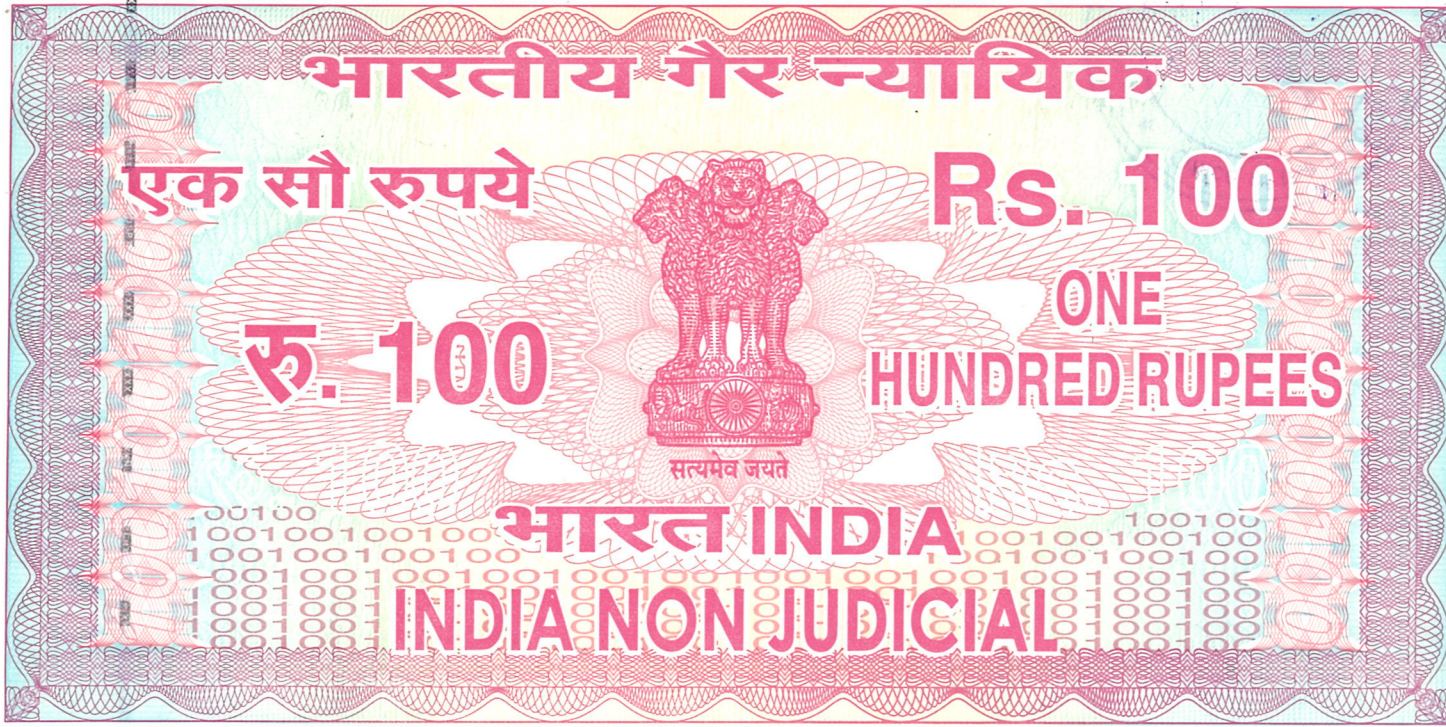




ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

secretary IETE Kakinada

BG 594330

N. NIBANTAN KUMAR

LICENSED STAMP VENDOR

L.No. 0428-004/1989

ALL INDIA 23-30/2/11

Door No. 67-3-3, Mahabali Nagar

RAJAHMUNDRY - 533 103

Cell: 9247247280

LEASE DEED

THIS DEED OF LEASE is made for executed at KAKINADA on this 5th day of DECEMBER 2013.

BETWEEN

JAWAHARLAL NEHRU TECHNOLOGICAL UNIVERSITY KAKINADA, Kakinada through its Registrar Dr G V R Prasada Raju, S/o Sri Gottimukkala Rama Krishna Rao, aged 50 Years, hereinafter called the 'LESSOR' which expression shall mean and include its successors and assigns etc., on the ONE PART.

AND

THE INSTITUTION OF ELECTRONICS AND TELECOMMUNICATION ENGINEERS, 2, Institutional Area, Lodi Road, New Delhi -110 003, having Local Sub Centre at JNTUK Kakinada, hereinafter called the 'LESSEE' which term shall mean and include its successors and assigns etc., of the OTHER PART.

