

P-576/24-25

P 24

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3೫1 ದಸ್ತಾವೇಜು.....6.....ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ) P 576/24-25 ದಸ್ತಾವೇಜು K-11

ಉ.ನೋ.ಅ., ಬೆಂಗಳೂರು

LEASE DEED

THIS LEASE DEED is made at Bangalore on this 16th day of April TWO THOUSAND TWENTY FOUR (16-04-2024) by and between:-

1. Smt. Pushpalatha T.M

Aged about 48 years,
W/o B.L.Shekar
Aadhar No.6286 8062 0767,

2. Sri,Dhanush S

Aged about 27 years,
S/o B.L.Shekar
Aadhar No.9290 3973 1220

3. Nidhi S Gowda

Aged about 25 years,
D/o B.L.Shekar
Aadhar No.5015 0165 3973

No. 1 to 3 are Residing at No.558,
Brundavana nilaya, J.P.Nagar, 8th Phase,
2nd Main, Royal County Layout,
Bangalore-560 078

B.N.G.(U) J.I.G. S.L. No. 576/24-25

BOOK / Consisting Total Sheets 6

Total 2-11 Pages



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ


1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

SRI MANJUNATHA EDUCATION AND CHARITABLE TRUST is Rep. by Sri.B L SHEKAR ಇವರು ₹3,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	3,000.00	Online Challan Reference Number RG0424000008156505 Dated:16/04/2024
Total:	3,000.00	

ಸ್ಥಳ : ಜಿಗಣಿ

ದಿನಾಂಕ: 16/04/2024


ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಿಗಣಿ
ಬಸವನಗುಡಿ
ಬನ್ನೇರುಘಟ್ಟ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/- ಈ ದಸ್ತಾವೇಜು... ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ) ... 3-11-20...

ಉ.ನೋ.ಅ., ಬೆಂಗಳೂರು

4. Sri. R.Dhulappa

Aged about 63 years,

S/o Kullappa

Aadhar No.8518 4479 9502

Residing at No202/52, ashirvad Apartments,
16th Cross, Neeladri Nagar, Balmuri Temple,
Electronic City, Post
Bangalore-560 100

Hereinafter called the "**LESSOR/OWNERS**" which expression shall mean and include their heirs, legal representatives, Administrators, Assigns, executors etc., of the ONE PART.

AND

"SRI MANJUNATHA EDUCATION AND CHARITABLE TRUST"

Brundavana School,

Indlavadi,

Anekal Taluk, Bangalore District,

Represented by it's Secretary,

SRI. B.L.SHEKAR

Aged About 58 years,

S/o Lakshmaiah,

Aadhar No.2979 6172 6971

Pan No.AAKTS6844E.

Residing at No.558,

Brundavana nilaya, J.P.Nagar, 8th Phase,

2nd Main, Royal County Layout,




Bangalore-560 078

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- JGN-1-00576-2024-25

ಜಿಗಣಿ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 16/04/2024 ರಂದು 04:25:09 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	500.00
	ಒಟ್ಟು	1,420.00

SRI MANJUNATHA EDUCATION AND CHARITABLE TRUST is Rep. by Sri.B L SHEKAR ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	SRI MANJUNATHA EDUCATION AND CHARITABLE TRUST is Rep. by Sri.B L SHEKAR , , 58, Resident of: Brundavana School, Indlavadi (A. Thimmasandra), Anekal, BENGALURU URBAN, KARNATAKA - 562106 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಿಗಣಿ
ಬಸವನಗುಡಿ
ಬನ್ನೇರುಘಟ್ಟ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/- ಈ ದಸ್ತಾವೇಜು 6.....ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ) ನಿತ್ಯ ಸಂಖ್ಯೆ 576 ದಸ್ತಾವೇಜು 5-1

ಉ.ನೋ.ಅ., ಜಿಗಣಿ

Trust Office Address:-

Brundavana School,
Harapanahalli, Jigani Hobli,
Anekal Taluk, Bangalore District,













Hereinafter referred to as the "**RENTEE/LESSEE**" which expression shall mean and include his heirs, legal representatives, Administrators, Assigns, executors etc., of the OTHER PART:

WITNESSES AS FOLLOWS:-

And whereas the lessor is the sole and absolute owner of the schedule property bearing **Sy.No.52/1, Measuring 1 Acre 08 guntas**, which has been transferred for the Purpose of School, Converted Vide Order No.586274, dated:14-02-2024, Situated at Indlavadi (A.Thimmasandra) Village, Kasaba Hobli, Anekal Talk, Bangalore District

