

Pre - Incubation Hosting Agreement.

This agreement executed at Anantapur, Andhra Pradesh on the 26th day of march 2025

Between

Atal Incubation Centre, AIC-SKU Confederation having its registered office in Sri Krishnadevaraya University Campus, S. V. Puram, Anantapur – 515 003 duly represented by its Director/CEO (here in after referred to as the INCUBATOR which expressions shall unless repugnant to the context shall be deemed to mean and include its successors and assignees) on the one part and,

NUTRIHOUSE, unregistered company residing at **NELLORE**, duly represented by **I. ASHRAF, FOUNDER, (8885757487)** (here in after referred to as the PREINCUBATEE which expression shall unless repugnant to the context shall be deemed to mean and include its successors and assignees) on the other part.

Purpose of agreement is to incubate student team on service - oriented startup business idea focused on providing fiber rich food and healthy snacks for diabetic patients and health-conscious people.

Whereas the PREINCUBATEE is desirous of availing services of AIC-SKU to start its business such as office space, networking with experts for advice and suggestions for promoting **NUTRIHOUSE** activities and mentor facilities from the INCUBATOR for the purpose of its business in accordance with the terms and conditions set forth in this Agreement.

NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERE TO AS UNDER

1. There will be no Incubator enrolment fees for Pre-Incubation.
2. The premises for occupation will be available for free for the first 3 Months
3. Based on the performance and deliverables, the continuation of pre-incubation continues.
4. The exact postal address of the PREMISES is:

Atal Incubation Centre, Sri Krishnadevaraya University, S.V. Puram, Anantapur,
AndhraPradesh-515003.
5. The Pre-Incubation period is for 3-Months with an option to renew for another 3- month period.
6. The INCUBATOR has the sole discretion for renewal of the lease agreement. The Pre-Incubation period shall be extended and converted into Incubation agreement only after evaluation & due recommendation.
7. AIC-SKU agrees to provide the following incubation services to the INCUBATEE
 - a. Mentor services on mutually agreed basis.
 - b. Networking with financial assistance.
 - c. Technical consultations on mutually agreed basis.

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I. Ashraf

8. The Incubator and PREINCUBATEE shall work together under the given scope of reference:

a. Annual review by an expert panel to monitor the progress of the PREINCUBATEE.

b. Parameters to monitor the traction of the startup are as follows

- i. Team Building
- ii. Company Formation
- iii. BP Development
- iv. Prototype Development
- v. Intellectual Property Rights (IPR)
- vi. Opportunities captured for Investment
- vii. Revenue generation
- viii. Employment generation
- ix. Market reach
- x. Product/technology/service diversification
- xi. Scalability
- xii. Seed fund leveraged from external investor

9. Laptops/equipment/facilities can be availed on rental basis which shall be decided by INCUBATOR
10. A minimum notice period of 1 month is to be provided between the PREINCUBATEE and INCUBATOR for termination of the agreement.
11. The lease rent has to be paid on or before the 7th of every month (if occupied working space) without fail. In case of default payment, an interest of 12% per annum will be levied for the default period.
12. The PREINCUBATEE shall use the premises and facilities of the INCUBATOR only for the purpose of his/her business idea mentioned in this agreement. The PREINCUBATEE shall not use the premises and facilities for any other purpose or transfer or sub-lease the Premises to any third party without prior written permission of the INCUBATOR. The INCUBATOR shall remain the sole owner of the land and building.
13. The PREINCUBATEE agrees not to use AIC-SKU Confederation or any of SKU's name, either directly or indirectly in their business dealings unless written permission is obtained from the respective AIC-SKU Institutions for using its name.



14. The PREINCUBATEE agrees to carry out the business in ethical and legal manner. The PREINCUBATEE understands that he/she is solely responsible for any violations and that this may lead to immediate termination of this agreement without any notice.
15. The PREINCUBATEE shall, upon expiry of the lease, hand over vacant possession of the Premises in good condition to the INCUBATOR.
16. Any dispute arising between the parties has to be resolved through the process of arbitration, at Anantapur.
17. This agreement shall be subject to the jurisdiction of the competent courts at Anantapur.
18. INCUBATOR & PREINCUBATEE shall identify the deliverables, timeframes & Progress (as mentioned in Annexure-I) of the start-up. The agreement of the INCUBATOR with the PREINCUBATEE shall be based on the deliverables discussed in the annexure.
19. The agreement shall also contain financial commitment of PREINCUBATEE towards INCUBATOR such as fund processing fee, training charges & any others. The amount of this fee shall be brought into this agreement which is as follows
 - a. In the event of grant/funds facilitated by the incubator, 3% shall be charged as the service charge by the incubator on the total fund facilitated.
 - b. 5% royalty on any IP generated during the incubation period.
 - c. 3% equity in the company which shall be paid at exit.

IN WITNESS THEREOF THE PARTIES HEREINBEFORE MENTIONED HAVE SET THEIR HAND AND SIGNED IN THIS LEASE AGREEMENT ON THIS THE 26th DAY OF MARCH 2025 AT ANANTAPUR

INCUBATOR

PREINCUBATEE



CEO

PROMOTER / CEO

AIC-SKU

Witnesses

1. 

2.

Annexure

Team Details:

Serial number	Team Member Names	Qualification	Their role in Start-up
1	B. PENCHALA RAO	B. TECH	FINANCIAL ACCOUNTING
2	A. DHANUSHA	B. TECH	SALES MANAGER
3	A. CHANDRA SEKHAR	B. TECH	INVENTORY MANAGER
4	K. HARIKA	B. TECH	ONLINE MARKETING MANAGER
5	I. ASHRAF	B. TECH	FOUNDER

Mile Stones From this Agreement to reach:

Month1	Month2	Month3
Vanthena 6.0	Prototype Development	Company Incorporation
Business Plan Development	Business Plan Development	Prototype Development
Proof of Concept	Pitch Deck Preparation	Business Plan Finalization
Mandate to Apply for Innovation Challenges	Mandate to Apply for Innovation Challenges	Pitch Deck Finalization
		Mandate to Apply for Innovation Challenges

Signature of Promoter:

