

4393

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

LEASE DEED

This DEED OF LEASE is made and executed on this day the Fifth day of July Month of the year Two Thousand and Fourteen (05/07/2014)

BETWEEN :

1. SRI. K. LAKSHMINARAYANA, Aged about 48 Years, Son of Late K. Ramaiah Setty
2. SMT. ANURADHA L. NARAYANA, Aged about 41 Years, Wife of Sri. K. Lakshminarayana,
3. MISS. K. HARSHITHA, Aged about 21 years, Daughter of Sri. K. Lakshminarayana,
4. MISS. K. ARPITHA, Aged about 17 years, Daughter of Sri. K. Lakshminarayana, MINOR Represented by Father, Sri. K. Lakshminarayana
5. MASTER. K. YESHAAS BALARAM, Aged about 9 years, Son of Sri. K. Lakshminarayana, MINOR Represented by Father, Sri. K. Lakshminarayana

All are Residing at No. 18, II Main, III Stage, IV Block, Shakthi Ganapathi Nagar, Basaveshwarnagar, Bangalore - 560079.

A.G.N.
SRI CHAITANYA TECHNO SCHOOL
Gangawathi Zone
KARNATAKA

(Signatures)



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 M/s NEXGEN EDUCATIONAL TRUST Khanamet (V), Ranga Reddy District, A.P
Represented by , Aradhyula Sivasundar S/o A.Narayana Murthy , ಇವರು 675000.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	675000.00	Paid through AXIS Bank Sindhanur Pay order No 005740 Date 05-07-2014
ಒಟ್ಟು :		675000.00

ಸ್ಥಳ : ಸಿಂಧನೂರು

ದಿನಾಂಕ : 05/07/2014


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ - 14
(ಸಿಂಧನೂರು)

ಈ ದಸ್ತಾವೇಜು ಯಾವುದನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152, ಮುಮೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಮೊ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

- 2 -

ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ
ಶೀಟು.

4393

14-15

HEREINAFTER JOINTLY REFERRED TO AS THE LESSORS

(which term Unless opposed to the context shall mean and include their
heirs, legal representatives, administrators and assigns).

AND :

M/S NEXGEN EDUCATIONAL TRUST,
A Registered Trust bearing Reg No. 231/2009,
Ranga Reddy District, Having its Office at No. 304,
Kasatty Heights, Swamy Ayyappa Society, Khanamet (V),
Ranga Reddy District, Andhra Pradesh.
Represented by the authorised Representative of the trust,
Sri. Aradhyula Sivasundar, aged about 36 years,
S/o A. Narayana Murthy, C/o Gaddi Bheemappa House,
Beside Panchayat Office, Koppal Main Road, Vaddarahatti,
Gangavathi, Koppal District, Karnataka.




(Appointed as an Assistant General Manager and is
Authorized to take building on Lease in Karnataka State and
to get registration of the same with appropriate authorities on
his own)

A.G.M.
SRI CHATANYA TECHNO SCHOOL
Gangawathi Zone
KARNATAKA

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಸಿಂಧನೂರು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-07-2014 ರಂದು 01:22:03 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ






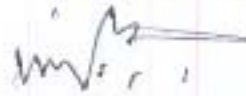
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂದಣಿ ಶುಲ್ಕ	112500.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	1060.00
3	ವರಿಕೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	113585.00

ಶ್ರೀ M/s NEXGEN EDUCATIONAL TRUST Khanamet (V),Ranga Reddy District A.P Represented by , Aradhyula Sivasundar S/o A.Narayana Murthy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s NEXGEN EDUCATIONAL TRUST Khanamet (V),Ranga Reddy District A.P Represented by , Aradhyula Sivasundar S/o A.Narayana Murthy			 A.G.M.

