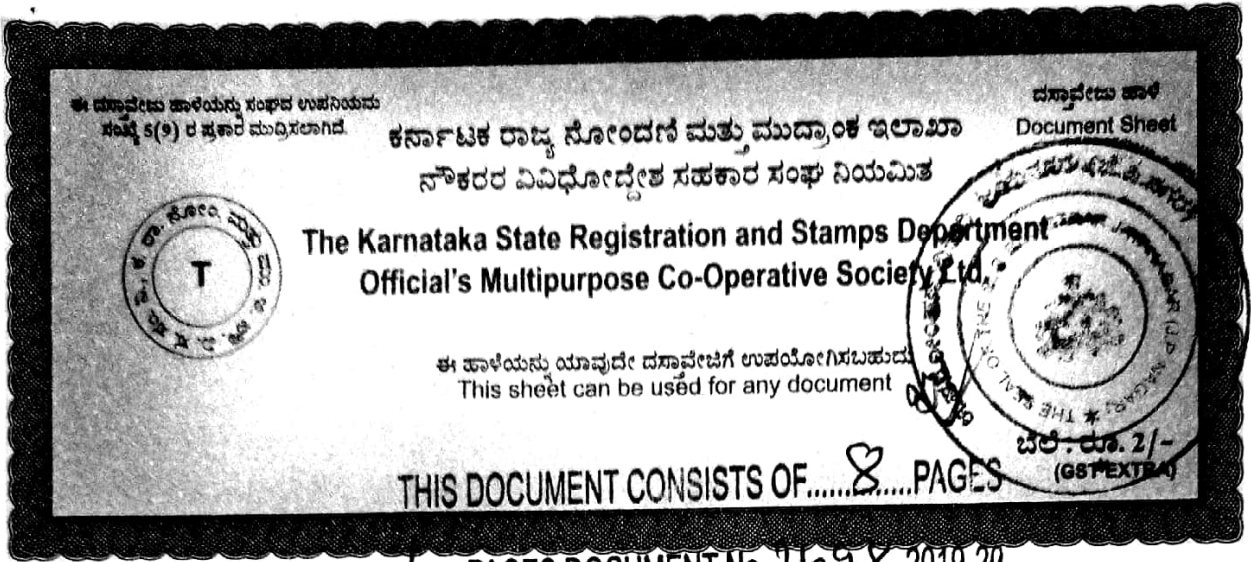


324



DKT 2498 /PAGES DOCUMENT No. 2498..2019-20
 19-20 **LEASE DEED**

THIS LEASE DEED made and executed on this the 15th day of June Two Thousand Nineteen (15.06.2019) 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

Handwritten signature/initials.

✓



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 Managng Chairman:Sri.T.V. Mohan ,
ಇವರು 3550.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ


ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	3550.00	DD No 003738 Rs.3550/- dated 14/Jun/2019 drawn on AXIS BANK,NAGARBHAVI SECOND STAGE.
ಒಟ್ಟು :	3550.00	

ಸ್ಥಳ : ಜಿ.ಪಿ. ನಗರ

ದಿನಾಂಕ : 15/06/2019



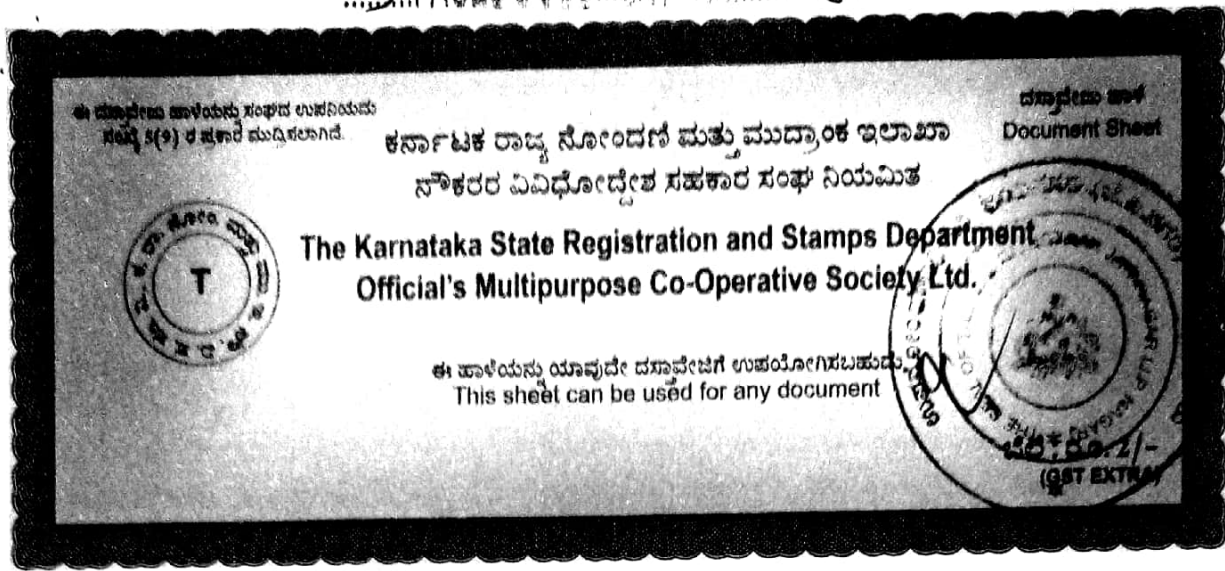
Designed and Developed by C-DAC ACTS Pune.


