



ଓଡ଼ିଶା ଆଇନ ODISHA

T 710347

117/18
NO. 6/11/2026

Tenancy Agreement

This memorandum of agreement made on this 6th day of October 2026

Between

Sajjan Kumar Dhanuka @ Agarwal, aged about years S/O Makhanlal Dhanuka @ Agarwal, resident of Ward No- 06, At/PO : Baragada, Dist. - Bargarh called as the tenant which expression means and include his heirs, successors, legal representatives assignees of the party of the **SECOND PART**.

AND

Vikash Residential Institution Private Limited situated at Vikash Enclave, PO:Barahaguda, P.S. /Dist. Baragada, a partnership firm represented by its partner Sri Dasari Murali Krishna aged about 44 years, s/o-Dasari Veer Raju resident of Railway Station Road, At/P.O. /Dist. Bargarh.

Here-In-After called as the owner which expression mean and include their heirs, successors, legal representatives, assignees of the party of the **FIRST PART**.

Sajjan Kumar Dhanuka



No. 91/01 Di 2-26
 Sold to
 S/o. W/o. D/o
 At
 Dist. 190
 As a
 available
 To for
 X

Sd/- Man Dhawan

DISTRICT TREASURY
 BARGARH

09 SEP 2021



Notarial Certificate

Whereas, this instrument has been presented to me for authentication, and I have examined the contents of the instrument and the signatures of the parties and I am satisfied that the instrument is genuine and the signatures are authentic, I hereby certify that the instrument is valid and the parties are bound by its terms.

Sd/- S.K. Sarangi
 Notary Bargarn & Bhathi
 Dist. Bargarn (Odisha)
 Regd. No. ON-14/00
 Exp. Dt. 29.08.2021

Notary Seal is affixed here on

S.K. Sarangi, NOTARY
 Bargarn & Bhathi Dist. Bargarn
 Regd. No. ON-14/00
 Exp. Dt. 29.08.2021

S.K. Sarangi
 NOTARY Bargarn & Bhathi
 Dist. Bargarn (Odisha)
 Regd. No. ON-14/00
 Exp. Dt. 29.08.2021

And Whereas

The party of the first part are the absolute owner and in peaceful possession of the immovable property situated over plot no.1173, in connection with the Khata No-386/413, having an area of Ac.0.50 dec. of Mouza -Brahmachari, PS -Baragada, Dist. - Baragada, Odisha.

And Whereas

The tenant has requested the First Party to let out the property for educational purpose, hereinafter appearing and to give effect to the arrangement; the parties hereto have agreed to enter into this Agreement being these present.

Now this tenancy agreement witnesses and it is agreed by the parties hereto as follows:

1. That this agreement shall come into force from Dt .01.10.2023 and shall for a period of 30 (thirty) years to be counted on and from Dt 01.10.2053 This agreement may be extended for a further period on such terms and conditions agreed upon between the parties and may be renewed accordingly and the 2nd part shall ensure handing over vacant possession of premises within 2 months after the termination of the agreement in future.
2. That the tenant (party of the second part) shall pay the rent of Rs.20, 000/- per month by 5th day of the every succeeding month through cheque/online transfer and the rent will be revised every year keeping in view the requirement occupancy for the tenant.
3. The tenant, party of the second part shall bear the monthly electric charges as per the bill raised by TPWODL and will keep the payment up to date and will furnish regular receipts to the party of the first part. The tenant shall also pay all other taxes and charges including water charges, if any, but excluding the Municipal holding taxes which shall be paid by parties of the first part.
4. The tenant shall pay an advance of Rs.20, 000/- (Rupees twenty thousand only) paid on execution of the agreement which will be kept towards security deposit and shall be refundable back without any interest after vacating possession of the premises by the tenant and in case any loss sustained and/or amount duly payable under the agreement which has not been cleared up by the tenant on termination of tenancy and on adjustment of any due payable and/or recoverable.
5. The tenant shall maintain the tenanted premises in good tenable condition at its own cost throughout the period of their tenancy. The tenant shall not change or alter the structure without, written clearance from the co-owners and any damages caused to the premises during the tenancy shall be repaired forthwith by the tenant.