SRI CHAITANYA TECHNO SCHOOL
Gangawathi Zone
KARNATAKA
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸಿಂಧನೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/s NEXGEN EDUCATIONAL TRUST Khanamet (V),Ranga Reddy District A.P Represented by , Aradhyula Sivasundar S/o A.Narayana Murthy . (ಬರೆದುಕೊಂಡವರು)			 A.G.M. SRI CHAITANYA TECHNO SCHOOL Gangawathi Zone KARNATAKA
2	K.LAKSHMI NARAYANA S/O Late.K.RAMAJAH SETTY . (ಬರೆದುಕೊಂಡವರು)			

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸಿಂಧನೂರು 5-7-14

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೀಷಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

- 3 -

3 ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4393
ಶಿಕ್ಷಣಿ
44-15
ಉ.ನೋ.2



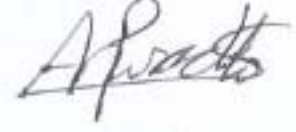








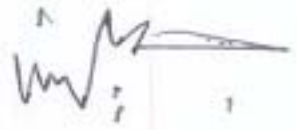
HEREINAFTER REFERRED TO AS THE LESSEE (which term unless opposed to the context shall mean and include its heirs, legal representatives, administrators and assigns).

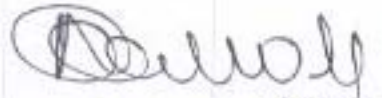
WITNESSES AS FOLLOWS :

1. Whereas, the Lessors herein are the absolute joint owners in lawful possession and enjoyment of the Immovable Property being Portion of Sy. No. 34 / 3 measuring 5 Acres and 5 Guntas out of 7 Acres 38.08 Guntas, situated at Konganahatti 'D' Village, Lakshminagara, Sindhanur Tq, Raichur Dist, Karnataka, which is converted for Non-Agricultural Purpose by Orders of the Deputy Commissioner, Raichur dated 25-08-2008 bearing No. AALN/55/08/09 and morefully described in the Schedule 'A' herein and hereinafter for the sake of brevity referred to as the Schedule 'A' Property.
2. Whereas, the Lessee herein which is running Educational Institutions in the State of Andhra Pradesh, having spread its

A.G.M.
SRI CHAITANYA TECHNO SCHOOL
Gangawathi Zone
KARNATAKA

[Signatures]

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	ANURADHA.L.NARAYANA W/O K. LAKSHMINARAYANA . (ಬರೆದುಕೊಡುವವರು)			
4	K.HARSHITHA D/O K.LAKSHMINARAYANA . (ಬರೆದುಕೊಡುವವರು)			
5	K.ARPITHA D/O K.LAKSHMINARAYANA Minor Gurdion Father K.LAKSHMINARAYANA . (ಬರೆದುಕೊಡುವವರು)			
6	MASTER.K.YESHAAS BALARAM S/O K.LAKSHMINARAYANA Minor Gurdion Father K.LAKSHMINARAYANA . (ಬರೆದುಕೊಡುವವರು)			


 ಒರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
 ಸಂಧನೂರು 5-7-14

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್. 152 ಮುಖೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

- 4 -

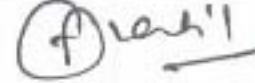

ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4393
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ನಿಗದಿತ
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ಉಪನಿರ್ದೇಶ

activities to the state of Karnataka being in requirement of suitable building accommodation for locating its schools, had been looking for a building having sufficient built-up space, with the requisite open area and while so looking, has come in contact with the Lessors and has expressed its requirement of the Lessors herein and after discussion, it is agreed that the Lessors shall Lease an area measuring approximately 2 Acres in the schedule A property and construct therein a school building in phased manner to the specifications detailed herein on broader lines and deliver the built-up area progressively to the Lessee, on the terms and conditions detailed here in.


The area measuring approximately 2 Acres in the Schedule A Property is more fully described in the schedule B hereunder and hereinafter for the sake of brevity referred to as the schedule B Premises.

