IV - 117/2024-25

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ಸೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಕ.ರಾ.ನೋಂ. ಮುದ್ರಾಂಕ ಇಲಾಖೆ B10 ಸೌ.ಸ.ವಿ.ಉ.ಸ.ಸಂ.ನಿ.

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಈ ದಸ್ತಾವೇಜು.....ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದೆ

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

IV ಪುಸ್ತಕದ 117 ದಸ್ತಾವೇಜಿನ [illegible] ಪುಟ

ಉ.ಸೌ.ಸ.ವಿ.ಉ.ಸ.ಸಂ.ನಿ.,ಬೆಂಗಳೂರು

LEASE DEED

THIS DEED OF LEASE IS MADE AND EXECUTED ON THIS NINETEENTH DAY OF OCTOBER 2024 (19.10.2024) AT BANGALORE IN THE STATE OF KARNATAKA BY AND BETWEEN:

Mrs. LINY ROY
W/o.Dr. Roy C. J
Major
Residing at: Park House No. 574,
80 Feet Road, 8th Block, Koramangala,
Bengaluru-560095.
(Aadhar No.6686 1933 6556)

Hereby pursued by **Mr. Joju Kochappan** (for the admission of execution of the executants vide SPA Doc No. BMH-4-00441-2022-23 before the Sub Registrar)

Hereinafter referred to as the **"LESSOR"** (which expression shall, wherever the context so requires or admits mean include his legal heirs, successors executors, administrators and assigns) of the ONE PART;
AND

RJ EDUCATIONAL TRUST,
Represented by its Trustees

1. **Ms. HANI JAYASHANKAR**
   Aged about19years,
   D/o Jayashankar V,
   Aadhaar No. 6506 0858 8847.
   PAN No. CWEPJ7600R

   And

2. **Mrs. Rekha Kumari N**
   Aged about43years,
   W/o Jayashankar V,

ADVOCATE & NOTARY PUBLIC GOVT. OF INDIA
MUNISWAMY. T
REG No.19927
ANEKAL

TRUE COPY
ATTESTED ME

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B.N.G.(U) J.I.G. S.L. No.1124-25
BOOK / Consisting Total Sheets.....1.....
Total.....2-15 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.RJ EDUCATIONAL TRUST, Represented by its Trustees, Ms. HANI JAYASHANKAR D/o Jayashankar V ಇವರು ₹23,115.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	**23,115.00**	**Online Challan Reference Number RG1024000012706750 Dated:18/10/2024**
Total:	**23,115.00**	

ಸ್ಥಳ :**ಜಿಗಣಿ**

ದಿನಾಂಕ: **19/10/2024**

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿಜಿಗಣಿ
ಬಸವನಗುಡಿ
ಬೇರುಘಟ್ಟ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Content of the Seal translated from Kannada to English.

Sub Registrar and Additional Commissioner,
Basavanagudi,
Bannerghatta, Anekal Taluk, Bangalore Urban District.

ADVOCATE & NOTARY PUBLIC
MUNISWAMY. T
REG NO. 19927
ANEKAL
GOVT. OF INDIA

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗ ಸಂಖ್ಯೆ 5(೨)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಕ.ರಾ.ನೋಂ. ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ B10 ನೌಕರರ ಸಂ.ಸ.ನಿ.

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಸದರಿ ದಸ್ತಾವೇಜು.....1+....ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು
ಬೆಲೆ : ರೂ.3/- (ಜಿಎಸ್‌ಟಿ ಸೇರಿ) ಮುದ್ರಾಂಕ ಶುಲ್ಕದ.....ದಸ್ತಾವೇಜಿನ ಮೇಲೆ ಅಂಟಿಸಲಾಗಿದೆ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ, ಜಿಗಣಿ

Aadhaar No. 9116 4417 9717.
PAN No. AJIPR9553L.