Now this deed has been witnessed

1. The Lease is hereby granted Possession of the Property and shall remain in possession thereof for a Period of (30) years from the date lease takes Possession or **Dated:16-04-2024 to 15-04-2054** subject to a tenancy period of Thirty(30) years the lessee shall take Possession of the assets till its expiry.
2. RENT : Both Parties agreed to pay the rent of **Rs.2000/- (Rupees Two Thousand only)** for the School Property mentioned in the schedule and pay the said rent to the lease by the 10th day of every English Calendar month.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	SRI MANJUNATHA EDUCATION AND CHARITABLE TRUST is Rep. by Sri.B L SHEKAR, , 58, Resident of: Brundavana School, Indlavadi (A. Thimmasandra), Anekal, BENGALURU URBAN, KARNATAKA - 562106 (Claimant)		 Left Thumb	
2	Smt.Pushpalatha T M W/o B L Shekar, , 48, Resident of: No 558, Brundavana Nilaya, J P Nagar, 8th Phase, 2nd Main, Royal County Layout, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560078 (Executant)		 Left Thumb	
3	Sri.Dhanush S S/o B L Shekar, , 27, Resident of: No 558, Brundavana Nilaya, J P Nagar, 8th Phase, 2nd Main, Royal County Layout, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560078 (Executant)		 Left Thumb	
4	Kumari.Nidhi S Gowda D/o B L Shekar, , 25, Resident of: No 558, Brundavana Nilaya, J P Nagar, 8th Phase, 2nd Main, Royal County Layout, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560078 (Executant)		 Left Thumb	

B.N.G.(U) J.I.G. S.L. No. 576/24-25
 BOOK / Consisting Total Sheets 6
 Total 6-11 Pages

ಉಪನೋರಣಾಧಿಕಾರಿ ಜಿಗಣ್ಣ
 ಬಸವನಗುಡಿ
 ಬಸ್ಸೇರುಭಟ್ಟ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
 ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document



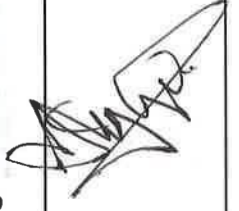
ಬೆಲೆ : ರೂ.3/- ಈ ದಸ್ತಾವೇಜು...6...ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ) ...1...ಕಡತ 576...ದಸ್ತಾವೇಜಿನ...7/11...ಪುಟ

ಉ.ನೋ.ಅ., ಜಿ.ಗೆ.ಐ.

3. Both Parties agreed to obtain all the license Waivers required by the Concerned department for running the school (Educational Institution) at their own expense.
4. Permission has been given to construct a Building as required for Running the School in the said listed assets.
5. Nameplate of the School: **"Brundavana School"** shall be maintained to run the school on the Schedule Assets and the said asset shall not be used for illegal activities against any other business.
6. The said Assets shall be used by the second party only for running the educational Institution and shall not be used for any other business.
7. The said schedule assets shall be handed over to the grantor in the same Conditions as the building after the expiry of the lease and rental period.
8. The Lease shall not have the right to trade inside, penal rent, lease amortization or other business to anyone else during the tenancy period. In case of needing to get any type of loan facility from the government, the renter should get permission from the renter and get the facility from the government and then repay the said loan before the end of act and return the said assets to the owner without any kind of Disputed.

[Handwritten signatures]

[Handwritten signature]

5	Sri.R Dhulappa S/o Kullappa, , 63, Resident of: No 202/52, Ashirvad Apartments, 16th Cross, Neeladri Nagar, Balmuri Temple, Electronic City Post, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560100 (Executant)		 Left Thumb	
---	---	--	---	---

B.N.G.(U) J.I.G. S.L. No. 576/2015-15
E Consisting Total Sheets 6
Total 8-11 Pages

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಿಗಣೆ
ಬಸವನಗುಡಿ
ಬನ್ನೇರುಘಟ್ಟ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Manjunath R S/o Ramappa (Identifier)	,Anekal Village and Town, Anekal, BENGALURU URBAN, KARNATAKA - 562106	Manjunath
2	Kumar S/o Ramesh (Identifier)	,Anekal Village and Town, Anekal, BENGALURU URBAN, KARNATAKA - 562106	Kumar