A.G.M.
SRI CHAITANYA TECHNO SCHOOL
Gangawathi Zone
KARNATAKA

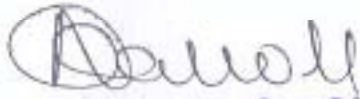
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	C.T.Patil S/o Late.Rudragouda Patil R/o Sindhanur	
2	Harika W/o Sheshagiri R/o Sindhanur	


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸಿಂಧನೂರು 5-7-14



1 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು
ನಂಬರ್ SND-1-04393-2014-15 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ SNDD168 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 05-07-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಸಿಂಧನೂರು)



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೧೦೧/೨೦೦೩ ಮುಖೇಮು ೨೦೦೩
ದಿನಾಂಕ ೦೨-೦೨-೨೦೦೩ ರ ಪ್ರಕಾರ ಮುಖಪ್ರಸಾರಿಸಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. ೨/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

- 5 -

ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....
೨.....ರೀಟು.
4393
ಉ.ಸಿ.ಸಿ.ಸಿ. 15

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

1. GRANT OF LEASE : In consideration of the rent agreed to be paid by the Lessee to the Lessors and in consideration of the Lessee complying with its obligations under this deed, the Lessors hereby grant on lease to the lessee the schedule B Premises and the lessee hereby takes on lease the schedule B Premises subject to the terms and conditions enumerated hereunder. The schedule B premises comprises an area measuring approximately 2 acres. In the said area the Lessors shall construct a school building having a total built up area of 30,000 square feet. The property leased under this deed thus would comprise of 30,000 square feet of the built-up area and the remaining vacant land comprised in the schedule B premises.

A.G.M.
SRI CHAITANYA TECHNO SCHOOL
Gangawathi Zone
KARNATAKA

ಈ ದಸ್ತಾವೇಜು ತಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನೆಯು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

ಧಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

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Date of execution

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Total stamp duty paid Rs.

- 6 -

ಪ್ರಶ್ನಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4393
6 ಶೇಷ
ಉ.ನೋ.ಸಿ

2. Duration:

- I. The lease shall be for **30 years** commencing from the date of delivery of possession of SCHEDULE B PREMISES.
- II. COMMENCEMENT OF LEASE: The Lease granted herein shall commence from the date the Lessors places the Lessee in possession of the building to be constructed in the SCHEDULE B PREMISES, after the first phase of construction. It is hereby agreed between the parties that, as soon as the first phase of construction is completed, the lessors shall intimate to the lessee the fact of such completion and the lessee shall occupy the building so constructed on the SCHEDULE B PREMISES immediately thereafter and the lease shall commence from that date onwards.
- III. Renewal : The Lease may be renewed by mutual consent to be recorded in writing for such further periods on such

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ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್. 152 ಮುಖೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
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ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಹಣ ರೂ.
Total stamp duty paid Rs.

- 7 -

ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4393
ಬೆಲೆ ರೂ. 2/-
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terms and conditions as may be agreed upon by executing
and registering a separate lease deed.

- IV. RENT : It is agreed that Lessee shall pay to the Lessors
the monthly rent at the rate of Rs. 9/= per square feet for
the built-up area to be made available by the Lessors to
the Lessee.
- V. MODE OF PAYMENT OF RENT: The rent shall be paid
by separate cheques / DDs payable at Bangalore in favour
of each Lessor / co-owner or one consolidated cheque /
DD payable at Bangalore in favour of any one Lessor /
co-owner on behalf of all the Lessors, at the option of the
Lessors.
- VI. The rent shall be payable on or before the 10th day of the
month succeeding the month for which it is due.
- VII. TENANCY MONTH: The tenancy month shall be the
English calendar month.

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ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

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Date of execution

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Total stamp duty paid Rs.