Both Residing at No. 48,Yamare,
Dommasandra, Bangalore-562125

Hereinafter referred to as the **"LESSEE"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their administrators. executors, successors in title and permitted assigns)
WHEREAS:

A. The Lessor is in exclusive possession of all that piece and parcel of land bearing Converted Sy No 93 measuring to an extent 3 Acres 20 Guntas (8 Guntas Kharab) purchased vide Doc No SRJ-1-02867-2007-08. and vide Doc No SRJ-1-02865-2007-08 Vide Conversion order No. ALN (A)(S) SR-03/2008-09,Situated at CHIKKADUNNASANDRA VILLAGE, Sarjapura Hobli, Anekal Taluk, Bangalore, out of which an Extent of 55200Sq. feet is kept aside to lease out the Schedule Property as a school along with RCC building consists Basement Floor, Ground Floor, First Floor and Second Floor with total built up are approx. 48928 Sq. ft along with Stadium, Squash court in Basement Floor and Basket Ball court in Ground Floor etc. (Here in after referred the "Schedule Property") the Lessee have agreed to take the said Schedule Property along with the Building and infrastructure created by Lessor like Stadium, Basketball court Squash court etc. on Lease, on the following Mutually agreed Terms and Conditions.

B. The Lessee is desirous to take on Lease and use/occupy the Schedule Property for the purposes of Running a School

C. The Lessor declares and acknowledges that they are competent to contract and has full authority to grant the lease of the Schedule Property to the Lessee and further the Lessee competent to accept the contract on the date of lease.

D. In pursuance thereof the Lessor have agreed to Lease the Schedule Property to Lessee on the following terms and conditions which have been mutually agreed upon and reduced into writing as follows:

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GOVT. OF INDIA

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BOOK / Consisting Total Sheets.....1.....
Total 4 C 1 5 Pages

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- JGN-4-00117-2024-25

ಜಿಗಣಿ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ **19/10/2024** ರಂದು **03:57:32** ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	3,904.00
2	ಸೇವಾ ಶುಲ್ಕ	665.00
	ಒಟ್ಟು	4,569.00

Sri.RJ EDUCATIONAL TRUST, Represented by its Trustees, Ms. HANI JAYASHANKAR D/o Jayashankar V ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	**Sri.RJ EDUCATIONAL TRUST, Represented by its Trustees, Ms. HANI JAYASHANKAR D/o, Jayashankar V** , 19, Resident of: No. 48, Yamare, Dommasandra, Anekal, BENGALURU URBAN, KARNATAKA - 562125 (Presenter)		 Left Thumb	

MUNISWAMY.T
REG No.19927
ANEKAL

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಿಗಣಿ
ಬಸವನಗುಡಿ
ಬನ್ನೇರುಘಟ್ಟ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

Content of the seal translated from Kannada to English
Sub Registrar and Additional Commissioner.
Basavanaguḍi.
Bannerghatta, Anekal Taluk, Bangalore Urban District,

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಖ್ಯಾದ ಉದ್ದೇಶಗಳಿಗಾಗಿ ಮಾತ್ರ ಸಂಖ್ಯೆ 5(1)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ಕ.ರಾ.ನೋಂ. ಮುದ್ರೆ B10 ನೌಕರರ ಸ.ಸಂ.ನಿ.

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಈ ದಸ್ತಾವೇಜು....1.1....ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು

ಬೆಲೆ : ರೂ.3/- TP ಪುಸ್ತಕದ....1.1.7....ದಸ್ತಾವೇಜಿನ ಸಂ....1....ವರ್ಷ
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

1-1*1/2024-25

NOW THEREFORE THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS HEREUNDER:

1. LEASE OF PREMISES

1.1. In consideration of the monthly rental reserved and payable hereunder and of the covenants, terms and conditions specified herein and be observed, fulfilled and performed by the parties hereto respectively, the Lessor hereby grants unto the Lessee and the Lessee hereby accepts from the Lessor, Lease of the Land along with Building as mentioned above with infrastructure created within as mentioned above.