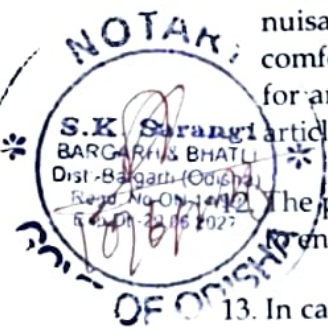
Sanjay Kumar Sharma

Je

6. The tenant shall not sublet, assign or otherwise part with the possession in part of whole of the premises in favour of any other person(s).
7. The tenant at all reasonable times during continuation of terms permit the owners, his agent to enter into the tenanted portion to inspect and view the state and condition thereof.
8. The tenant (party of the second part) may give 3 (three) months notices in advance desiring premature termination of the agreement. In case of any contingency either of the parties of the first part, may require the tenant to vacant the premises by serving notice under Section 106, of the Transfer Properties Act which shall be served in the address of Second party specified in the recitals of the agreement through Registered Post and such notice shall be deemed sufficient after expiry of the period specified in the noticed. But however no such notice is required after completion of the period specified in the agreement.
9. The tenant undertakes to handover vacant possession of the premises to the owners with all fittings, fixtures intact in good working condition, normal wear and tear expected, on the date of the termination of this agreement or in earlier termination.
10. The second party/tenant undertakes to use the tenanted portion for educational purpose only i.e. to run a residential college and for the said purpose the tenant has to obtain necessary permission/license, if any from the concerned authority at his own cost.
11. That the second party/tenant undertakes not to do or cause or suffer to be done in or about the said tenanted portion anything which may become a nuisance, danger or annoyance to or in any way interface with the quite or comfort of the other residents of the locality and not to use the said premises for any importance purpose or for storing any illegal, narcotics or prohibited articles/drugs inside the tenanted premises.
12. The partner of the Company (Second Party) affirms that he is duly authorized to enter into this agreement on behalf of the Institution.
13. In case the tenant fails to pay the house rent for two months consecutively in time, then the owners shall terminate the tenancy after giving him month's noticed U/s 106 during the period of tenancy and to hereafter the tenant shall be treated as a trespasser and shall have to pay Rs, 5,000/- only per day for his illegal occupation.
14. In case any legal disputes arise between the parties then the same shall be finalized within the jurisdiction of Bargarh only.

Sarjeet Kumar Sharma

[Signature]



In witness whereof the parties hereto have executed this agreement on the day, month and year first above written in presence of the witnesses named below.

Sajjan Kumar Mohan

Signature of the party
of the first part

Witness

1. Lokanath Sahu
8/0 Dasarath Sahu
At/PO - Tora, Bargarh
2. Dhananjay Baraha

[Signature]