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ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4393
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- VIII. ENHANCEMENT OF RENT: The rent payable shall be enhanced by 5 % for every year over the rent last payable.
- IX. USAGE OF THE SCHEDULE PREMISES : The Lessee shall use the built-up portion and the SCHEDULE B PREMISES only for running educational institutions and not for any other purpose or for residential purposes. The lessee shall not store or keep any highly flammable explosives material endangering human life and property in the schedule B premises.
- X. DEDUCTION OF TDS: The Lessee shall be at liberty to deduct income tax from out of the monthly rent payable to the lessors and provide the lessors with the necessary TDS certificates in the prescribed form within 15 days from the end of the financial year.
- XI. PAYMENT OF SERVICE TAX AND OTHER LEVIES, IF ANY : The Lessee has represented to the Lessors that, since the Schedule B Property is to be used only for the

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ದಿನಾಂಕ ೦೯-೦೫-೨೦೦೩ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Registration and Stamps Department

ಪೆಲೆ: ರೂ. ೨/-

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Date of execution

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Total stamp duty paid Rs.


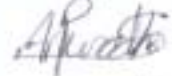
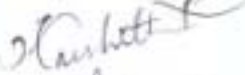
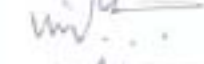
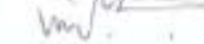
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ವ್ಯಕ್ತರಾದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ
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purpose of running Educational Institutions, there is no liability of Service Tax or such other Levies incidental to payment of rent and if at any time in the future, there is any demand or liability to pay incidental service tax or such other levies as are incidental to payment of rent, the Lessee alone shall be liable for payment of the same.

- XII. LOCK IN PERIOD: That there shall be a lock in period of Ten (10) years and as such the lease is not terminable by the lessee within that period and however the Lessors are always at liberty to terminate the lease even within the Lock in period in the event of failure on the part of the lessee to comply with the covenants on the part of the lessee and in such an event, the consequences as stated at Para XIII c) and d) shall apply and Lessee shall be liable for payment of rent for entire lock in period and Lessors will be at liberty to deduct from the Interest Free Security Deposit the total amount of rent payable for entire lock in period, arrears of electricity and water charges (if any)


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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುಖೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Total stamp duty paid Rs.

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ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....
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and also the costs of the damages (if any) to Schedule B Premises and refund the balance Security Deposit, if any remaining after the deductions, only after the lock in period and further, in case the Security Deposit is insufficient to cover the rents for the Lock In Period and other dues, the Lessors may recover the amount through Court of Law and also entitled to hold any Property of the Lessee in the Schedule B Premises as Lien.

XIII. Deposit:

- a) The Lessee has paid to the Lessors a total sum of Rs. 50,00,000/= (Rupees Fifty Lakhs Only) as refundable Interest Free Security Deposit by way of RTGS in favour of Sri. K. Lakshminarayana at Karur Vysya Ltd, Bangalore Main Branch. The receipt of the said sum of Rs. 50,00,000/= (Rupees Fifty Lakhs Only) as aforesaid is hereby acknowledged by the Lessors.

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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- b) The lessee shall not be entitled to request the Lessors to set off from the interest-free refundable security deposit paid, any rental arrears and shall be bound to pay the rent every month irrespective of the deposit made.
- c) That in case the lessee vacates the SCHEDULE B PREMISES before the expiry of the lock in period of 10 years, agreed to here in, the lessors are at liberty and are entitled to refund the interest free Security deposit only after the lock in period is over and the lessee shall be liable for payment of rent for the entire lock in period irrespective of whether the lessee uses the schedule B premises or not.
- d) That the lessors are at liberty to deduct all the arrears of rent, arrears of electricity and water charges (if any) and also the cost of the damages (if any) to the SCHEDULE B PREMISES from out of the refundable interest-free security deposit and if the said the Security Deposit is insufficient to

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ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್. 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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cover the rents for the Lock In Period and other dues, the Lessor may recover the amount through Court of Law and also entitled to hold any Property of the Lessee in the Schedule B Premises as Lien.

XIV. DELIVERY OF POSSESSION : The Possession Of the Schedule B Premises Is Not Delivered at the time of signing of this deed and possession of the schedule B premises will be delivered by the Lessors to the Lessee after securing necessary permission and after such built-up area is constructed and as and when it is ready for occupation. It is hereby agreed between the parties that, as soon as the first phase of construction is completed, the lessors shall intimate to the lessee the fact of such completion and the lessee shall occupy the building so constructed on the SCHEDULE B PREMISES immediately.