1.2. The Lessee at all times during the Term shall be entitled to use and occupy the Schedule Property for the purposes of Running a School Only.

2. PERIOD AND RENEWAL

2.1. It is specifically agreed between the parties that the lease for the said Schedule Property shall commence from **19th October 2024 onwards till 18th October 2054** for a Total of 30 Years.

3. LEASE RENT AND PAYMENTS

3.1. The Lessor has duly instructed the Lessee to pay monthly rent of Rs. **15,000/- (Fifteen Thousand Only)** for the Schedule Property to Lessor. The Lessee shall pay the Rent regularly to the Lessor on or before the 10th day of every calendar month for which it is due subject to tax deduction at source. The Rent shall be paid by wire transfer/cheque/DD to the bank account of the Lessor as duly instructed in writing by the Lessor, with the payment of rents to Lessor, shall discharge the Lessee of its liability to pay the monthly rent to Lessor. The Lessee shall, at the end of each financial year 31st March, furnish to the Lessor all necessary certificates for tax deducted at source during the Lease Term and Extended Term, if applicable. The applicable GST or Any such levies will be borne by Lessee additionally and separately.

ADVOCATE & NOTARY PUBLIC
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ANEKAL
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	**Sri.RJ EDUCATIONAL TRUST, Represented by its Trustees, Ms. HANI JAYASHANKAR D/o Jayashankar V,** , 19, Resident of: No. 48, Yamare, Dommasandra, Anekal, BENGALURU URBAN, KARNATAKA - 562125 (Claimant)		 Left Thumb	
2	**Sri.RJ EDUCATIONAL TRUST, Represented by its Trustees, Mrs. Rekha Kumari N W/o Jayashankar V,** , 43, Resident of: No. 48, Yamare, Dommasandra, Anekal, BENGALURU URBAN, KARNATAKA - 562125 (Claimant)		 Left Thumb	
3	**Mr.Joju Kochappan is POA of Mrs.LINY ROY W/o Dr. Roy C. J,** , 53, Resident of: Park House No. 574, 80 Feet Road, 8th Block, Koramangala, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560095 (Executant)		 Left Thumb	

ADVOCATE & NOTARY PUBLIC
MUNISWAMY. T
REG NO.19[illegible]
ANEKAL
GOVT. OF INDIA

B.N.G.(U) J.I.G. S.L. No. 11/24-25
BOOK I Consisting Total Sheets 11
Total 6-15 Pages

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಿಗಣಿ
ಬಸವನಗುಡಿ
ಬನ್ನೇರುಘಟ್ಟ ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Content of the seal translated from Kannada to English.
Sub Registrar and Additional Commissioner,
Basavanagudi,
Bannerghatta, Anekal Taluk, Bangalore Urban District.

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಖ್ಯಾಶಾಸ್ತ್ರ ಉದ್ದೇಶಕ್ಕಾಗಿ ಸಂಖ್ಯೆ 5(1)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಕ.ರಾ.ನೋಂ. ಮತ್ತು ಮುದ್ರಾಂ. ಇಲಾಖೆ B10

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಈ ದಸ್ತಾವೇಜು....1.4.....ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು

ಬೆಲೆ : ರೂ.3/- ಹನ್ನೆರಡರ....ದಸ್ತಾವೇಜಿನ ಪುಟ.....ಪ್ರತಿ ಪುಟ
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

3.2. Goods & Services Tax (GST) if any applicable on the monthly rent in respect of said Property shall be borne and paid by the Lessee to the Lessor upon receipt of a valid GST invoice from the Lessor as per the GST rules. This is apart from the Monthly Rental Amount.

