



HOUSE RENT AGREEMENT

This House Rent Agreement is made and executed on this 1st day of April, 2026, between:

LESSOR:

Name: Royal College of Science & Technology

Address: Royal College of Science & Technology, A-125, Mancheswar IE Rd, near Level Crossing, Sector A, Rasulgarh, Bhubaneswar, Odisha 751010,

AND

LESSEE:

The Secretary, Rotary Club of Bhubaneswar Heritage Social Service Society (RCBHSSS) through its authorized representative, having its office at Royal College of Science & Technology, Ground floor, A-125, Ground Floor, Mancheswar IE Rd, near Level Crossing, Sector A, Rasulgarh, Bhubaneswar, Odisha 751010, hereinafter referred to as the "Lessee."

The Lessor and the Lessee are hereinafter collectively referred to as the "Parties."

The Lessor has agreed to let out the premises situated at:

Premise Address: Royal College of Science & Technology, Ground floor, A-125, Ground Floor, Mancheswar IE Rd, near Level Crossing, Sector A, Rasulgarh, Bhubaneswar, Odisha 751010, for use as the

RCBHSSS Office with following terms and conditions:

1. Period of Agreement

The tenancy shall initially be for a period of 11 months commencing from 01st July 2026 and ending on 31st May 2026. Upon completion of the initial period, the agreement may be renewed for a further period upon mutual consent of both Parties and execution of a fresh/renewed agreement.

2. Purpose of Use

The premises shall be used strictly for:

- Office activities of RCBHSSS.
- Other allied administrative activities related to the above purposes.

The Lessee shall not use the premises for any unlawful or unauthorized activity.

Jiban Kishore Mishra
106/1
SECRETARY
RCBH Social Service Society



3. Monthly Rent

The monthly rent shall be Rs. 1,000/- (Rupees One Thousand only). The rent shall be paid on or before the 10th day of every month. The rent shall be increased by 3% annually during the validity of the agreement.

4. Security Deposit

The Lessee shall pay a refundable security deposit of Rs. 5,000/- (Rupees Five Thousand only) to the Lessor at the time of taking possession of the premises. The security deposit shall continue to remain valid in the event of renewal of this Agreement unless otherwise mutually agreed in writing.

5. Refund of Security Deposit

The security deposit shall be refunded by the Lessor to the Lessee at the time of vacation and handing over of peaceful and vacant possession of the premises, after adjustment of any outstanding rent, electricity charges or other dues, if any, payable by the Lessee under this Agreement.

6. Alteration and Installation

The Lessee may carry out necessary non-structural arrangements for office and other office requirements. No permanent structural alteration shall be made without prior consent of the Lessor.

7. Termination

Either Party may terminate this Agreement by giving the other Party three (3) months' prior written notice. Upon termination, the Lessee shall hand over peaceful and vacant possession of the premises to the Lessor after settlement of all outstanding dues, subject to the terms regarding refund of the security deposit.

8. Breach of Agreement

In the event of either Party failing to comply with any material term or condition of this Agreement, the affected Party may issue written notice requiring the default to be rectified within a reasonable period. If the default is not rectified within the stipulated period, the Agreement may be terminated in accordance with applicable law and the terms of this Agreement.

9. Renewal

On expiry of the initial 11 months lease period, the Agreement may be renewed for a further period of five (5) years, subject to mutual consent of both Parties and execution of a fresh/renewed agreement incorporating the mutually agreed terms.

Seban Kishore Mishra

SECRETARY

RCBH Social Service Society



10. Applicable Jurisdiction

All disputes arising out of or relating to this Agreement shall, as far as possible, be resolved amicably between the Parties. In the event of failure to resolve such disputes, the matter shall be subject to the exclusive jurisdiction of the competent courts at Bhubaneswar, Odisha.

IN WITNESS WHEREOF

The Parties have read, understood and agreed to all the terms and conditions contained herein and have executed this House Rent Agreement on the date and year first mentioned above.

LESSOR

Authorized Signatory:

Signature:

Jiban Kishore Mishra

Name: Jiban Kishore Mishra

Designation: Principal

Address: Royal College of Science & Technology, Ground floor, A-125, Mancheswar IE Rd, near Level Crossing, Sector A, Rasulgarh, Bhubaneswar, Odisha 751010.

Date: _____

LESSEE

for RCBHSSS

Authorized Signatory:

Signature:

[Signature]

Name: Sarangadhar Samal

SECRETARY

RCBH Social Service Society

Designation: Secretary, RCBHSSS

Date: _____

WITNESSES

1. Mr. Shantanu Kumar Mishra

Shantanu Kumar Mishra

2. Mr. Ranjiv Kumar Garnaik



[Signature] 21-09-2016
DUSASAN SAMANTARA,
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. 88/2012
MOB-9439143015