XV. ELECTRICITY POWER SUPPLY: The Lessors shall make available 50 KVA of electrical power to the lessee

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[Signatures]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುಂದೂಡು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Registration and Stamps Department

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Total stamp duty paid Rs.

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and in case, additional power supply is required, then the lessors hereby authorise the lessee to obtain such additional power at its own cost and the lessee shall promptly pay the consumption charges / electricity bills to the Electricity Department / Company, as and when the bills are raised and keep the lessors duly indemnified against the same.

XVI. WATER SUPPLY: The lessee has understood and accepted the ground realities about the lack of availability of ground water and that there is no water connection from the water supply Board / department and accordingly it is agreed that the lessors shall provide sump tank to hold about 20,000 litres of water and suitable overhead tank so that the lessee can procure water to meet its requirement from outside, at its own cost. However, as and when the area where in the schedule premises is located is provided with water connection from the water supply department, the lessors shall procure a water connection to the schedule B

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ಆದೇಶ ಸಂಖ್ಯೆ ೩೦೯ 152 ಮುನ್ಸೂಚನೆಯ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Total stamp duty paid Rs.

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premises and the consumption charges shall be paid by the lessee directly to the water supply Board / Department.

XVII. INSPECTION OF THE CONSTRUCTION: The Lessee shall have the right to inspect the works, provided the lessee keeps the lessors duly informed by giving 2 days notice in writing.

XVIII. REPAIRS AND MAINTENANCE OF THE SCHEDULE B PREMISES: As the lease is for specific purposes and requirement of the lessee and is for a long period, the entire built up area or portions of the built-up area of the building, as and when handed over shall be maintained by the lessee at its own cost and the lessors shall have no obligation that regard. The Lessee shall have to maintain the schedule B premises in its entirety in a clean and tidy condition and keep all the built area in a good condition by effecting the repairs at its own costs, duly whitewashing/distempering the building etc., also at its own cost.

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮಂಡಿಸಿರುವಂತೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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Date of execution

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Total stamp duty paid Rs.

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XIX. STRUCTURAL ALTERATIONS: The lessee shall be at liberty to make such internal alterations to suit the requirements of the lessee at the cost of the lessee, but with prior written approval of the lessors. However the lessee shall have no right to make any structural alterations either enhancing or diminishing the value or utility of the schedule B premises.

XX. ACQUISITION: In case any portion of the open area or built up area of the SCHEDULE B PREMISES is compulsorily acquired by the government or public authority, the lessors alone shall be entitled to the compensation receivable and the Lessee shall have no claim in that regard. However, in case of such acquisition of the built up area, the rentals shall be reduced on pro rata basis on the built up area that is so reduced, at the then applicable rates.

XXI. Stamp duty, registration and legal charges: The Stamp duty and registration charges in respect of the lease deed,

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಹಣ ರೂ.
Total stamp duty paid Rs.

- 16 -

including the costs, charges and expenses incurred for the
same, shall be borne by the lessee.

XXII. In consideration of the rent here in agreed and all the
payments as payable to the lessors being paid by the
lessee regularly and other terms and conditions and
covenants as cast on the Lessee being observed and
performed by the Lessee, the Lessee shall peacefully
enjoy the SCHEDULE B PREMISES during the lease
period without any interruption by the Lessors.

XXIII. SUBLETTING: The Lessee shall not be permitted to
sublet, assign or otherwise part with the possession of the
whole or any part of the SCHEDULE B PREMISES.
However, the lessee shall be at liberty to accommodate its
sister concerns in the schedule B premises with due and
proper advance intimation to the lessors in writing (duly
acknowledged). However, in such an event the obligation
to comply with the terms of this lease deed shall be that
of the lessee alone and the sister concern shall have no
relationship with the lessors.

