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INDIA NON JUDICIAL

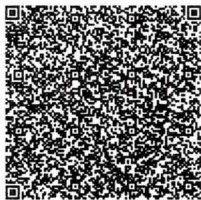
Government of National Capital Territory of Delhi

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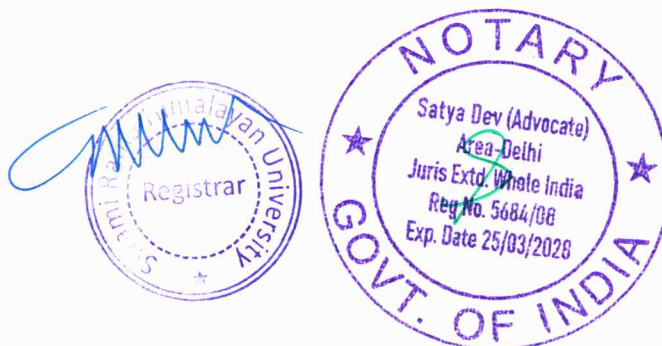
e-Stamp

Certificate No.	: IN-DL86322164186789X
Certificate Issued Date	: 19-May-2025 02:53 PM
Account Reference	: IMPACC (IV)/ dl1027103/ DELHI/ DL-SAD
Unique Doc. Reference	: SUBIN-DL102710311875086885097X
Purchased by	: UDGAM DAY CARE
Description of Document	: Article 35(i) Lease- Rent deed less than 1 year
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SWAMI RAMA HIMALAYAN UNIVERSITY
Second Party	: UDGAM DAY CARE
Stamp Duty Paid By	: UDGAM DAY CARE
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

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Please write or type below this line



For UDGAM DAY CARE

[Signature]
Authorized Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

LICENSE DEED

This LICENSE DEED is made and executed at New Delhi on this 19th Day of May 2025

Between

SWAMI RAMA HIMALAYAN UNIVERSITY (SRHU), a University established under Section 2(f) of UGC Act and enacted vide Uttarakhand Act No. 12 of 2013, having its registered office at Swami Ram Nagar, Jolly Grant, P.O. Doiwala, District Dehradun through its **Registrar, Commander Challa Venkateswar**, hereinafter called '**FIRST PARTY**'

AND

UDGAM DAY CARE - Partnership, having its registered office at 74, Vasant Enclave, Vasant Vihar, New Delhi and Head office - MOR pocket 104, Kalkaji Extension, New Delhi-110019 through its **Director Mrs. Deepa Bhardwaj** hereinafter called the '**SECOND PARTY**', for providing security services to the First Party by the Second Party on the terms and Conditions contained hereunder.

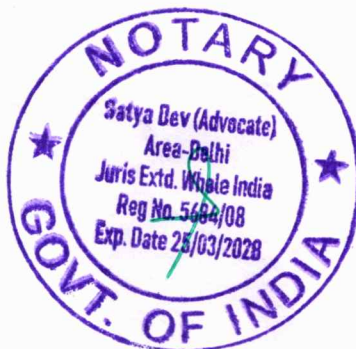
The term and expression 'FIRST PARTY' and 'SECOND PARTY' wherever used or occurring in the deed of agreement shall always, unless or by necessary implication and /or being contrary to the subject and context mean and include heirs, successors. Administrators, assignee etc. in their respective offices.

AND whereas the "SECOND PARTY", is desirous of providing services of **Creche Cum Day Care Center** to the "FIRST PARTY" for exclusive use of children of SRHU employees (hereinafter called as beneficiary) in the name and style of **UDGAM DAY CARE** and under the brand name of "AANCHAL" and therefore has approached the "FIRST PARTY" for the same.

AND WHEREAS the "FIRST PARTY", has agreed to avail the services of the "SECOND PARTY" after reserving for itself the control and supervision of the demised premises, on the mutually agreed terms and conditions hereinafter contained:-

TERMS AND CONDITIONS

The "SECOND PARTY", has been given license by the "FIRST PARTY" for use of **Ground floorhall Activity Center adjacent to read and write shop** (hereinafter referred to as Demised Premises) vide this License Deed with fittings & fixtures as per details in the enclosed **Annexure No. 1** for use of the demised premises for providing services of **Creche Cum Day Care Center** for the children of employees of SRHU. This MOU Shall deemed to became into effect form 19th May, 2025.