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಿಗಣೆ
ಬಸವನಗುಡಿ
ಬನ್ನೇರುಘಟ್ಟ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/- ಈ ದಸ್ತಾವೇಜು.....A.....ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ).....ಪುಸ್ತಕದ 576 ದಸ್ತಾವೇಜುಗಳಿಗೆ.....ಪುಟ

ಉ.ನೋ.ಅ., ಜಿಗಳ

- The Lessee shall maintain the schedule property in a state of good order and condition and shall not cause any damage of disfigurement to the schedule property there in expecting fair and wear and tear.
- The Geni act will be in force from Dated:03-04-2024 to 01-04-2054.

The Presence of the Undersigned Witness, the Lease and the lessor have Signed this lease or Rental agreement for the said Property that all the above Conditions are Correct.

SCHEDULE PROPERTY

All that piece and parcel of property bearing **Sy.No.52/1, Measuring 1 Acre 08 guntas**, Converted Vide Order No.586274, dated:14-02-2024, Situated at Indlavadi (A.Thimmasandra) Village, Kasaba Hobli, Anekal Talk, Bangalore District.

And Bounded on the

- East by : Property of Apna and Sapna
- West by : Property of V.Prakash
- North by : Land of V.Ramaiah
- South by : Land of V.Ramaiah

B.N.G.(U) J.I.G. S.L. No. 576/24-25

BOOK / Consisting Total Sheets 6

Total 10-11 Pages



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ JGN-1-00576-2024-25 ಆಗಿ

ದಿನಾಂಕ 16/04/2024 ರಂದು ನೋಂದಾಯಿಸಿ
ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

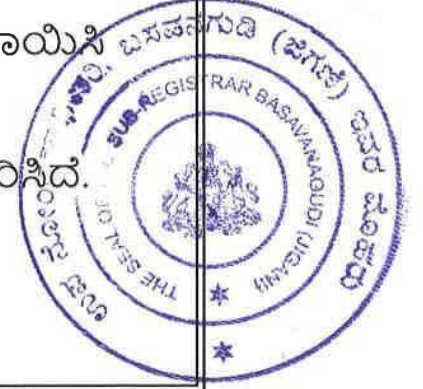
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಿಗಣೆ

ಬಸವನಗುಡಿ

ಬನ್ನೇರುಘಟ್ಟ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ



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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/- ಈ ದಸ್ತಾವೇಜು.....6.....ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು
(ಜವಾಬ್ದಾರಿ ಸೇರಿ).....ವ್ಯವಸ್ಥಾಪಕರು 576 ದಸ್ತಾವೇಜು(1/-) ಪುಟ

ಉ.ನೋ.ಅ., ಜಿ.ಗಣಿ

IN WITNESS WHEREOF THE parties have executed this Agreement in
the presence of the following witness on the day, month and year as first
above mentioned.

WITNESSES:

1) Manjunath
Ankal village & Town
B.love - 562106

LESSOR/FIRST PARTY

2) Kumar
Ankal village & Town
B.love - 562106

LESSEE/SECOND PARTY

Drafted By

Radha.c
RADHA.C
B.A., LLB.
ADVOCATE
Enrollment No. KAR/1204/17
Bangalore

LEASE DEED

THIS LEASE DEED is made at Bangalore on this 16th day of April TWO THOUSAND TWENTY FOUR (16-04-2024) by and between:-

1. Smt. Pushpalatha T.M

Aged about 48 years,
W/o B.L.Shekar
Aadhar No.6286 8062 0767,

2. Sri,Dhanush S

Aged about 27 years,
S/o B.L.Shekar
Aadhar No.9290 3973 1220

3. Nidhi S Gowda

Aged about 25 years,
D/o B.L.Shekar
Aadhar No.5015 0165 3973

No. 1 to 3 are Residing at No.558,
Brundavana nilaya, J.P.Nagar, 8th Phase,
2nd Main, Royal County Layout,
Bangalore-560 078

4. Sri. R.Dhulappa

Aged about 63 years,
S/o Kullappa
Aadhar No.8518 4479 9502
Residing at No202/52, ashirvad Apartments,
16th Cross, Neeladri Nagar, Balmuri Temple,
Electronic City, Post
Bangalore-560 100

Hereinafter called the "**LESSOR/OWNERS**" which expression shall mean and include their heirs, legal representatives, Administrators, Assigns, executors etc., of the ONE PART.