A.G.M.
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Gangawathi Zone
KARNATAKA

16 ರೂ. 16/-
12-15

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ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ
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Any such sister concern of the lessee, which is permitted to occupy the SCHEDULE B PREMISES in terms of what is stated above, will have no independent status, claim or right in respect of the schedule B premises for any reason whatsoever. Any notice served on the lessee or any proceedings initiated against the lessee by the lessors for eviction/ejectment from the schedule B premises will be binding on any such sister concern also without such sister concern being issued with any notice or being made party to any such proceedings and the sister concern will comply with and be bound by such orders of eviction/ ejectment, if any, obtained by the lessors against the lessee in respect of the schedule B premises.

XXIV. INSPECTION OF THE PREMISES AFTER COMPLETION: The Lessors shall have the right to inspect the SCHEDULE B PREMISES to ascertain that it

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[Signatures]

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ಪ್ರಸ್ತುತ ದಾಖಲೆಯು ಸಂಖ್ಯೆ
18. ಶೇಖರು. 11393
ಉ.ನೋ.ಸಿ
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is being used according to the terms of the lease deed and
the covenants on the part of the lessee are being complied
with.

XXV. SIGNAGE : That the lessee is permitted to put up sign
board on any part of the school premises pertaining to the
school to be run by the lessee and shall be entitled to put
up any hoarding in the SCHEDULE B PREMISES.

XXVI. DETERMINATION OF LEASE:

- The Lease shall expire automatically at the end of the period
of lease as provided for in this deed.
- The Lessors may terminate this Lease, if any default is
committed by the lessee in discharging any obligations
imposed under this deed including non-payment of rent for
any 2 months and in such an event the consequences as
stated at Para XIII c) and d) shall apply and Lessee shall be
liable for payment of rent for entire lock in period and
Lessor will be at liberty to deduct from the Interest Free

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ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ
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Security Deposit the total amount of rent payable for entire lock in period, arrears of electricity and water charges (if any) and also the costs of the damages (if any) to Schedule B Premises and refund the balance Security Deposit, if any remaining after the deductions, only after the lock in period and further, in case the Security Deposit is insufficient to cover the rents for the Lock In Period and other dues, the Lessor may recover the amount through Court of Law and also entitled to hold any Property of the Lessee in the Schedule B Premises as Lien.

XXVII. SPECIFICATIONS OF THE BUILDING: The building shall have good elevation befitting the school building. The construction of the building shall be to the agreed specification. However, the lessee shall be at liberty to change the specifications depending upon the ground realities and the decision of the lessee in that regard shall be final. However, any such change in the specifications or the type of construction etc. as required

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Total stamp duty paid Rs.

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by the lessee will be effected by the lessors, if and only if
the entire costs for such changes/modifications are borne
fully by the lessee. Whenever the entire building is
completed as per specifications, the Lessee shall not raise
any Objections whatsoever and shall occupy
immediately.

Platform and Boards : Each classroom shall have
suitable elevated Platform.

Toilets: The lessee shall provide for the requisite
number of toilets and in case additional toilets are
required, the lessee shall provide for the same at the cost
of lessee and the built up area of the additional toilets
shall attract the agreed rate of rent.

Flooring : Vitrified Flooring

Staircase : Shahabad / Tanddor Stones

Compound : A compound wall of 6 feet height shall
be erected all round the schedule premises.

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Gates : Two gates shall be provided at suitable point to provide ingress and egress to the schedule premises.

Open space: The open space shall be made use of by the lessee for parking of vehicles or as playground for the children.

XXVIII. REPRESENTATIONS AND WARRANTIES:

The Lessors specifically represent and warrant as follows;

- The Lessors are legally entitled to grant the SCHEDULE B PREMISES on Lease to the lessee and that no other person or party has the right, title and interest in the sale.
- The schedule B premises is not subject of any encumbrance, charge, lien or negative rights of any nature whatsoever nor is the schedule B premises the subject matter of any agreement of sale, lease or other transaction that may create any right that could

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Total stamp duty paid Rs.

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adversely affect the right of the lessee under this agreement.