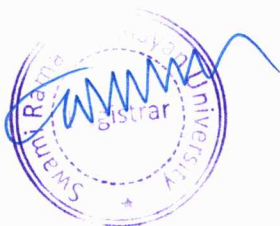


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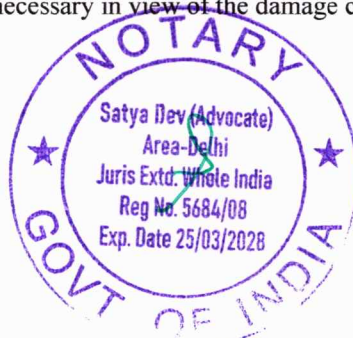
For UDGAM DAY CARE


Authorized Signatory

1. That the "SECOND PARTY", has been allowed to use the said demised premises for a period of one year effective from **19th May, 2025**, to provide the services of **Creche Cum Day Care Centre** to the children of SRHU employees in the demised premises. The License deed will stand automatically revoked on the expiry of the one year period unless further extended on mutually agreed terms and condition by the Licensor.
2. That the "SECOND PARTY" shall at all time during the validity of this License deed maintain the services quality as proposed by them vide their proposal to the entire satisfaction of the "FIRST PARTY".
3. That the "SECOND PARTY", shall use the said demised premises solely for the specified purpose of running of the **Creche Cum Day Care Centre** for the exclusive benefit of children of Employees of SRHU. The "SECOND PARTY", shall not use, cause or allow to be used the demised premises for any other purposes whatsoever or for the benefits of any external child other than the child of SRHU employees.
4. That the Second Party shall provide a **deposit/Bank Guarantee of Rs.100,000/- (One lac only)** as security for due fulfillment of this deed to the First Party. The security amount shall be refundable, after deduction if any, on completion and on subsequent to the termination of the deed. The Second Party shall not be entitled for any interest on the deposited security money or any other amount deposited with the First Party.
5. That the Second party shall deposit in advance a **Monthly license fee of Rs.1000 /- (Rupees One Thousand Only)** per month to the First Party by the seventh of every month. Besides the above, GST and other statutory taxes, as applicable from time to time, shall be payable by the Second Party.
6. That the Second Party shall submit in advance **11 Nos. of postdated cheques each** amounting to **Rs.11,000/- (Rupees Eleven Thousand only)** to the First Party towards payment of monthly license fee at the time of signing of the license agreement.
7. That the "SECOND PARTY" shall make its own arrangements for the **"Housekeeping and security services"** at the crèche facility and shall keep the demised premises in clean, hygienic, proper and decent sanitized conditions and shall not suffer or cause to suffer the demised premises to be in bad state of repairs or outlook and shall be liable to pay the costs and compensation for any damage caused to the demised premises under license or the premises adjacent to it.



