

## Land Lease Contract

This contract is made between Mrs. Lila Devi Dhakal, aged 55 years, wife of Tika Ram Dhakal, a resident of Chitwan District, Bharatpur V.D.C./ Municipality/ Metropolitan City/ Sub-Metropolitan City, Ward No.9 (to whom is referred as First Party hereafter).....1 and Mrs.Radhika Kadel, aged 44 years, wife of Mr. Prajapati Kadel, a resident of Chitwan District, Bharatpur V.D.C./Municipality/Metropolitan City/ Sub-Metropolitan City, Ward No. 9 (to whom is referred as Second Party hereafter).....1 to give the land of the First Party to the Second Party in lease pursuant to Contract Act, 2056 BS in presence of following witness while sitting in the house room of the First Party and signed and affixed thumb impression therefore we have exchanged each copies to the both parties.

### Terms, Limitation and Liabilities

1. Both parties are agreed to give and take the land as the Second Party shall take the land in lease solely registered in the name of the First Party in Land Revenue Office, Bharatpur located at Chitwan District, Bharatpur V.D.C./ Municipality/ Metropolitan City/ Sub-Metropolitan City, Ward No. 7/Ga, Plot No. 632, Area: 0-6-16 ½, (√ Bigha-Katha-Dhur/ Ropani-Ana-Paisa-Dam) for commercial/√agriculture purpose with the monthly rent amount of Rs. 15,000.00 (in words fifteen thousand rupees only).
2. The tenure of this land lease agreement shall be commenced from 2072/08/25 BS (December 11, 2015 AD) and shall be valid up to 2077/08/24 BS (December 09, 2020 AD) for five years. Moreover, the both parties are agreed that annual 10% shall be increased in the above mentioned monthly rent amount of the land.
3. Rs. 45,000 (in words forty five thousands rupees only) has been submitted on 2072/08/25 BS (December 11, 2015 AD) by the Second Party to the First Party as advance lease amount of three months for the above mentioned land in lease.
4. The Second Party can use the land after constructing the temporary hut and store room for other commercial purpose. The both parties are agreed not to construct the permanent building in the land and the structure of the land cannot be changed.
5. If the above mentioned land is essential for the First Party or if the Second Party wants to leave the land the both parties should give 6 months prior notice to the both parties.

"The Translation Copy is True and Valid"  
Signature:   
Name: Ananta Raj Luitel  
Date: 22 MAR 2017  
Certificate Number of the Notary Public: 279  
Date of Expiry of Certificate: Nov.03, 2017 AD  
Seal of the Notary Public



6. The Second Party is agreed to pay the essential taxes as per the contract to be submitted to the government of Nepal.
7. The terms mentioned in this contract shall be as per the same contract and in regard to the terms which are not mentioned in this contract shall be as per the Contract Act, 2056 BS and other existing laws.

Sd./Thumb Impression

Sd./Thumb Impression

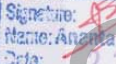
Witnesses:

1. Sd. Mr. Prajapati Kadel, Bharatpur-9, Chitwan.....1

2. Sd. Mr. Hari Prasad Kadel, Bharatpur-9, Chitwan .....1

Drafter: Sd. Advocate Durga Prasad Panday No.: 7400

Done on Friday the 25<sup>th</sup> Day of the Month of Mangsir of the Year 2072 BS (December 11, 2015 AD)

The Translation Copy is True and Valid  
Signature:   
Name: Ananda Raj Luitel  
Date: 2072 BS  
Certificate Number of the Notary Public: 279  
Date of Expiry of Certificate: Nov.03, 2017 AD  
Seal of the Notary Public



KIEC