XXIX. MISCELLANEOUS:

- Notice: Any notice required to be served upon either parties shall be sufficiently served if sent by registered post acknowledgement due at the address first given above.
- Modifications: The terms of this lease deed shall not be altered or added nor shall anything be omitted therefrom except by means of a supplementary deed in writing duly signed by the parties hereto.
- Waiver : Failure of either party to exercise promptly any right here in granted or to require strict performance of any obligations undertaken herein shall not be deemed to be a waiver of such right or of the right to demand subsequent performance of any and all of the obligations herein undertaken by respective parties.

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Total stamp duty paid Rs.

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d) Costs: The entire stamp duty and costs/expenses for registration of this lease deed shall be borne by the lessee only.

e) CUSTODY OF THE ORIGINAL LEASE DEED:

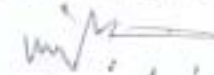

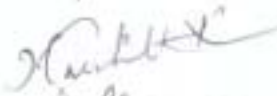
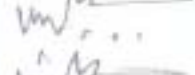

The original shall be with the lessee and a copy of the same will be furnished to the Lessors. This copy is duly attested and signed by the lessee and it can also be treated as the original.

XXX. JURISDICTION: The Courts at Bangalore alone shall have the jurisdiction.

SCHEDULE A PROPERTY

All that Piece and Parcel of the Immovable Property being Portion of Sy. No. 34 / 3 measuring 5 Acres and 5 Guntas out of 7 Acres 38.08 Guntas, situated at Konganahatti 'D' Village, Lakshminagara, Sindhanur Tq, Raichur Dist, Karnataka, which is converted for Residential Purpose by


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ಜಾರಿಗೆ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುದ್ರಣಮು 2003
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Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಕುಬ್ಜ ರೂ.
Total stamp duty paid Rs.

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Orders of the Deputy Commissioner, Raichur dated 25-08-
2008 bearing No. AALN/55/08/09, Bounded on;

East by : Sy. No. 26/2 and State Highway
West by : Sy. No. 35 belonging to Anand Hegde
North by : Sy. No. 34/2
South by : 80 Feet Road

ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....
24 ಶೀಟು. 1393
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SCHEDULE B PROPERTY (Property Leased Under This Lease Deed)

All that Piece and Parcel of the Immovable Property being
Portion of Schedule A property measuring approximately
about 2 Acres earmarked for Owner's Use in the Approved
Layout Plan Approved by Town Planning Authority,
Sindhanur, And Bounded On;

East by : Site Nos. 2, 3, 4 & 5 formed in same survey
Number as per Approved Layout Plan
West by : Sy. No. 35 belonging to Anand Hegde
North by : 30 feet Road
South by : 80 Feet Road.

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ಮೈಸೂರು
ಆಪರೇಟಿಂಗ್
ಕಮಿಷನರಿ
ಮೈಸೂರು
ಮೈಸೂರು

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

- 25 -

ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ
25 ನೀಟು.
14393
14/5

IN WITNESS WHEREOF, the LESSORS and the LESSEE have
set their hands to this LEASE DEED on the Day, Month and Year above
mentioned in the presence of the following witnesses.

WITNESSES :

1.

(SRI. K. LAKSHMINARAYANA)

C.T. patil & Late Rudragouda patil
& Sindhanur

2.

(Smt. Anuradha L. Narayana)

2.

Harika w/o Sheshagiri
& Sindhanur

3.

(MISS. K. HARSHITHA)

4.

(MISS. K. ARPITHA,
MINOR Represented by Father,
Sri K Lakshminarayana)

ಈ ದಸ್ತಾವೇಜು ಹಾಲಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಎ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಲಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

- 26 -

ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....
26 ರೂ. 4393
14-15

S. (Master. K. Yeshaas
Balaram, MINOR
Represented by Father, Sri. K.
Lakshminarayana)
LESSORS

LESSEE

(For M/S Nexgen Educational
Trust, Sri. Aradhyula Sivasundar)

A.G.M.

SRI CHAITANYA TECHNO SCHOOL
Gangawathi Zone
KARNATAKA

Drafted By :

Shekharappa H
Advocate.
KAR 550/91