



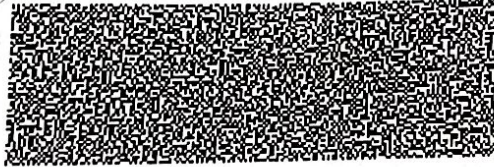
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INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA74139011127356Y
Certificate Issued Date	: 06-Feb-2026 09:49 PM
Account Reference	: NONACC (FI)/ kagcsl08/ HUBLI29/ KA-DW
Unique Doc. Reference	: SUBIN-KAKAGCSL0848246651966847Y
Purchased by	: PAVANA PRAKASH KUSUBI AND PRAKASH KUSUBI
Description of Document	: Article 32 Letter of licence
Property Description	: RENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PRINCIPAL JAGM AMCH VARUR
Second Party	: PAVANA PRAKASH KUSUBI AND PRAKASH KUSUBI
Stamp Duty Paid By	: PAVANA PRAKASH KUSUBI AND PRAKASH KUSUBI
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



RENTAL AGREEMENT AND MEMORANDUM OF UNDERSTANDING BETWEEN

Jain AGM Ayurvedic Medical College & Hospital, Varur, Karnataka (hereinafter referred to as "the College" or "the Principal")

AND

Mrs.Pavana Prakash Kusabi & Mr.Prakash Kusabi, Proprietor, Aarogya Cafe (hereinafter referred to as "the Proprietor")

Handwritten signature of P.P. Kusabi

10. of Corrections

Handwritten signature of P.P. Kusabi

NOTARY

Notary Alert: The genuineness of this Stamp certificate should be verified at www.e-stamp.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. The onus of checking the genuineness is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.

PREAMBLE

This Rental Agreement and Memorandum of Understanding ("Agreement") is entered into on this ~~Thursday~~ day of 26/02/2026, between the Principal, Jain AGM Ayurvedic Medical College & Hospital, Varur, Karnataka, and Mrs. Pavana Prakash Kusabi & Mr. Prakash Kusabi, Proprietor of Aarogya Cafe, with a view to establishing a dietary food service facility within the College Hospital premises for the benefit of patients and staff.

TERMS AND CONDITIONS

1. Duration of Agreement:

This Agreement shall be effective for a period of Eleven (11) months from the date of signing, unless terminated earlier by mutual written consent or as provided herein.

2. Premises:

The College shall provide a designated area within the hospital premises for the exclusive operation of Aarogya Cafe. The exact area, dimensions, and location shall be mutually agreed upon and recorded as Annexure A to this Agreement.

3. Rent and Financial Terms:

Year 1: No rent shall be charged to the Proprietor during the first year of operation. This is to support the initial establishment of the Cafe. Year 2 onwards: At the end of Year 1, both parties shall review the operational costs and income of the Cafe. A mutually agreeable monthly rent shall then be determined and formalized in a written addendum to this Agreement before commencement of Year 2. The rent shall be reviewed annually thereafter on the same basis.

4. Initial Setup Costs:

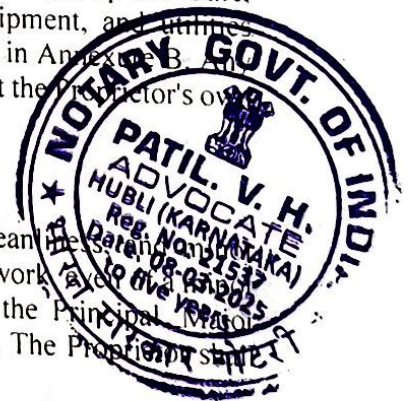
The College shall bear the initial capital expenditure required to set up the Cafe, including basic infrastructure such as furniture, fixtures, kitchen equipment, and utility connections. A detailed list of items to be provided shall be documented in Annexure B. Additional equipment required by the Proprietor beyond this list shall be at the Proprietor's own expense.

5. Repairs and Maintenance:

The Proprietor shall be responsible for day-to-day upkeep, cleaning, and minor repairs of the Cafe premises and equipment. Any repair or modification work of a major nature, must be carried out only with prior written permission from the Principal. Structural repairs, if required, shall be the responsibility of the College. The Proprietor shall promptly report any damage or need for major repairs to the College.

6. Dietary Food Service:

The primary purpose of Aarogya Cafe shall be to provide diet food as recommended by the hospital's medical consultants to OPD (Outpatient) and IPD (Inpatient) patients of the College Hospital. The Proprietor shall: (a) prepare and serve meals strictly as per dietary charts and prescriptions issued by the treating consultants; (b) maintain hygiene and food safety standards at all times; (c) be available during hospital working hours including weekends and holidays as required; (d) maintain a record of dietary orders served to patients.



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NOTARY.



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PRINCIPAL
JAIN AGM AYURVEDIC MEDICAL
COLLEGE & HOSPITAL
Navgrah Teerth,
Varur-Chhabli, HUBLI-581 207



7. Quality and Standards:

The Proprietor shall maintain high standards of food quality, hygiene, and service at all times. The College reserves the right to inspect the Cafe at any time. The Proprietor shall comply with all applicable food safety regulations and standards, including FSSAI requirements.

8. Staff and Operations:

The Proprietor shall employ adequate, trained, and medically fit staff for the Cafe operations. All staff shall adhere to the hospital's general conduct and hygiene norms. The College shall not be responsible for any liabilities arising from the employment of Cafe staff.

9. Utilities:

Electricity, water, and other basic utilities consumed by the Cafe shall be reviewed and agreed upon by both parties, with a fair usage policy to be documented in Annexure C.

10. Termination:

Either party may terminate this Agreement by giving sixty (60) days' written notice to the other party. The College may terminate this Agreement immediately in the event of: (a) repeated breach of food safety or hygiene standards; (b) failure to serve dietary food as prescribed; or (c) conduct detrimental to the hospital or its patients.

11. Dispute Resolution:


Any disputes arising out of this Agreement shall first be resolved amicably through mutual discussion. If unresolved, the matter shall be referred to an agreed-upon arbitrator. The jurisdiction for any legal proceedings shall be the courts at Hubli/Dharwad, Karnataka.

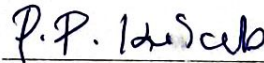
SIGNATURES

IN WITNESS WHEREOF, the parties have signed this Agreement on the date mentioned above.

For Jain AGM Ayurvedic Medical College & Hospital

For Aarogya Cafe

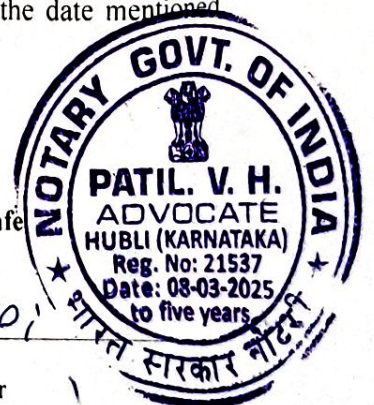

PRINCIPAL
JAIN AGM AYURVEDIC MEDICAL
COLLEGE & HOSPITAL
Principal / Authorized Signatory
Navaratri Teerth,
Varur-Chhabli, Hubli-581 207


Mr. Prakash, Proprietor

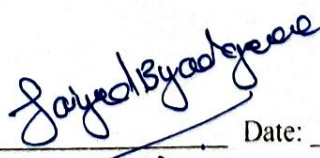
Mr. Prakash, Proprietor


Date: 27/02/26

Date: _____



WITNESSES:

1. Name: Saiyed Byadgi Signature:  Date: 27/02/26

2. Name: Mrs Anita, D.H Signature:  Date: 27/02/26

No. of Corrections


NOTARY.