8. That the Second Party shall be fully and solely responsible for the security of the children of the beneficiary and shall undertake proper safety and wellbeing of the kids.
9. That the "SECOND PARTY", shall not be entitled to make any addition, structural alteration in the demised premises. However, "SECOND PARTY" is free to bring any items/assets, if any required for proper running of the **Creche Cum Day Care Center** with information to the "FIRST PARTY" and these items/assets (if any) brought out by "SECOND PARTY" can be taken back by them at the time of expiry of MOU or before, but with the written consent of the "FIRST PARTY".
10. That the LICENSE DEED shall automatically terminated on the expiry of the period of one year i.e. from **19th May, 2025 to 18th May 2026**, unless it is renewed further with mutual consent and at terms and condition as mutually decided between the "SECOND PARTY", and the "FIRST PARTY", in writing.
11. That if the "SECOND PARTY", commits any breach or violation of any of the terms, conditions, or covenants herein contained, then the "FIRST PARTY", shall have the right to terminate LICENSE DEED by serving upon the "SECOND PARTY", One month's notice inwriting, upon which the "SECOND PARTY" shall hand-over peaceful vacant possession of the demised premises in their original condition and the "SECOND PARTY", shall be liable to compensate (Only related to physical attributes of the crèche facility) for all or any loss or damage that the "FIRST PARTY" or his employer (SRHU) might have suffered/ incurred as a result of such breach or violation committed by the "SECOND PARTY". The decision of the "FIRST PARTY" shall be final as regard to the violation of any covenant or any terms of the LICENSE DEED and LICENSE DEED respectively or in arriving at the quantum of loss / damage caused to the said demised premises, which shall not be disputed by the "SECOND PARTY", in any manner whatsoever.
12. That the "FIRST PARTY", shall however, further be at liberty to terminate the LICENSE DEED at will at any time without assigning any reason after giving one Month's advance notice. On the expiry / termination of the LICENSE DEED the "SECOND PARTY", shall hand-over the said demised premises to the "FIRST PARTY", or an authorized representative of the "SRHU/FIRST PARTY", in the original condition in which these were given to them.
13. That the "FIRST PARTY", shall have the right to enter upon at all reasonable times and inspect the demised premises, and if upon inspection it appears to the "FIRST PARTY", that any repairs are necessary in view of the damage caused by the "SECOND PARTY",

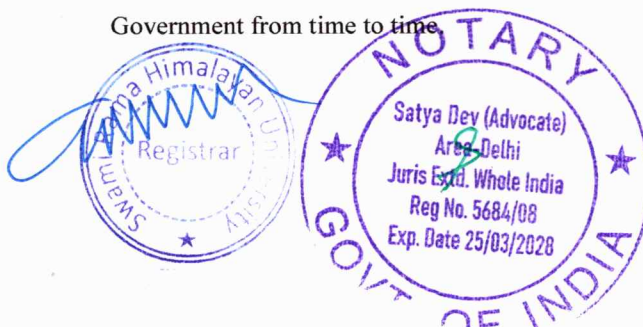


For UD GAM DAY CARE

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the "FIRST PARTY", may direct the "SECOND PARTY", to execute the repairs at his ("SECOND PARTY") cost and upon his failing to do so within reasonable time the "FIRST PARTY", may execute the same at the expense of the "SECOND PARTY", and recover the same from the "SECOND PARTY" without prejudice to the right of "FIRST PARTY" to revoke the LICENSE DEED. Inspection by the "FIRST PARTY", may be carried out at any reasonable time for which the "SECOND PARTY", shall not raise any objections in any manner whatsoever to check/ensure due implementation of the terms of the LICENSE DEED/LICENSE DEED.

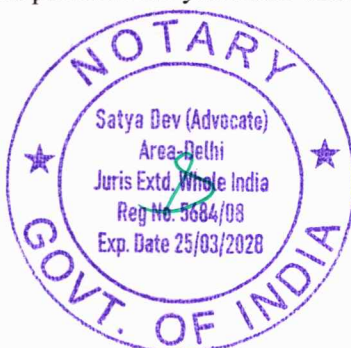
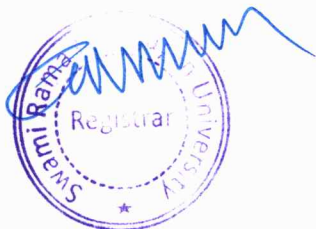
14. That in the event of "SECOND PARTY", desires to vacate the said demised premises or discontinue the services of **Creche Cum Day Care Center** prior to the expiry of the period of LICENSE DEED hereinbefore mentioned, the "SECOND PARTY", shall give at least One month advance notice in writing to the "FIRST PARTY"
15. That the "SECOND PARTY", shall be responsible for proper cleanliness and maintenance of the building, furniture, fittings & fixtures and the demised premises allowed to be used by them. Repair & maintenance of any other essential equipment/item brought in and installed/used by the "SECOND PARTY", in the demised premises for facilitating the operation of the **Creche Cum Day Care Center** with the permission of the "FIRST PARTY", shall be the responsibility of the "SECOND PARTY".
16. The "SECOND PARTY", for carrying day to day activities in the demised premises, will adhere to the conditions mentioned in the LICENSE DEED.
17. THE "SECOND PARTY" shall not sublet / off load / entrust the whole work or any part thereof to any other person / party to carry out his obligations arising out of this LICENSE DEED.
18. That the "SECOND PARTY" shall provide Maid staff for crèche operations through its Subsidiary company Knighthood Securities Pvt. Ltd. However SECOND PARTY" will be solely responsible for managing running/supervising the operations. A MOU documentation done between "SECOND PARTY and Knighthood will be shared with the FIRST PARTY" before signing the License Deed with SRHU.
19. That all the Staff hired by the "SECOND PARTY" shall be double vaccinated (vaccine for COVID) and shall follow the required guidelines/norms prescribed by the SRHU/ State/center Government from time to time.
20. That the "SECOND PARTY" shall make proper arrangement to stop the spread of COVID-19 and shall adhere to all the guidelines/norms prescribed by the SRHU/State/center Government from time to time.