Signature of the party
of the second part

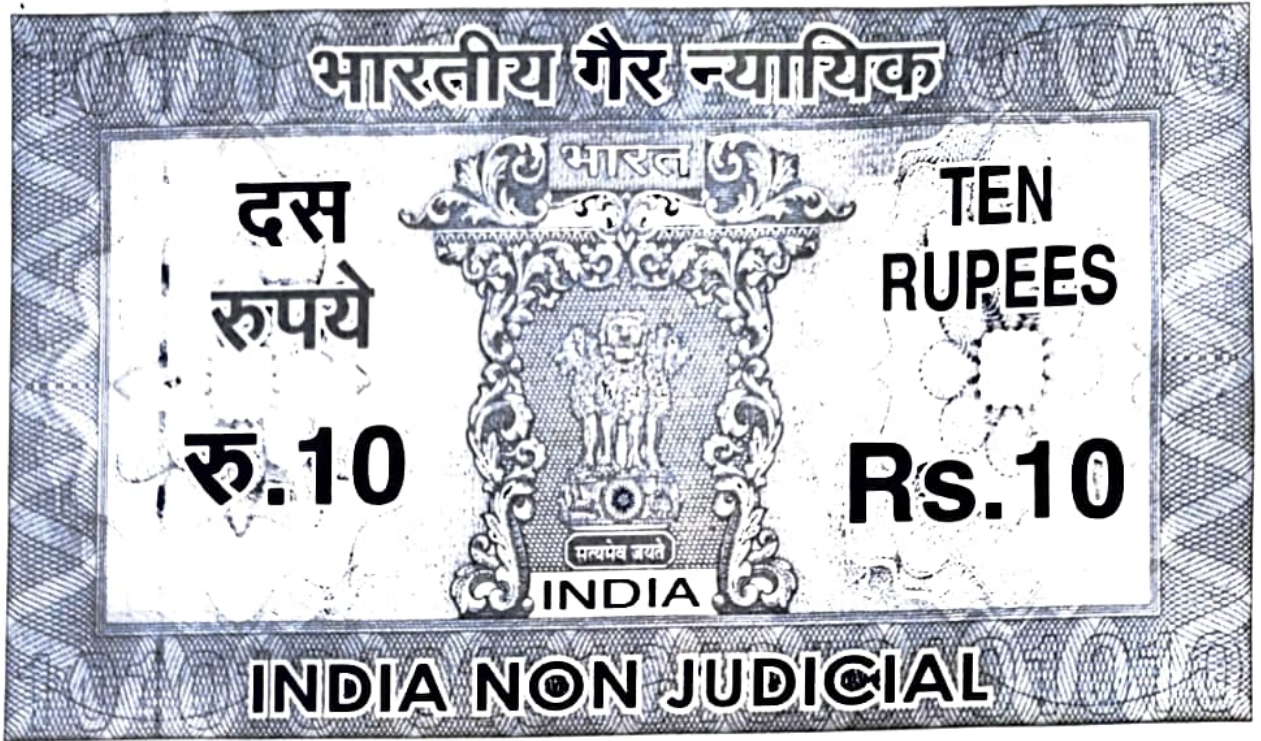


Identified by me

Advocate

En. No.

[Signature]
6/10/20



ଓଡ଼ିଶା ଓଡ଼ିଆ ODISHA

30AA 956302

Tenancy agreement

This memorandum of agreement made on this 01st day of February 2016 (two thousand Sixteen);

Between

Vikash Residential Institution situated at Vikash Enclave, P.O.Barahaguda, P.S./Dist. Bargarh, a partnership firm represented by its partner Sri Dasari Murali Krishna aged about 44 years, s/o- Dasari Veer Raju resident of Railway Station Road, At/P.O./Dist. Bargarh.

Page 1 of 7

Vikash Residential Institutions

Dasari Murali Krishna
PARTNER
for VIKASH EDUCATIONAL INSTITUTIONS
MANAGING DIRECTOR

0908

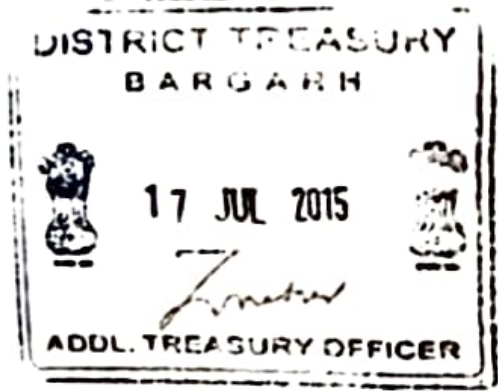
Y.P. 2014

Desai, Munali Krishna
S. D. Veer Raju
A Vikash Enclave as Bargam
on Bargam PO

are attached herewith

[Signature]
Stamp Vendor Bargam

Desai munali



HERE-IN-AFTER called as the owner which expression mean and include their heirs, successors, legal representatives, assignees of the party of the FIRST PART.

And

Vikash Educational Institutions, Vikash Enclave, At/Po- Barahaguda, PS/Dist. Bargarh 768028 (Orissa) which is registered under Society Act,1960 represented by its Managing Director Gunnam Bhaskar Rao, aged about 42 years, S/o- Gunnam Ram Chandra Rao, resident of Vikash Enclave, At/Po- Barahaguda, Dist – Bargarh called as the tenant which expression means and include his heirs, successors, legal representatives assignees of the party of the SECOND PART.

