

BKI 11305
19-20.

...11... PAGES DOCUMENT No. 11305, 2019-20
LEASE DEED

THIS LEASE DEED made and executed on this the 20th day of February
Two Thousand Twenty (20.02.2020) at Bengaluru,

BY AND BETWEEN:-

Smt. B.V KAVITHA, aged about 44 years,
W/o. Sri.T.V.Mohan,
residing at No.985/37/2, 1st Main Road,
6th Cross, Ashoknagar,
BENGALURU-560 050.

Herein after called the "LESSOR" (which expression wherever the context
permits to be deemed to include her successors, legal representatives and
assigns)

AND:

ANNAPURNA EDUCATION TRUST (R)
Having its office at No.14/1,
3rd Main, Papareddy Palya,
Nagarbhavi 2nd Stage,
BENGALURU - 560 072,

Represented by its **Managing Chairman:-**
Sri.T.V.MOHAN,

Herein after called the "LESSEE" (Which expression wherever applicable
shall always mean and include its legal heirs, legal representatives successors
in office; executors administrators assigns etc.)

For ANNAPURNA EDUCATION TRUST
CHAIRMAN.

1



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

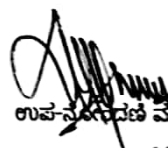
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ANNAPURNA EDUCATION TRUST (R) Rep by its Managing Chairman :Sri.T.V.Mohan ,
ಇವರು 6000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

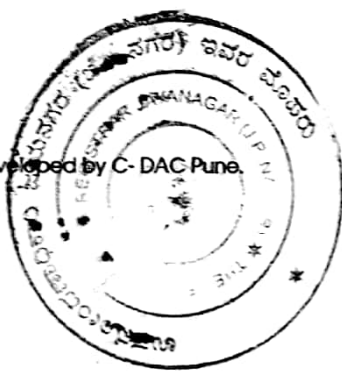
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	6000.00	DD No 238263 Rs.6000/- dated 20/Feb/2020 drawn on SYNDICATE BANK,BANGALORE NAGARBHAVI ROAD.
ಒಟ್ಟು :	6000.00	

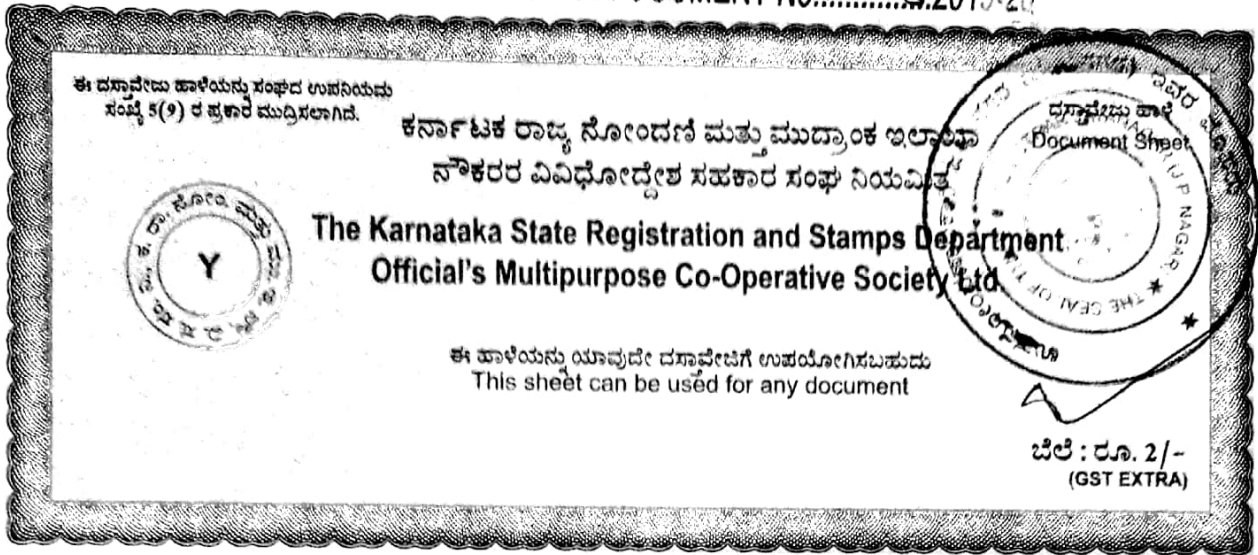
ಸ್ಥಳ : ಜಿ.ಪಿ. ನಗರ
ದಿನಾಂಕ : 20/02/2020


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಜಿ.ಪಿ. ನಗರ)

**Additional Sub-Registrar
JAYANAGAR (J.P. NAGAR)
BANGALORE**

Designed and Developed by C- DAC Pune.