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ

(ಜಿ.ಪಿ. ನಗರ)

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ಜಿ. ಪಿ. ನಗರ)
ಬೆಂಗಳೂರು.





Whereas the LESSOR is the sole and absolute owner of 1] Portion of Property bearing Old Site No.1, New Site No.3 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.1** of the Schedule Property she having acquired through a registered Gift Deed vide document No.JPN-1-04610/2010-11, 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.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, 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.2** of the Schedule Property, she having acquired through a registered Gift Deed vide document No.JPN-1-04607/2010-11, 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,

Whereas the Lessor has agreed to grant on Lease the item No.1 and Item No.2 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.

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

For ANNAPURNA EDUCATION TRUST
CHAIRMAN



Print Date & Time : 15-06-2019 01:37:40 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2498

ಜೆ. ಪಿ. ನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 15-06-2019 ರಂದು 01:25:45 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ





ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ನೋಂದಣಿ ಶುಲ್ಕ	100.00
3	ಸೇವಾ ಶುಲ್ಕ	320.00
	ಒಟ್ಟು :	920.00

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

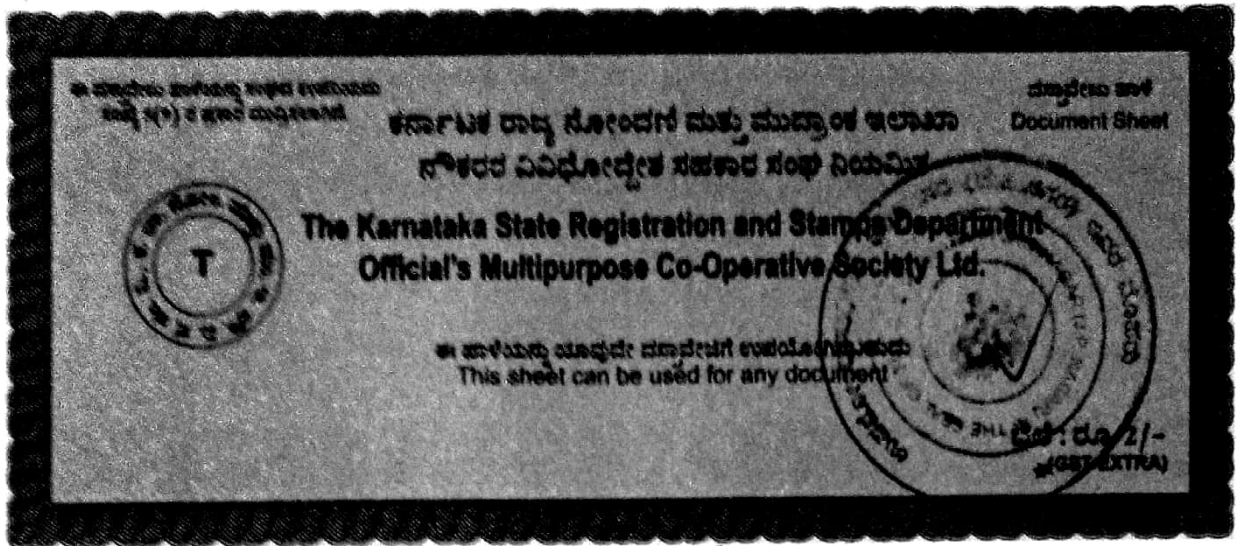
ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ANNAPURNA EDUCATION TRUST (R) rep by its Managing Chairman:Sri.T.V. Mohan			For ANNAPURNA EDUCATION TRUST CHAIRMAN

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ಜೆ. ಪಿ. ನಗರ)
ಲೆಂಗಲೂರು.