4. SECURITY DEPOSIT

4.1. That the Lessee shall pay to the Lessor, a sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** as an interest-free refundable Security Deposit ("Security Deposit")in the following manner:-

4.2. A The said Security Deposit shall be refunded by the Lessor at the time of handing over vacant possession of the Schedule Property by the Lessee at the expiry of the present lease or it's earlier termination or vacation as per agreed terms in this deed after deducting any damages to the Schedule property or its installations on replacement cost shall be subject to mutual assessment, any pending Rent to be paid by the Lessee. if any Interest applicable as mentioned in this agreement, any pending utility charges to be paid and or any other payments, fees, statutory charges which the Lessee was liable to pay during the course of the agreement/Lease period. If the Lessee terminates the Lease in Period the Lessee will forfeit the full Security Deposit. This Security Deposit shall not carry any interest.

5. LESSOR HEREBY COVENANTS AND CONFIRMS THAT:

5.1. Any modification or additional structure or building built by Lessee with written Approval of the Lessor and all the cost to be borne by the Lessee and Lessee cannot seek or claim compensation or cost at the time of vacating /pre-closure of lease/vacate before lease period.

5.2. At the time of vacating/pre-closure of lease/vacate before lease period, Lessee has to leave all the fixed assets /buildings etc in original shape and style including the building or extension or improvements done by Lessee during lease period without seeking any cost/compensation for the same from Lessor.

5.3. The Schedule Property can be used by the Lessee in any lawful manner as is required to suit to Run the School and the Lessee shall have no right to further lease the premises to any one or any organization or transfer of management or handover the premises to any other management/school to run the school/premises. Lessee cannot sub lease a portion or whole scheduled premises and happens will be treated as breach of conditions and lease.

ADVOCATE & NOTARY PUBLIC MUNISWAMY REG No.1992 ANEKAL GOVT. OF INDIA

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ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Narayanaswamy S/o Venkatappa (Identifier)	#,Mantapa Village, Jigani Hobli, Anekal, BENGALURU URBAN, KARNATAKA - 560083	
2	T. K. SUNDARAM S/o K.S. Thirumalaiswamy (Identifier)	# 36/38,,Kudlu Village, , Bengaluru South, BENGALURU URBAN, KARNATAKA - 560068	

B.N.G.(U) J.I.G. S.L. No.117/24-25
BOOK / Consisting Total Sheets.....11.....
Total.....8+15.....Pages

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಜಿಗಣಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಿಗಣಿ
ಬಸವನಗುಡಿ
ಬನ್ನೇರುಘಟ್ಟ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ **JGN-4-00117-2024-25** ಆಗಿ

ದಿನಾಂಕ **19/10/2024** ರಂದು ನೋಂದಾಯಿಸಿ
ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಜಿಗಣಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಿಗಣಿ
ಬಸವನಗುಡಿ
ಬನ್ನೇರುಘಟ್ಟ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬಸವನಗುಡಿ (ಜಿಗಣಿ) ಇವರ ಮೊಹರು
THE SEAL OF THE REGISTRAR BASAVANAGUDI (JIGANI)

Content of the seal translated from Kannada to English.

Sub Registrar and Additional Commissioner,

Basavavanagudi.

Bannerghatta, Anekal Taluk, Bangalore Urban District.

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗಕ್ಕಾಗಿ
ಸಂಖ್ಯೆ ಸಿ(೨)ರ ಕ್ರಮಾ ಮುದ್ರಿಸಲಾಗಿದೆ

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಈ ದಸ್ತಾವೇಜು ೧೧ ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು
೧೧ ಪುಸ್ತಕದ ೧೧೨ ದಸ್ತಾವೇಜಿನ ೧೮೮ ಪುಟ

ಉಪ ನೋ.ಅ., ಜಗಳೂರು

5.4. The Lessee shall maintain the Schedule Property in good condition and shall be responsible for all repair and replacement of the fittings and fixtures inside the Schedule Property whenever necessary at its own cost and shall not be entitled to claim reimbursement from the Lessor.

5.5. The Lessee need to cover the Premises, Building and interior and all their equipment's through Insurance cover and incase of any damages or accidents need to restored by the Lessee`s cost.