And Whereas

The parties of the first part are the absolute owners and in peaceful possession of the building premises situated over plot no.1173/1755, 1173/1756 , Khatian no-386/758 & 386/757 of Mouza -Brahmachari, PS –Bargarh, Dist- Bargarh, odisha, here in after called as Bargarh Town Campus Building

And Whereas

Page 2 of 7

Vikash Residential Institutions

Dorai Narayan
PARTNER

For VIKASH EDUCATIONAL INSTITUTIONS
Gunnam Bhaskar Rao
MANAGING DIRECTOR

The tenant has requested the First Party to let out the Bargarh Town Campus Building for educational purpose, hereinafter appearing and to give effect to the arrangement, the parties hereto have agreed to enter into this Agreement being these present.

Now this tenancy agreement witnesses and it is agreed by the parties hereto as follows:

01. That this agreement shall come into force from 1st April 2016 and shall for a period of 7 (seven) years to be counted on and from 1st April 2016. This agreement maybe extended for a further period before 2 months of the date of expiry of the three years period on such terms and conditions agreed upon between the parties and in case the agreement is not renewed before 2 months the party of the 2nd part shall ensure handling over vacant possession of premises on the date of expiry of the period of the agreement and for the aforesaid purpose the last date of the expiry of the agreement shall be deemed as the date of termination of the agreement.
02. That the tenant (party of the second part) shall pay the rent of Rs.7,00,000/- per month by 5th day of the every succeeding month through cheque/online transfer and the rent will be revised every year keeping in view the requirement of occupancy for the tenant.

03. The tenant, party of the second part shall bear the monthly electric charges as per the bill raised by WESCO and will keep the payment upto date and will furnish regular receipts to the party of the first part. The tenant shall also pay all other taxes and charges including water charges, if any, but excluding the Municipal holding taxes which shall be paid by parties of the first part.
04. The tenant shall pay an advance of Rs.50,00,000/- (Rupees Fifty Lakhs only) paid on execution of the agreement which will be kept towards security deposit and shall be refundable back without any interest after vacating possession of the premises by the tenant and in case any loss sustained and/or amount duly payable under the agreement which has not been cleared up by the tenant on termination of tenancy and on adjustment of any due payable and/or recoverable.
05. The tenant shall maintain the tenanted premises in good tenable condition at its own cost throughout the period of their tenancy. The tenant shall not change or alter the structure without, written clearance from the co-owners and any damages caused to the premises during the tenancy shall be repaired forthwith by the tenant.

Page 4 of 7 Vikash Residential Institutions

Dorani narendra kishor
PARTNER

For VIKASH EDUCATIONAL INSTITUTIONS

G. Bhargava R.
MANAGING DIRECTOR

06. The tenant shall not sublet, assign or otherwise part with the possession in part of whole of the premises in favour of any other person(s).
07. The tenant at all reasonable times during continuation of terms permit the owners, his agent to enter into the tenanted portion to inspect and view the state and condition thereof.
08. The tenant (party of the second part) may give 3 (three) months notices in advance desiring premature termination of the agreement. In case of any contingency either of the parties of the first part, may require the tenant to vacant the premises by serving notice under Section 106, of the Transfer Properties Act which shall be served in the address of Second party specified in the recitals of the agreement through Registered Post and such notice shall be deemed sufficient after expiry of the period specified in the noticed. But however no such notice is required after completion of the period specified in the agreement.
09. The tenant undertakes to handover vacant possession of the premises to the owners with all fittings, fixtures intact in good working condition, normal wear and tear expected, on the date of the termination of this agreement or in earlier termination.

10. The second party/tenant undertakes to use the tenanted portion for educational purpose only i.e to run a residential college and for the said purpose the tenant has to obtain necessary permission/license, if any from the concerned authority at his own cost.
11. That the second party/tenant undertakes not to do or cause or suffer to be done in or about the said tenanted portion any thing which may become a nuisance, danger or annoyance to or in anyway interface with the quite or comfort of the other residents of the locality and not to use the said premises for any immoral purpose or for storing any illegal, narcotics or prohibited articles/drugs inside the tenanted premises.
12. The Managing Director affirms that he is duly authorized to enter into this agreement on behalf of the Institution.
13. In case the tenant fails to pay the house rent for two months consecutively in time, then the owners shall terminate the tenancy after giving him month's notice U/s 106 during the period of tenancy and to hereafter the tenant shall be treated as a trespasser and shall have to pay Rs,5,000/- only per day for his illegal occupation.