Whereas the LESSOR is the sole and absolute owner of 1] Portion of Property bearing Old Site No.4, New Site No.2, Katha No.40, formed in Assessment No.24, Situated at **KOTHANUR VILLAGE**, Uttarahalli Hobli, Bengaluru South Taluk, presently under the Jurisdiction of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West:40-0 Feet, and North to South:60-0 Feet, totally measuring 2400 Square Feet, which is morefully described in the Schedule hereunder, herein after referred to as the **item No.1** of the Schedule Property she having acquired through a registered Gift Deed vide document No.JPN-1-04608/2010-11, of Book-1, Stored in CD No.JPND 79, dated:20.09.2010, registered in the office of the sub-registrar, J.P.Nagar, Bengaluru and 2] Whereas the Lessor is the sole and absolute owner of Portion of Property bearing Old Site No.1, New Site No.5 Katha No.40, formed in Assessment No.24, Situated at **KOTHANUR VILLAGE**, Uttarahalli Hobli, Bengaluru South Taluk, under the Jurisdiction of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West:80-0 Feet, and North to South:45-0 Feet, totally measuring 3600 Square Feet, which is morefully described in the Schedule hereunder, herein after referred to as the **item No.2** of the Schedule Property, she having acquired through a registered Gift Deed vide document No.JPN-1-04611/2010-11, of Book-1, Stored in CD No.JPND 79, dated:20.09.2010, registered in the office of the sub-registrar, J.P.Nagar, Bengaluru 3] Whereas the Lessor is the sole and absolute owner of Portion of Property bearing Old Site No.1 & 4, New Site No.6, Katha No.40, formed in Assessment No.24, Situated at **KOTHANUR VILLAGE**, Uttarahalli Hobli, Bengaluru South Taluk, under the Jurisdiction of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring (i)East to West:28-0 Feet, and North to South:60-0 Feet, and (ii)East to West:12-0 Feet, & North to South:60-0 Feet, totally 2400 Square Feet, which is morefully described in the Schedule hereunder, herein after referred to as the **item No.3**, she having acquired through a registered Gift Deed vide document No.JPN-1-



For ANNAPURNA EDUCATION TRUST

CHAIRMAN



Print Date & Time : 20-02-2020 04:43:04 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 11305

ಜಿ.ಪಿ. ನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-02-2020 ರಂದು 03:59:20 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1000.00
2	ಸೇವಾ ಶುಲ್ಕ	390.00
	ಒಟ್ಟು :	1390.00

ಶ್ರೀ ANNAPURNA EDUCATION TRUST (R) Rep by its Managing Chairman :Sri.T.V.Mohan ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ANNAPURNA EDUCATION TRUST (R) Rep by its Managing Chairman :Sri.T.V.Mohan			For ANNAPURNA EDUCATION TRUST CHAIRMAN

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

Additional Sub-Registrar
JAYANAGAR (J.P. NAGAR)
BANGALORE

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ANNAPURNA EDUCATION TRUST (R) Rep by its Managing Chairman :Sri.T.V.Mohan . (ಬರೆದುಕೊಂಡವರು)			For ANNAPURNA EDUCATION TRUST CHAIRMAN
2	Smt. B.V Kavitha W/o. Sri.T.V.Mohan . (ಬರೆದುಕೊಡುವವರು)			

Additional Sub-Registrar
JAYANAGAR (J.P. NAGAR)
BANGALORE

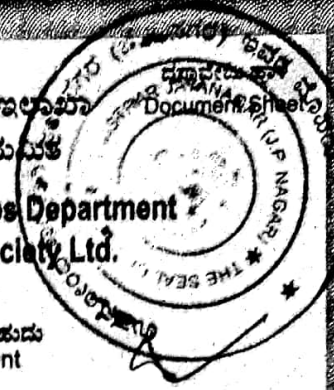
ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