6. THE LESSEE HEREBY COVENANTS AND CONFIRMS THAT:

6.1. The Lessee would pay the Monthly Rental on a timely basis. In case the Lessee remains in arrears of the Monthly Rental for three consecutive months at any point in time, it shall be treated as the breach of the condition of this Lease Deed which would result in the Termination of this Lease agreement. Any such delays will also attract an interest of 1.5% per Month, compounded monthly and payable monthly. In the event of such Terminations, the Lessor shall deduct the payable amount from the Interest free security deposit along with any additional deductions towards damages of the said premises, its installations, and any pending statutory payments which were supposed to be paid by the Lessee. If the Lessee terminates the Lease in Period the Lessee will Forfeit the full Security Deposit.

6.2. The Lessee shall not cause any nuisance or annoyance in the Schedule Property during the term of this Lease Deed.

6.3. The Lessee shall allow the Lessor or their authorized representative(s), agents, surveyor, or workmen, etc., to enter into the Schedule Property for inspection at reasonable times and as and when necessary or deemed appropriate by the Lessor. However, such inspection shall be carried out with prior appointment with a notice of at least 3 working days-.

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6.4. The Lessee shall obey all rules and regulations, laws and bye-laws of the Municipal and other competent authorities having jurisdiction and will not to use the Schedule Property contrary to rules and regulations imposed by the concerned authorities having such

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ಈ ದಸ್ತಾವೇಜು ಪತ್ರವನ್ನು ಸಂಪೂರ್ಣ ಪರಿಶೀಲಿಸಲು
ಸಂಖ್ಯೆ 5(1)ರ ಶುಲ್ಕ ಪಾವತಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
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ಈ ದಸ್ತಾವೇಜು 11 ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು
ಪ್ರತಿಯೊಂದು 11 ದಸ್ತಾವೇಜನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿದೆ

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jurisdiction and the Lessee shall also pay all Land & Building Taxes to the Government Authorities.

6.5. The Lessor shall not be responsible for any loss, damages or destruction that may occur to any property of the Lessee due to natural calamities and unforeseen circumstances.

6.6. The Lessee shall not store or allow to be stored or brought in the Schedule Property any goods, articles, or things that may be objectionable, hazardous, inflammable, explosive, or of combustible nature. Furthermore, the Lessee shall not carry out any offensive act or trade in the premises.

6.7. That in the event if the Lessee commits breach of any of the conditions of this Lease Deed, and the breach is not rectified within a period of 15 days from the date of notice of the breach received from the Lessor, the occupation of the Lessee upon the premises shall become an illegal occupation without permission and also results in the Termination of this Lease agreement.

6.8. That the Lessee shall be responsible for the regular housekeeping and security of the Schedule Property and shall be responsible for deployment of personnel and all expenses relating to the same. Also the Lessee shall be also responsible for the maintenance and security of the facilities and amenities.

6.9. The Lessee shall be solely responsible to obtain Licences and other statutory clearance/ approval at their cost as may be required for carrying out its business activities and shall not store any hazardous or any other materials detrimental to public health and safety. The Lessee shall be also responsible for the renewal of any licenses and statutory permits required to operate the building and their business.

6.10. The Lessee is solely responsible for any incident or accident in the School and the Lessee fully indemnifies the Lessor against any Claims from Government Department. Students or any Third Parties and also the Lessee will be solely responsible for any Legal Action or liabilities due to running of the School in the Schedule Property. The Lessee indemnifies the Lessor against any and all of the above.