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ବ୍ରହ୍ମଚାରୀ
ଆନା : ବରଗଡ଼
ଆନା ନମ୍ବର : 34

ତହସିଲ : ବରଗଡ଼
ତହସିଲ ନମ୍ବର : 284
ଜିଲ୍ଲା : ବରଗଡ଼

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେତାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାଟ ନମ୍ବର 01				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		386/909				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ବିକାଶ ରେସିଡେଣ୍ସିଆଲ ଇନଷ୍ଟିଚ୍ୟୁସନ ପ୍ରାଇଭେଟ ଲିମିଟେଡ				
3) ସ୍ୱ	ରୟତି					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		6.00	5.00		11.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ବାଖଲ ଖାରଜ କେଶ ନଂ 1612/2026 ହୁକୁମ ମୁତାବକ 2 ଖାନା ସଂଶୋଧନ କରାଗଲା ।				
BLANK SPACE FOR STAMPING						
ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -						

Vikash Singh
Principal
Vikash First Step
Bargarh

10/6/26, 3:03 PM

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ଖତିୟାନର କ୍ରମିକ ନଂ : 386/909		ମୌଜା : ବ୍ରହ୍ମଚାରୀ				ଜିଲ୍ଲା : ବରଗଡ଼
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌଦ୍ଦ	ରକବା			ମତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10	11	12	
1173-1755	ଘର		0	5000	0.2023	ଡ. ବ. କ. ମୁ. କେଶି ନଂ, 994/2015 ଆଦେଶ କ୍ରମେ, ଖାତା ନଂ 386/758 ରୁ ଆସି, ଦରଜ ହେଲା।
1 plot			0	5000	0.2023	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 06/10/2026 03:03:09 IP :122.176.96.124



BHULCKH

LAND RECORDS WEB PORTAL OF ODISHA



Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ବୁଢ଼ୁଗରୀ

ଚଢ଼ପିଲ : ବରଗଡ଼

ଆନା : ବରଗଡ଼

ଚଢ଼ପିଲ ନମ୍ବର : 284

ଆନା ନମ୍ବର : 34

ଜିଲ୍ଲା : ବରଗଡ଼

କମିସନର ନାମ ଓ ଖେତାବତୀ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		ଓଡ଼ିଶା ସରକାର ଖେତାବତୀ ନମ୍ବର 01				
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର		386/908				
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ		ବିକାଶ ରେସିଡେଣସିଆଲ ଇଣ୍ଟିରୁସନ ପ୍ରାଇଭେଟ ଲିମିଟେଡ଼				
3) ସ୍ୱତ୍ୱ	ରାଜସ୍ୱ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ଟିକ୍ସର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		6.00	5.00		11.00	
6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ		ବାଖଲ ଖାରଜ ବେଶ ନଂ 1613/2026 ବୁଢ଼ୁମ ମୁଗବଦ 2 ଖାତା ସଂଶୋଧନ କରାଗଲା ।				
BLANK SPACE FOR STAMPING						
ଅତିରିକ୍ତ ପ୍ରକାଶନ ଚାରିଖ -						
ଖଜଣା ଧାର୍ଯ୍ୟ ଚାରିଖ -						

Vikash First Step
Principal
Vikash First Step
Bargarh

10/6/26, 3:04 PM

.:BHULEKH || ODISHA:.

ଖାତିୟାନର କ୍ରମିକ ନଂ : 386/908		ମୌଜା : ବ୍ରହ୍ମଚାରୀ				ଜିଲ୍ଲା : ବରଗଡ଼
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	ଜିଯମ ଓ ପ୍ଲଟର ଖଜଣା	ଜିଯମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରଜବା			ମତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
1173/1756	ଘର		0	5000	0.2023	ଟି. ବ. ଇ. ମ୍ୟୁ. କେଶ ନଂ, 996/2015 ଆଦେଶ କ୍ରମେ, ଖାତା ନଂ 386/757 ରୁ ଆସି, ଦରଜ ହେଲା।
1 plot			0	5000	0.2023	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 06/10/2026 03:03:57 IP :122.176.96.124