AND

"SRI MANJUNATHA EDUCATION AND CHARITABLE TRUST"

Brundavana School,
Indlavadi (A.Thimmasandra),
Anekal Taluk, Bangalore District,
Represented by it's Secretary,



SRI. B.L.SHEKAR

Aged About 58 years,

S/o Lakshmaiah,

Aadhar No.2979 6172 6971

Pan No.AAKTS6844E.

Residing at No.558,

Brundavana nilaya, J.P.Nagar, 8th Phase,

2nd Main, Royal County Layout,

Bangalore-560 078

Trust Office Address:-

Brundavana School,

Harapanahalli, Jigani Hobli,

Anekal Taluk, Bangalore District,

Hereinafter referred to as the “**RENTEE/LESSEE**” which expression shall mean and include his heirs, legal representatives, Administrators, Assigns, executors etc., of the OTHER PART:

WITNESSES AS FOLLOWS:-

And whereas the lessor is the sole and absolute owner of the schedule property **bearing Sy.No.52/1, Measuring 1 Acre 08 guntas**, which has been transferred for the Purpose of School, Converted Vide Order No.586274, dated:14-02-2024, Situated at Indlavadi (A.Thimmasandra) Village, Kasaba Hobli, Anekal Talk, Bangalore District

Now this deed has been witnessed

1. The Lease is hereby granted Possession of the Property and shall remain in possession thereof for a Period of (30) years from the date lease takes Possession or **Dated:16-04-2024 to 15-04-2054** subject to a tenancy period of Thirty(30) years the lessee shall take Possession of the assets till its expiry.
2. RENT : Both Parties agreed to pay the rent of **Rs.2000/- (Rupees Two Thousand only)** for the School Property mentioned in the schedule and pay the said rent to the lease by the 10th day of every English Calendar month.
3. Both Parties agreed to obtain all the license Waivers required by the Concerned department for running the school (Educational Institution) at their own expense.



4. Permission has been given to construct a Building as required for Running the School in the said listed assets.
5. Nameplate of the School: **“Brundavana School”** shall be maintained to run the school on the Schedule Assets and the said asset shall not be used for illegal activities against any other business.
6. The said Assets shall be used by the second party only for running the educational Institution and shall not be used for any other business.
7. The said schedule assets shall be handed over to the grantor in the same Conditions as the building after the expiry of the lease and rental period.
8. The Lease shall not have the right to trade inside, penal rent, lease amortization or other business to anyone else during the tenancy period. In case of needing to get any type of loan facility from the government, the renter should get permission from the renter and get the facility from the government and then repay the said loan before the end of act and return the said assets to the owner without any kind of Disputed.
9. The Lessee shall maintain the schedule property in a state of good order and condition and shall not cause any damage of disfigurement to the schedule property there in expecting fair and wear and tear.
10. The Geni act will be in force from Dated:03-04-2024 to 01-04-2054.

The Presence of the Undersigned Witness, the Lease and the lessor have Signed this lease or Rental agreement for the said Property that all the above Conditions are Correct.



SCHEDULE PROPERTY


All that piece and parcel of property bearing **Sy.No.52/1, Measuring 1 Acre 08 guntas**, Converted Vide Order No.586274, dated:14-02-2024, Situated at Indlavadi (A.Thimmasandra) Village, Kasaba Hobli, Anekal Talk, Bangalore District.

And Bounded on the

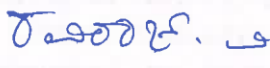
- East by : Property of Apna and Sapna
- West by : Property of V.Prakash
- North by : Land of V.Ramaiah
- South by : Land of V.Ramaiah

IN WITNESS WHEREOF THE parties have executed this Agreement in the presence of the following witness on the day, month and year as first above mentioned.

WITNESSES:

1) 
Tigan, Anekal TA
Bangalore



2) 
Sri Sri, Bangalore

LESSOR/FIRST PARTY



LESSEE/SECOND PARTY


Drafted By

H.M. UMESH B.Sc., LL.B.,
ADVOCATE & NOTARY PUBLIC
#24, "Sri Sai Ashiward" Jayaram Layout,
Bannerghatta, Bangalore - 560 083
Mob: 9449737123, 9844192133

NO. OF CORRECTIONS

19/04/2024

IDENTIFY BY ME


(P.E Teachers)