For UDGAM DAY CARE

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21. That Beneficiaries shall pay to the “SECOND PARTY” fee/charges for availing crèche cum day care service as mentioned in the enclosed **Annexure-2**. All the charges/rates mentioned in the Annexure 2 shall be firm and inclusive of all taxes and duties and hire charges for, equipment’s, tools and tackles, appliances, employees/staff costs and any other expenses that the “SECOND PARTY” shall take prior written approval from the “FIRST PARTY” before making any changes in the fee structure.
22. That the “SECOND PARTY” shall arrange all its manpower and make his own arrangement for transportation of their employees/staff, materials/equipment’s/ all consumables and other items etc. at their own cost. “FIRST PARTY” shall not be liable to make any payment towards these heads.
23. That the Timing for operation of the **Creche Cum Day Care Centre** shall be from 8:00 AM to 5:30 PM from Monday to Saturday. **Creche Cum Day Care Centre** shall be closed on SRHU Calendar Holidays.
24. That the “SECOND PARTY” shall deploy a full time Centre In-charge for proper supervision and monitoring of the **Creche Cum Day Care Centre** who shall be present on all days during operation timing of the **Creche Cum Day Care Centre**. “SECOND PARTY” will maintain ratio for kids and Teacher would be 10:1 and for Day care Help (Nanny) it will be 5:1. There will be one cook for the day care facility. Maximum allowable total absence-man-days (for various contingencies & other reasons included) in a month shall be limited to 2 man-days for teachers & support staff and 2 for day care in-charge. In case of short fall in deployment of Centre In-charge / Teacher(s)/ support staffs beyond the allowed absences in this clause, “FIRST PARTY” reserves the right to make proportionate deduction in fee payment by the beneficiaries. Minimum penalty of Rs.1000/- (Rupees One Thousand Only) shall be levied for non-deployment of one staff on any day/occasion. Penalty amount shall proportionately increase in case of non-deployment of more than one staff.
25. That the “SECOND PARTY” shall deploy their own employees/staff for running of **Creche Cum Day Care Center** Employees/Staff of “SECOND PARTY” shall not to be treated as SRHU staff for any purpose whatsoever and facilities/ benefits applicable to SRHU Employee shall not be applicable to “SECOND PARTY” employer/staff.
26. None of trained staff of SECOND PARTY can be hired by FIRST PARTY for the sake of running Day Care for the time period of two years after ending the license deed.



