

To

Date: 15/09/2023

The CBSE Affiliation Unit,
CBSE, New Delhi.

Respected Sir / Madam,

This is to bring to your kind notice that the old lease deed No.3962/2016-17 between SRI V. GOVINDAPPA and SRI VENTESWARA TRUST has been cancelled and a new lease deed has been executed on 1st April 2023 between SRI M. V. MUNIRATHNAPPA and SRI VENTESWARA TRUST. The registration of the new lease deed is in progress.

We request you to give us few days' time so that registered lease deed (new) can be uploaded on our website under Mandatory Public Disclosure.

Enclosures:

- a) Old lease deed (registered)
- b) New lease deed (registration under progress)

Warm Regards,



Principal

Glentree Academy, Whitefield

Mrs. Singupilla Satna Kumari
Principal
Glentree Academy, Whitefield
CBSE Affiliation No.830349 & School Code:45471
Nallurahalli, Whitefield Post,
Bangalore - 560066 Karnataka
Email: principal.whitefield@glentreeacademy.com
Mob:7899738132

7676310000



info@glentreeacademy.com
www.glentreeacademy.com



3962/2016-17 -1



LEASE DEED

THIS DEED OF LEASE is made and executed on this the 22nd day of June 2016, at Bangalore, by and between:

BETWEEN:

Sri. V. Govindappa
Aged about 64 years,
Son of Sri Venkatappa,
Residing at Seegehalli Village,
K.R. Puram Hobli, Bangalore East Taluk
Now residing at:
*No.1183, 3rd Cross, HAL III Stage,
New Thippasandra Post, Bangalore - 560 075

Hereinafter referred to as the "LESSOR", on the ONE PART;

AND:

SRI VENKATESWARA TRUST (Regd),
A registered Trust having their
Registered Office at:
No.2126, 1st "A" Cross, 16th "B" Main,
H.A.L. 2nd Stage, Bangalore - 560 038

Now at:

Registered Office at:
Behind Sri Venkateshwara Temple,
Nallurahalli, Nallurahalli-Siddapura Road,
Whitefield Post, Bangalore - 560 066
Represented by its Managing Trustee
Sri. M.V. Muniathnappa

Hereinafter referred to as the "LESSEE", on the OTHER PART;

Page 1 of 6

For SRI VENKATESWARA TRUST

Managing Trustee

FOR LEARNING EDGE INDIA P. LTD.

Authorised Signatory

ಶ್ರೀ ಪುಷ್ಪ ದತ್ತಾತ್ರೇಯ ಸಂಸ್ಥೆ3962
2016-2017



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 Sri Venkateswara Trust (Regd) Rep by its Managing Trustee Sri M v Munirathnappa .
ಇವರು 4000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	4000.00	Cash
ಒಟ್ಟು :	4000.00	

ಸ್ಥಳ : ಬಾಣಸವಾಡಿ

ದಿನಾಂಕ : 22/06/2016

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಶಿವಮೊಗ್ಗ (ಬಾಣಸವಾಡಿ)
ಬೆಂಗಳೂರು - 560 042

Designed and Developed by C- DAC ,ACTS Pune.

For LEARNING EDGE INDIA PVT. LTD.

For SRI VENKATESWARA TRUST

Managing Trustee

Authorized Signatory

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 3/-



WITNESSETH AS FOLLOWS:

3.3 ಭೂಮಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 3962
2016-2017

Whereas, the term and expression LESSOR and LESSEE wherever the context so permits or admits herein shall mean and include their respective heirs, executors, administrators, successors in interest and assigns;

Whereas, the LESSOR is the sole and absolute owner in respect of property bearing Bruhath Bangalore Mahanagara Palike, bearing Khatha No.30/30/52/6, situated at Nallurahalli Village, K.R. Puram Hobli, Bangalore East Taluk, measuring 45,738 square feet, which is morefully described in the schedule hereunder and hereinafter referred to as the "SCHEDULE PREMISES";

AND Whereas, the LESSEE is already in occupation as a tenant in respect of the Schedule Premises and running educational institutions under the name and style of "WHITE FIELD PUBLIC SCHOOL, NALLURAHALLI", by paying Rs.10,000/- (Rupees ten thousand only) per month as rent for the Schedule Premises.

