Advocate, Kullu (H.P.)

2 *Hemant Thakur*  
Advocate Kullu (H.P.)

*Tapesh Chopra*  
Tapesh Chopra

Orail Industrial Training Institute

(Unit of Orail Educational Services Pvt. Ltd.)

Village Kaleheli Po. Bajaura, Distt.- Kullu (H.P.)

Sr. No. 1155  
Certified that the above was declared on oath  
Before me on 10<sup>th</sup> day of Jan. 2015  
At Kullu by *Madan Lal Chopra*  
S/o *Chand Lal Chopra*  
As Notary, Kullu (H.P.)

Drafted by:-

KAPIL THAKOR Adv.

DISTRICT COURTS KULLU (H.P.)  
*A.R.*