27. That the Second Party shall ensure that the staff members deployed by them shall not consume any alcoholic drinks, addictive drugs, tobacco etc. in any form.
28. That the Second Party agrees that it will not provide any monetary benefit, gifts or any kind of personal favors to First Party's employees / officers or to any Third Party for getting the business from SRHU, Second Party agrees that it will not perform any act of bribery or corruption while dealing with the SRHU or any of its Employees. Further, the Second Party and its staff shall not involve in taking gifts or bribery or in any corruption while performing their duties under this agreement. Any breach of this clause could result in termination of Agreement.
29. That the 'SECOND PARTY' shall solely liable for injury, disablement or death caused to its Worker during the course of performing their duties in the Premise of the SRHU, whether such injury, disablement or death is caused due to his own or some other person's negligence, omission or commission. SRHU shall not be responsible for any such injury, disablement or death caused to Worker any claim or action is made against the SRHU by any government authority or any Worker, legal heir of Worker then 'Second Party' shall pay such claim, fine or penalty. If any amount is paid by the SRHU for injury, disablement or death of any Worker of the 'Second Party' then SRHU shall be entitled to recover the same from the 'SECOND PARTY'.
30. That the "SECOND PARTY" shall be responsible for strict compliance of all statutory provisions of the relevant labor laws applicable from time to time and particularly of the state of Uttarakhand for carrying out the above job. If due to any reason whatsoever SRHU is made liable to meet any obligation under any of the said laws and enactment's etc. for any reason whatsoever, the same shall be recovered from "SECOND PARTY".
31. That the "SECOND PARTY" shall ensure compliance of all statutory requirement viz. Statutory Labor Laws & Municipal requirements including Payment of Wages Act, Minimum Wages Act, Contract Labor (Regulation & Abolition) Act, Workmen's' Compensation Act, Employees Provident Fund Act, LSI Act, Child Welfare Act, etc. as applicable from time to time applicable to their staff deployed for providing **Creche Cum Day Care Services** at the Demised Premises.
32. That the "SECOND PARTY" has informed the "FIRST PARTY" that they possess the necessary License/Permission/Approval required for running of **Creche Cum Day Care Center** from the relevant legal/statutory/administrative authority of State of Uttarakhand and or Govt. Of India and shall keep the same in force during entire duration of this LICENSE DEED of any extension thereof. If any permission/license/approval de is required



to be taken then the SECOND PARTY shall take the same within 15 days of signing of this LICENSE DEED start of their services whichever is earlier, Shall any liability arises on the part of SRHU due to noncompliance or non-availability of required permission/approval for ramming the **Creche Cum Day Care Center** by the "SECOND PARTY" SRHU shall be entitled to recover that amount from the SECOND PARTY".

33. That the "SECOND PARTY" shall submit a list of employees proposed to be deployed for rendering **Creche Cum Day Care Center** at the demised premises Within 10 days of entering into this MOU. Any change in the staff shall also be intimated at least 7 days in advance.
34. That the Second Party shall ensure deployment of Healthy, physically & mentally fit, able-bodied, alert, civilized and experienced security personnel for the security of the children of the beneficiary.
35. That the demised premises with all furniture's, fittings and fixtures, vessels, utensils, electrical and mechanical appliances installed and/or provided to the "SECOND PARTY" for running of crèche services shall be property of the SRHU/FIRST PARTY" and the "SECOND PARTY" shall have not on me same, "SECOND PARTY" shall be responsible for the safe custody and use of appliances, furniture's, fittings and fixtures, etc. provided by SRHU/"FIRST PARTY Any damage caused to the properties of the "FIRST PARTY" such as Fridge and AC compressor, tube lights, Fans, Cameras & the Microwave and all other as listed in ANNEXURE I of this license deed, the damage cost will be borne by the "SECOND PARTY" by the negligent operation or by omission /commission of the "SECOND PARTY" or their employees/staffs the entire loss will be recovered from the security amount fee payable to them by the beneficiary "FIRST PARTY" or will be otherwise recovered as per Law.
36. That the "SECOND PARTY" shall keep the DEMISED PREMISES in neat, tidy and hygienic condition during entire duration of LICENSE DEED. They shall also keep all furniture fittings and fixtures, etc and other articles neat and clean to the entice satisfaction of the FIRST PARTY/SRHU/Beneficiary, at their own cost.
37. That the SRHU premises being restricted area, the entire article which are to be taken out brought inside, shall be liable for security check, gate pass system or any other system, in force from time to time.
38. That the "SECOND PARTY shall at their own expense comply with or cause to be complied with model Rules of Labor welfare or rules framed by appropriate government from time to time for the protection of health of employees/Staff workers deployed by them at the **Creche**

Cum Day Care Center.