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ADVOCATE
NOTARY PUBLIC

Manjay

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(೨)ಪ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ದಸ್ತಾವೇಜು ಹಾಳೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ Document Sheet

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ಪುಸ್ತಕದ 117 ದಸ್ತಾವೇಜಿನ 1 ಪುಟ

ಉ.ನೋ.ಅ., ಜಿಗಣಿ

6.11. The Lessee is fully liable to maintain the Schedule Property and its installations in excellent condition and are also required to maintain the Building equipment. fitting. Fixtures, Machinery., Motors, Pumps, Transformer, Electrical Installations if any. and any equipment of capital nature installed by the Lessor in the Schedule Property in Excellent condition and the Lessee will enter into yearly comprehensive AMC's (Annual Maintenance Contracts) with the manufacturers of each equipments/ machinery and to ensure that all installations are fully maintained. Any deviations on this clause will be termed as a breach of contract. If any damages caused to any equipment/ machinery as a result of such breach of contract, the Lessee is liable to make good the loss to the Lessor a Replacement cost of the damaged/ equipment. Also the Lessee is liable to renew any licenses required to operate any of the installed equipment and machinery in the premises at their own cost.

6.12. On the expiry of the terms of this lease and/ or its earlier termination, the Lessee shall yield up to the Lessor peaceful and vacant possession of the Schedule Property in good and tenable condition, reasonable wear and tear being excepted, subject to simultaneous refund of the Security Deposit after any deductions stipulated elsewhere in this Lease deed. The Lessee indemnifies the Lessor and its associates from any actions or claims arisen/ arising because of the Lessee's business operations and from any incidents/ accidents from such operations from Government Authorities, Police Authorities, Panchayat, Parents of Students, Students, Any other Third Party, Courts, Any Government Organization/Authority or any other sources etc. The Lessor have Leased only the Premises has no role in its Operations.

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7. INSURANCE

7.1. The Lessee will insure the all assets both capital and Installed by Lessor or Lessee within the Schedule Property.

7.2. The Lessee will take third party insurance for the Schedule Property.

8. MAINTENANCE AND REPAIR

That all the repairs in Major or Minor in nature to be done by the Lessee. It is not responsibility of lessor to pay or maintain. It is Lessee responsibility to handover premises in good condition Lessor to vacating/preclosure/Termination of the lease.

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪಾದ ಅಧಿನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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9. TERMINATION OF LEASE

9.1. The Lessor and the Lessee shall be entitled to terminate this Lease Deed under the following circumstances/ grounds:

9.1.1. Events of Termination by the Lessor:

Lessor shall be entitled to terminate this Deed if the Lessee fails to pay the Monthly Rental to the Lessor for a consecutive period of 3 (Three) months and the Lessee fail to rectify the same within 15 (Fifteen) days upon receipt of the notice thereof, served by the Lessor. The Lessor shall be entitled to terminate this Deed if the Lessee fail to comply with the terms of this Lease agreement by providing 3 months of written notice.

9.1.2. Events of Termination by the Lessee:

(i) The Lessee would be entitled to terminate the Deed forthwith, in case of the following:

a) The Lessor commits breach of terms, conditions, representations and warranties under this deed.

10. MISSELLANEOUS

a. Notice

Any notice provided for in this Deed, shall be in writing and either (a) delivered personally or (b) sent by registered mail or (c) courier to the address mentioned hereinbelow, or as the recipient may otherwise advise. Any Notice given in accordance with point (b) or (c) above shall be deemed to have been given five (5) days after having been mailed or couriered.

IN CASE OF LESSOR:

Mrs. LINY ROY
W/o. Dr. Roy C. J
Major,
Residing at: Park House No. 574,
80 Feet Road, 8th Block, Koramangala,
Bengaluru-560095.