04613/2010-11, of Book-1, Stored in CD No.JPND 79, dated:20.09.2010, registered in the office of the sub-registrar, J.P.Nagar, Bengaluru 4] Whereas the Lessor is the sole and absolute owner of Portion of Property bearing Old Site No.4, New Site No.7, Katha No.40, formed in Assessment No.24, Situated at **KOTHANUR VILLAGE**, Uttarahalli Hobli, Bengaluru South Taluk, under the Jurisdiction of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West:40-0 Feet, and North to South:60-0 Feet, totally measuring 2400 Square Feet, which is morefully described in the Schedule hereunder, herein after referred to as the **item No.4** of the Schedule Property, she having acquired through a registered Gift Deed vide document No.JPN-1-04616/2010-11, of Book-1, Stored in CD No.JPND 79, dated:20.09.2010, registered in the office of the sub-registrar, J.P.Nagar, Bengaluru, 5] Whereas the Lessor is the sole and absolute owner of North Side in Western portion of Houselist Property No.4, Katha No.40, formed in Assessment No.24, Situated at **KOTHANUR VILLAGE**, Uttarahalli Hobli, Bengaluru South Taluk, under the Jurisdiction of Bruhat Bengaluru Mahanagara Palike, Ward No.194, Bengaluru, measuring East to West:40-0 Feet, and North to South:60-0 Feet, totally measuring 2400 Square Feet, which is morefully described in the Schedule hereunder, herein after referred to as the **item No.5** of the Schedule Property, she having acquired through a registered Gift Deed vide document No.RRN-1-02920/2015-16, of Book-1, Stored in CD No.RRND 160, dated:16.09.2015, registered in the office of the sub-registrar, Jayanagar (Rajarajeshwarinagar) Bengaluru,



Whereas the Lessor has agreed to grant on Lease the item No.1 to Item No.5 of the Schedule Property, which is morefully described in the schedule appended hereto, to the lessees for using the same for carry on the activities of the Trust as per the objects of the Trust Deed.

For ANNAPURNA EDUCATION TRUST

CHAIRMAN



ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Kumar No 14/1, Papareddyalya, Bangalore	Kumar
2	Raju Konanakunte, Bangalore.	Raju

Additional Sub-Registrar
JAYANAGAR (J.P. NAGAR)
BANGALORE

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ JPN-1-11305-2019-20 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ JPND834 ನೇ ಧರಣಿ
ದಿನಾಂಕ 20-02-2020 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಾಯಣಾಧಿಕಾರಿ ಜಯನಗರ (ಜಿ.ಪಿ. ನಗರ)



Designed and Developed by C-DAC, ACTS, Pune

Additional Sub-Registrar
JAYANAGAR (J.P. NAGAR)
BANGALORE



AND WHEREAS, the lessee is an Educational Trust formed under the Registered "Trust" existing under the name of "ANNAPURNA EDUCATION TRUST (R)"

Now it is agreed between the lessor and lessee as follows:

1. The Lessor has agreed to lease and the Lessee has agreed to take on lease the Schedule Premises for running an EDUCATIONAL INSITUTION- School in the name and style "JUBLEE NATIONAL PUBLIC SCHOOL"
2. The Lessor hereby agrees to grant and the Lessee has agreed to accept the lease of the Schedule Premises for the above said purpose for a period of Thirty Years commencing from 20th day of February 2020 to 19th day of February 2050,
3. The Lessee agrees to pay Rs.2,00,000/- (Rupees Two Lakh Only) as lease deposit, The Lessee pay the Lease amount of Rs.2,00,000/- (Rupees Two Lakh Only) to the Lessor by way of Cheque No.019930, dated:20.02.2020, drawn on Axis Bank, Nagarabhavi Branch, Bengaluru and the lessor confirms receipt of the said amount, which is interest free and refundable on termination of the lease.
4. The Lessee shall be entitled and permitted to make use of the schedule premises solely for educational purpose, to run a school in the name of "JUBLEE NATIONAL PUBLIC SCHOOL"
5. The lessee shall pay maintenance service or such other charges on or for use of the property levied by any Government authorities. The lessee shall be pay for power, electricity and water connection charges regularly to the concerned authorities.
6. The Lessor shall pay property tax on the lease property charged by the local authorities.



For ANNAPURNA EDUCATION TRUST
CHAIRMAN 4



7. The lessee shall not put to use the property for any purpose other than carrying out the activities as per the objects of their Trust Deed under the name of ANNAPURNA EDUCATION TRUST(R) and shall not carry on any offensive trade or business in the leased premises.
8. The Lessee shall intimate and obtain prior written consent of the Lessor for any change in the nature of their activities and any change in Trust.
9. The Lessee shall permit the Lessor are the agents, servants or Surveyors to enter and inspect the leased Property any time during all reasonable for the purpose of inspection of the leased property.
10. The Lessor represent and warrant that she being the absolute owner of the subject land is fully entitled to execute this lease agreement and that she will hold the lessee free and harmless of any demand, claims, actions or proceedings by others in respect of quite possession of the leased property.
11. The Lessor shall give 3 (Three) months prior notice in writing to the Lessee to vacate and to give back the possession of the leased premises and to determine the lease and the lessee shall give 3 (Three) months notice in writing to the Lessor of her intention to vacate the leased premises and determine the lease.