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

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ಜೆ. ಪಿ. ನಗರ)
ಲೆಂಗಲೂರು.



.....PAGES DOCUMENT No. 2198 & 2019-20

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 up to the period of THIRTY YEARS commencing from 15th day of June 2019.
3. The Lessee agrees to pay Rs.1,00,000/- (Rupees One Lakh Only) as lease deposit upto the period of Thirty Years, The Lessee pay the Lease amount of Rs.1,00,000/- (Rupees One Lakh Only) to the Lessor by way of Cheque No.091855, dated:15.06.2019, 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.
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.

FOR ANNAPURNA EDUCATION TRUST
CHAIRMAN



Handwritten signature

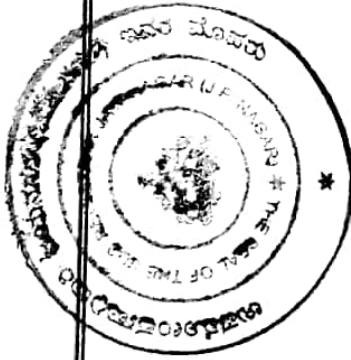

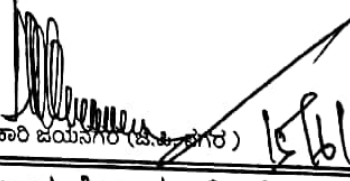
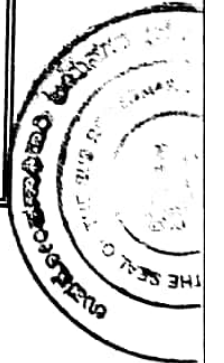
For ANNAPURNA EDUCATION TRUST
CHAIRMAN

ಗುರುತಿಸುವವರು

6.....PAGES DOCUMENT No.....2498.....2019-20

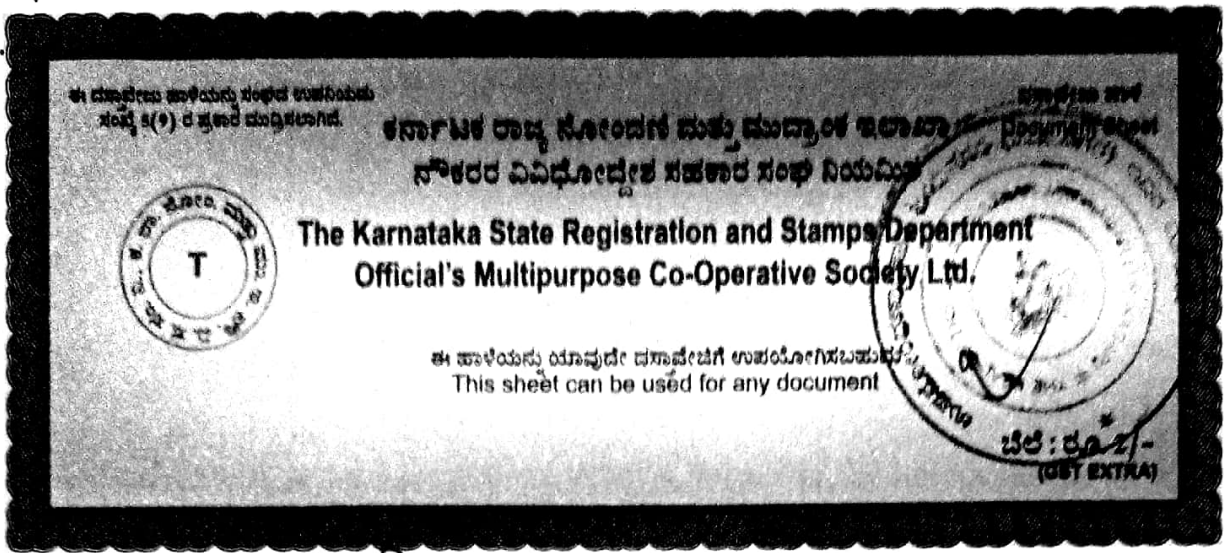
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sathish New Bank Colony, Konanakunte, Bangalore.	Sathish
2	Mahesh New Bank Colony, Konanakunte, Bangalore.	Mahesh

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ಬಿ. ಪಿ. ನಗರ)
ಶಿವಮೊಗ್ಗ.