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For UDGAM DAY CARE

Authorized Signatory

39. That the Support staff shall wear proper uniform/dress as may be in force in "SECOND PARTY" organization and shall follow all the rules and regulation and safe practices as mentioned by the "SECOND PARTY" in their Proposal so as to protect the children from any contagious/communicable disease etc and for safety and health of the children. In case SECOND PARTY fails to make necessary arrangement in this regard, "FIRST PARTY" or SRHU shall be entitled to do so and recover the cost thereof from the "SECOND PARTY".
40. That the background/Police verification of staff employed by the "SECOND PARTY" shall be done by the "SECOND PARTY" and needs to be submitted to "FIRST PARTY" Within 15 after execution of this license deed.
41. That the if exigencies of circumstances so demand & in overall interest of children/beneficiary of the **Creche Cum Day Care Center**, "FIRST PARTY" reserves the right to review the Terms and Conditions of this LICENSE DEED and amend the same with a deed of amendments as per mutually agreed terms and condition.
42. That the in the event of failure, neglect or stoppage of services by the "SECOND PARTY", "FIRST PARTY" may got the work done by some other Agency without prejudice to their rights to enforce performance in respect of the rest of the work
- "SECOND PARTY" shall in such event, shall be liable to pay the cost incurred by the lawyer "FIRST PARTY" for getting such job done through another Agency. Without prejudice to any other rights and remedy "FIRST PARTY" may have in this behalf, either under this LICENSE DEED or under the law, terminate the agreement by giving 1 (one) Months notice to the "SECOND PARTY" in writing and in such event "SECOND BARTY" shall have no claim against the "FIRST PARTY" or SRHU.
43. That the "FIRST PARTY" shall arrange to provide demised premises through their employer i.e SRHU for running **Creche Cum Day Care Services** for the children of their employees

- That the "FIRST PARTY" shall arrange to provide the required furniture, fixtures, equipment's (excluding as proposed by "SECOND PARTY" in their offer) in the demised premises "FIRST PARTY" shall reserve the right to assess and decide the type, quantity and specifications of the furniture to be provided.
- For future needs the "FIRST PARTY" may propose products and equipment which may be presented for consideration of the competent authority of "FIRST PARTY".



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For UD GAM DAY CARE

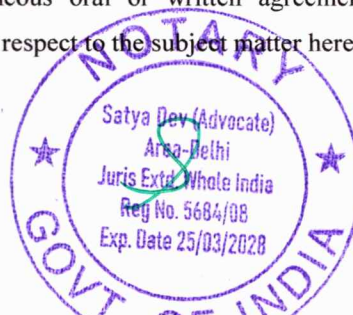
Authorized Signatory

- That the "FIRST PARTY" shall arrange instruments and provisions required for water, electricity and gas cylinder in the premises. However, "SECOND PARTY" shall pay the electricity/water bills of the facility and refilling of the cylinder will be done by SECOND PARTY" Electricity will be charged as per SRIU rates applicable from time to time.
- That the building repairs, painting white washing and routine maintenance of electrical fittings & fixtures shall be carried out by the "FIRST PARTY" and the "SECOND PARTY" will have to bear the expenses for the same.
- That the premises as well as various furniture and other properties provided to "SECOND PARTY" in terms of this LICENSE DEED are the property of the SRHU/"FIRST PARTY" and "SECOND PARTY" will be treated only as a licensee which has been provided with these facilities for executing this LICENSE DEED "SECOND PARTY will have no claim whatsoever against the company or its properties.
- That the premises shall be in possession of the SRHU and "SECOND PARTY is only permitted to enter the premises to run **Creche Cum Day Care Center** Whenever, the License agreement is terminated/ceases to exist or the LICENSE DEED comes to an end or SRHU decides that "SECOND PARTY should not be allowed to sun Creche Cum Day Care **Center** in the premises, in that event, "SECOND PARTY shall leave SRHU premises.