:: SCHEDULE PROPERTY ::

Item No.1:

All that piece and parcel of Portion of Property bearing Old Site No.4, New Site No.2, Katha No.40, formed in Assessment No.24, Situated at **KOTHANUR VILLAGE**, Uttarahalli Hobli, Bengaluru South Taluk, under the Jurisdiction of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West:40-0 Feet, and North to South:60-0 Feet, totally measuring 2400 Square Feet, and bounded on ::

[Handwritten signature]

For ANNAPURNA EDUCATION TRUST
 CHAIRMAN 5



East by : Site No.3,
 West by : Site No.1,
 North by : 60 Feet Road,
 South by : Site No.6,

Item No.2:

All that piece and parcel of Portion of Property bearing Old Site No.1, New Site No.5, Katha No.40, formed in Assessment No.24, Situated at **KOTHANUR VILLAGE**, Uttarahalli Hobli, Bengaluru South Taluk, under the Jurisdiction of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West:80-0 Feet, and North to South:45-0 Feet, totally measuring 3600 Square Feet, and bounded on ::

East by : 40 Feet Road,
 West by : Site No.6,
 North by : Site Nos.3 & 4,
 South by : Site No.8,

Item No.3:

All that piece and parcel of Portion of Property bearing Old Site No.1 & 4, New Site No.6, Katha No.40, formed in Assessment No.24, Situated at **KOTHANUR VILLAGE**, Uttarahalli Hobli, Bengaluru South Taluk, under the Jurisdiction of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring item No.(i) East to West:28-0 Feet, and North to South:60-0 Feet and item No.(ii) East to West:12-0 Feet, and North to South:60-0 Feet, totally 2400 Square Feet, and bounded on ::

For ANNAPURNA EDUCATION TRUST
 CHAIRMAN

Handwritten signature or initials.



East by : Site No.5,
 West by : Site No.7,
 North by : Site No.2,
 South by : 40 Feet Road,

Item No.4:

All that piece and parcel of **Portion of Property bearing Old Site No.4, New Site No.7, Katha No.40, formed in Assessment No.24, Situated at KOTHANUR VILLAGE, Uttarahalli Hobli, Bengaluru South Taluk, under the Jurisdiction of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West:40-0 Feet, and North to South:60-0 Feet, totally measuring 2400 Square Feet, and bounded on ::**

East by : Site No.6,
 West by : BDA Property,
 North by : Site No.1,
 South by : 40 Feet Road,

Item No.5:

All that piece and parcel of **North Side in Western Portion of House List No.4, Katha No.40, Assessment No.24, Situated at KOTHANUR VILLAGE, Uttarahalli Hobli, Bengaluru South Taluk, under the Jurisdiction of Bruhat Bengaluru Mahanagara Palike, Ward No.194, Bengaluru, measuring East to West:40-0 Feet, and North to South:60-0 Feet, totally measuring 2400 Square Feet, and bounded on ::**

For ANNAPURNA EDUCATION TRUST
 CHAIRMAN

[Handwritten signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.



ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

East by : Eastern Portion of Houselist No.4
West by : BDA Property,
North by : BDA Property,
South by : South Side in Western Portion of
House list No.4,

Item No. 1 to Item No.5 of the schedule property **totally measuring 13200 Square Feet,**

IN WITNESS WHEREOF, the LESSOR and the LESSEE named above have affixed their respective signatures to this Deed of Lease on the day, month and year aforementioned, in presence of the following witness.

WITNESSES:-

1) Kumar

14/11 Poppoym Banegoo

2) Ragu

New Bank Colony

Konema kunte

B' lane-62

(B.V.Kavitha)
LESSOR

FOR ANNAPURNA EDUCATION TRUST
CHAIRMAN

(Annapurna Education Trust
(R) represented by its managing
Chairmen T.V.Mohan)
LESSEE

DRAFTED BY

L. PUTTARAJU, B.A.&L.B
ADVOCATE

Office : Shop No. 4, # 32, Aravinda Complex,
Kanakapura Main Road, Vivekananda Colony, J.P. Nagar (P)
(Near Banashankaramma, Sri Shanimahatma Swamy -
Temples, Banashankari Sub Register Office - 3
Metro Rail Pillar No. E P