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ANEKAL

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಖ್ಯಾ ಉದ್ದೇಶಕ್ಕಾಗಿ
ಸೆಂಟ್ಸ್ 5(1)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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The Karnataka State Registration and Stamps Department
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ಪುಸ್ತಕದ 17 ದಸ್ತಾವೇಜು ನಂ.13-24

ಸಹ.ನೋ.ಅ., ಜಿಗಣಿ

IN CASE OF LESSEE:

RJ EDUCATIONAL TRUST,
Represented by its Trustees

1. **Ms. HANI JAYASHANKAR**
   Aged about 19 years,
   D/o Jayashankar V,

   And

2. **Mrs. Rekha Kumari N**
   Aged about 43 years,
   W/o Jayashankar V,

   Both Residing at No. 48, Yamare,
   Dommasandra, Bangalore-562125

(i) In case there is a change in the address of either party, the same shall be forthwith communicated to the other party in writing. In absence of any such notification, the last communicated address shall be the effective address for the purposes of this Lease Deed.

a. Extension of Time

Except as provided otherwise, time shall be of the essence of this Lease Deed as regards the dates and periods mentioned in this Deed.

11. STAMP DUTY, REGISTRATION & COUNTER-PART

11.1. This Lease Deed shall be registered and the original of this Lease Deed shall remain in the custody of the Lessor while a copy shall be retained by the Lessee as a counterpart.

11.2. The Lessee alone shall bear the expenses towards the stamp duty, registration charges and incidental expenses of this Lease Deed.

11.3. Each party shall bear and pay the costs of its Advocates/Legal advisors.

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಖ್ಯಾ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(೨)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ಕ.ರಾ.ನೋಂ. ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ B10 ನೌಕರರ ಸ.ಸಂ.ನಿ.

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

ಈ ದಸ್ತಾವೇಜು.....11.....ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು
.....ಪುಸ್ತಕದ.....ದಸ್ತಾವೇಜು.....ಕ್ಕೆ

12. JURISDICTION

This Lease Deed shall be governed and construed in accordance with the laws of India and shall be subject to the jurisdiction of the Courts in Bangalore.

13. ARBITRATION

In the event of there being any dispute with regards to this Deed or interpretation of any of the terms and conditions of this Deed, the same shall be referred to arbitration of 2 Arbitrators each to be appointed by both the Parties and such Arbitration proceedings shall be in English and as per the provisions of Arbitration and Conciliation Act, 1996. The venue and seat of such Arbitration shall be at Bengaluru.

SCHEDULE PROPERTY

All the part and parcel of the land in **Converted Sy No 93** Vide Conversion order No. ALN (A)(S) SR-03/2008-09,Situated at CHIKKADUNNASANDRA VILLAGE, Sarjapura Hobli, Anekal Taluk, Bangalore to an area of 55200 Sq. feet (5130 Sq. Mtrs) along with RCC building constructed and infrastructure with total built up are approx. 48928 Sq. ft. and bounded on:

East by : Private Property,
West by : Road,
North by : Private Property.
South by : Road.

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪವಿಧಿಯಮ
ಸಂಖ್ಯೆ 5(೨)ರ ಪ್ರಕಾರ ಮಂಜೂರಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಕ.ರಾ.ನೋಂ. ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ B10 ನೌಕರರ ಸಹ.ಸಂ.ನಿ.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಈ ದಸ್ತಾವೇಜು.....1.....ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು

ಬೆಲೆ : ರೂ.3/-.....ಪುಸ್ತಕದ.....1.....ದಸ್ತಾವೇಜು/ಪ್ರತಿ

(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

IN WITNESSES WHEREOF the Lessor and the Lessee herein have set their hands on this day, month and year above mentioned before the following witnesses.

LESSOR	**Mrs. LINY ROY**	
LESSEE	**RJ EDUCATIONAL TRUST,** Represented by its Trustees **1. Ms. HANI JAYASHANKAR** And **2. Mrs. N. Rekha Kumari**	

TRUE COPY
ATTESTED ME

WITNESSES:

1. T.K. Sridhar,
Kudlu BLR 68

ADVOCATE & NOTARY PUBLIC
MUNISWAMY. T
REG No.19927
ANEKAL
GOVT. OF INDIA

MUNISWAMY.T B.A.,LL.B.
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
Court Complex, ANEKAL TOWN
Bangaluru Dist.- 562 106

2. Bangalore

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

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