44. That neither Party shall have the right or power to bind the other Party to any agreement without the prior written consent of the party concerned unless specifically agreed in writing, no Party is authorized to make commitments, representations, warranties or agreement on behalf of the other Parties and each Party agrees that it will not hold itself out as having such authority. If any Party acts in violation of the foregoing, the said Party agrees to indemnify, defend and hold the other parties harmless from and against any and all claims, demands, losses, damages, liabilities, law suits and other proceedings, judgments and awards, the reasonable cost and expenses including but not limited to reasonable attorney's fee) arising directly or indirectly, in whole or in part, out of the breach of this Article by such Party, whether committed by the indemnifying Party, its employees, agents, successors or assigns.

45. That this LICENSE DEED contains the entire understanding between the Parties and supersedes all prior or contemporaneous oral or written agreements, commitments, Understanding or communication with respect to the subject matter hereof.

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For UDGAM DAY CARE

 Authorized Signatory

as applicable by law and shall submit PF. ESI and other Challan along with complete list of staff with their wages to the "FIRST PARTY" on Monthly basis.

IN WITNESS WHERE OF BOTH THE PARTIES hereto have set their hands and executed this LICENSE DEED after understanding the contents which have been explained to each of them in vernacular on this 19th Day of May, 2025 at Swami Ram Nagar, Jolly Grant, P.O. Doiwala, District Dehradun, Uttarakhand.



[Handwritten signature of Commander Challa Venkateswar]

Signature

Commander Challa Venkateswar
Registrar
Swami Rama Himalayan University
Swami Ram Nagar, Jolly Grant, Dehradun
Uttarakhand

For UDGAM DAY CARE

[Handwritten signature of Mrs. Deepa Bhardwaj]
Authorized Signatory

Signature

Mrs. Deepa Bhardwaj
Director, Udgam Day Care
74, Vasant Enclave, Vasant
Vihar, New Delhi

witness

[Handwritten signature of Devakar Gtoldiyal]
Devakar Gtoldiyal
Human Resources Deptt
SRNU.

[Handwritten signature of Parul Rawat]
Parul Rawat
Registrar office
SRNU.



ATTESTED

[Handwritten signature of Notary Public]
NOTARY PUBLIC DELHI

/ 9 MAY 2025

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For UDGAM DAY CARE

[Handwritten signature]
Authorized Signatory

ANNEXURE 1
Fittings & Fixtures

1. RO Kent water purifier 1	29. Thali 12
2. Gas Stove 1	30. Toaster 1
3. Gas Cylinders 2(Filled)	31. White board 2
4. Fridge 1	32. Kitchen Cabinet
5. Microwave 23 liter 1	33. Cradle 2
6. Mixture Grinder 1	34. 3X3 4 beds
7. Bowl 12	35. 4X2.5 6 beds
8. Plastic box 6	36. Office Table 1
9. Casserole	37. Computer Table 1
10. ChaklaBelan 1	38. Office chair 2
11. Channi 1	39. Almira Big
12. Chimta	40. Almira Small
13. Curtains all windows	41. Executive Chair
14. Donga 2	42. Fans -8
15. Gas Lighter	43. All Lights
16. Geyser 15 liter 1	44. Complete fittings in washroom
17. Geyser 6 liter 1	45. Prams 2
18. Glass 12	46. High chair
19. Idli pot 1	47. Fire Extinguisher- 1
20. Kadhai 1	48. Air Conditioner -2
21. Kadahi nonstick 1	49. Camera – 3
22. Electric Kettle 1	50. DVR -1
23. Masala Box 1	51. Kids big chair- 24
24. Pressure Cooker 5 liter 1	52. Kids Small chair – 6
25. Sauce Pan 1	53. Kids big table -6
26. Spoon serving 2	54. Kids small table- 3
27. Spoon 12	
28. Tawa 1	

ANNEXURE 2

a) FEES

Full Day	6500/Month
Half Day	4500/Month

b) “SECOND PARTY” may propose the new charge to the “FIRST PARTY”

Note: These Fee Includes the live Feed from the centers.

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ATTESTED
19 MAY 2020
NOTARY PUBLIC DELHI

Satya Dev (Advocate)
Area-Delhi
Juris Extd. Whole India
Reg No. 6684/08
Exp. Date 25/03/2020

For UDGAM DAY CARE
Authorized Signatory