	<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ JPN-1-02498-2019-20 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ JPND649 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 15-06-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;"> ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ಬಿ. ಪಿ. ನಗರ)</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ಬಿ. ಪಿ. ನಗರ)
ಶಿವಮೊಗ್ಗ.



.....PAGES DOCUMENT No. 2199/2019-20

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::

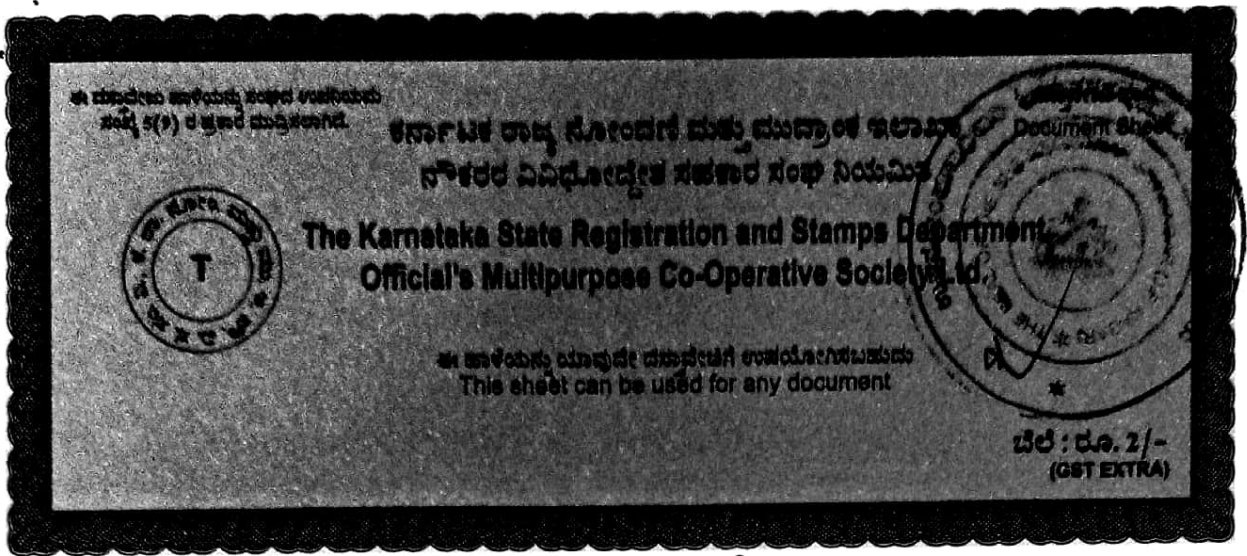
Item No.1:

All that piece and parcel of Portion of Property bearing Old Site No.1, New Site No.3, 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.4
West by	:	Site No.2,
North by	:	60 Feet Road,
South by	:	Site No.5,

(Handwritten signature)

For ANNAPURNA EDUCATION TRUST
CHAIRMAN



Item No.2: ..8...PAGES DOCUMENT No.....²⁴⁹⁸.....2019-20

All that piece and parcel of Portion of Property bearing Old Site No.1, New Site 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, 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 : 40 Feet Road,
- West by : Site No.3,
- North by : 60 Feet Road,
- South by : Site No.5,

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) *[Signature]*
New Bank Colony
Koranganunte
B'lore-62
- 2) *[Signature]*
(EMALISESH)

[Signature]
(B.V.Kavitha)
LESSOR

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

DRAFTED BY

[Signature]
L. PUTTARAJU, B.A.,LL.B.
ADVOCATE
Office : Shop No. 4, # 32, Aravinda Complex,
Kanakapura Main Road, Vivekananda Colony, J.P. Nagar (P)
(Near Banashankaramina, Sri Shanmahatma Swamy -
Temples, Banashankari Sub Register Office &
Metro Rail Piller No. E.P.-44 near), BENGALURU-560 078