FOR JAWAHARLAL NEHRU
TECHNOLOGICAL UNIVERSITY KAKINADA

FOR THE INSTITUTE OF ELECTRONICS
AND TELECOMMUNICATION ENGINEERS

WM

REGISTRAR
LESSOR

Signature

SECRETARY, IETE Sub Centre KAKINADA
LESSEE

CONTD....2

WHEREAS the Lessee is the Owner and Possessor of the building and its campus area situated at J.N.T.U. Kakinada College of Engineering, Kakinada.

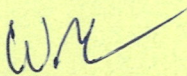
WHEREAS the Lessor has agreed to demise the Lessee a piece of land admeasuring 620 Sq.mtrs. in the said campus area which is more particularly described in the schedule annexed hereto.

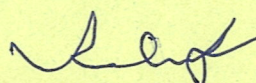
NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. Lessor has agreed to demise to the Lessee all the piece of parcel of the land admeasuring 600 sq.mtrs. situated in JNTUK., Kakinada Campus at Kakinada which is more particularly described in the scheduled annexed to this Deed (hereinafter called as Schedule Property) to hold the same for a period of 30 years commencing from 5th Day of December 2013.
1. The Lessee has agreed to pay an yearly lease rent of **Rs. 250/- (Rupees Two hundred and Fifty only)** to the Lessor and the said amount shall be paid for every year on or before 5th day of November of each year.
2. The Lessor agrees that the Lessee shall be entitled to carry out the construction of building in 3 floors with a total area of about 296 Sq.mtrs. in each floor, consisting of office rooms, examination hall, library, auditorium and guest house for the use of Local Centre in the schedule property and is entitled to enjoy, the property during the lease period. The construction will be of RCC columns and slabs and masonry walls with patent stone flooring.
3. The Lessor and Lessee further agrees that the stamp duty and registration charges in respect of this Lease Deed shall be borne equally by the Lessor and Lessee.
4. The Lessee doth hereby covenant with the Lessor as follows:
 - a) To pay the rents regularly as stipulated to the Lessor.
 - b) To deliver vacant possession of the said premises at the expiration of the lease period.
5. The Lessor doth hereby covenant with the Lessee as follows:
 - a) To permit the Lessee to peacefully and quietly to enjoy property without any sort of disturbance either by the Lessor or by any person lawfully through or under him.

FOR JAWAHARLAL NEHRU
TECHNOLOGICAL UNIVERSITY KAKINADA

FOR THE INSTITUTE OF ELECTRONICS
AND TELECOMMUNICATION ENGINEERS


REGISTRAR
LESSOR


SECRETARY, IETE Sub Centre KAKINADA
LESSEE

CONTD.....3

- b) To regularly and periodically pay or cause to be paid all rents, taxes, assessments and outgoings of every description that may during the continuance of the said term be or has become payable in respect of or charged upon the said premises whether the shall be imposed or assessed by the Government, local authority or otherwise and that in the event of any loss or damage arising to the Lessor by the non payment of any of these dues, the Lessee will at all times indemnify the Lessor from all such loss or damage. The Lessee will reimburse all rents, taxes assessments and outgoing of every description at the end of each year.
- c) That Lessor will not during the continuance of this demise do or permit to be done upon such portion of the said premises or any part thereof or anything which may be on inconvenience or annoyance to the occupiers of the premises hereby demised.

SCHEDULE

All that piece and parcel of land admeasuring **600 Sq.Mtrs.** situated in the campus area of J.N.T.U K, Kakinada, situated at Kakinada, East Godavari, Andhra Pradesh in Ward No . 2, S. No. 135.

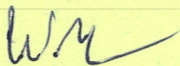
Bounded and measured on:

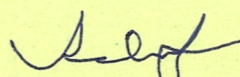
- North :** Vacant Area belonging to J.N.T.U.K.- 20.00 Mtrs.
- South :** Vacant Area belonging to J.N.T.U.K.- 20.00 Mtrs.
- East :** Vacant Area & Swarnotsav Bhavan of J.N.T.U.K.- 30.00 Mtrs.
- West :** Public Road, Kakinada to Pithapuram - 30.00 Mtrs.

IN WITNESS WHERE OF the parties herein have signed and executed this Deed of Lease in full senses and with free consent on this 5th day of December 2013 at KAKINADA in presence of the witness mentioned below.

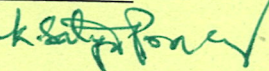
FOR JAWAHARLAL NEHRU
TECHNOLOGICAL UNIVERSITY KAKINADA

FOR THE INSTITUTE OF ELECTRONICS
AND TELECOMMUNICATION ENGINEERS


REGISTRAR
LESSOR


SECRETARY, IETE Sub Centre KAKINADA
LESSEE

WITNESSES :

1. 
2. 