AND Whereas, the LESSEE approached the LESSOR to take on lease of the Schedule Premises for a period of thirty (30) years on rental basis on payment of monthly rent of Rs.10,000/- (Rupees ten thousand only) and LESSOR has agreed to lease the Schedule Premises to the LESSEE for a term of thirty (30) years, commencing from the date of registration of this Lease Deed.

RENTALS:

The LESSEE shall pay a monthly rent of Rs.10,000/- (Rupees ten thousand only) to the LESSOR without any default on or before the 10th of every succeeding month.

Page 2 of 6

For SRI VENKATESWARA TRUST

Managing Trustee

V. G. Srinivas

V. G. Srinivas



Print Date & Time : 22-06-2016 01:44:02 PM

2016-2017

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3962

ಬಾಣಸವಾಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಕಿವಾಚನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-06-2016 ರಂದು 01:36:26 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	700.00
2	ಸೇವಾ ಶುಲ್ಕ	315.00
	ಒಟ್ಟು :	1015.00

ಶ್ರೀ Sri Venkateswara Trust (Regd) Rep by its Managing Trustee Sri M v Munirathnappa . ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri Venkateswara Trust (Regd) Rep by its Managing Trustee Sri M v Munirathnappa .			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	Sri Venkateswara Trust (Regd) Rep by its Managing Trustee Sri M v Munirathnappa . . (ಬರೆದುಕೊಂಡವರು)			
2	Sri V Govindappa S/o Sri Venkatappa . . (ಬರೆದುಕೊಂಡವರು)			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕಿವಾಚನಗರ (ಬಾಣಸವಾಡಿ)
ಬೆಂಗಳೂರು - 560 043

For SRI VENKATESWARA TRUST

Managing Trustee

For LEARNING EDGE INDIA PVT. LTD.

Authorised Signatory



For the first ten (10) years, i.e., from 01-04-2015 to 31-03-2025, there is no enhancement of rents.

The LESSEE agrees to pay an enhanced rent at the rate of 10% after expiry of ten (10) years on the last paid rents.

ENHANCEMENT OF RENTS STARTS FROM 01-04-2025 to 31-03-2035

The LESSEE agrees to pay an enhanced rent at the rate of 10% after expiry of ten (10) years on the last paid rents.

ENHANCEMENT OF RENTS STARTS FROM 01-04-2035 to 31-03-2045

The open space of the Schedule Premises shall be used as playground as per the requirement of the LESSEE's institution.

NOW THIS AGREEMENT OF LEASE WITNESSETH AS FOLLOWS:

1. That the lease period shall be for a period of THIRTY (30) YEARS, commencing from 01-04-2015 and the lease shall be renewable on the expiry of thirty (30) years, if the parties mutually agree to the same. For such renewable fresh lease deed shall be registered.
2. The tenancy month commences from 1st day of every calendar month and ending with the last day of the same month.
3. The LEASE / TENANCY month commences from 01-04-2015.

Page 3 of 6

[Signature]

[Signature]

For LEARNING EDGE INDIA PVT. LTD.

[Signature]

For SRI VENKATESH AGRI


Managing Trustees

63 ನೇ ಭವ್ಯ ದ್ವಂದ್ವ ಸಂಖ್ಯೆ 3962
2016-2017

ಗುರುತಿಸುವವರು


ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	N S Prakash Nagavarapalya, blore	ನಿ.ನಿ. ಪ್ರಕಾಶ್
2	Raju Banawadi, Blore	Raju.

ಬಿ. ರಜೇಶ್ವರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)
ಬೆಂಗಳೂರು



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ಸಂಖ್ಯೆ BNS-1-03962-2016-17 ಅಗಿ
ಸಿ.ಡಿ. ಸಂಖ್ಯೆ BNSD460 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 22-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)



Designed and Developed by C-DAC, ACTS, Pune

ಶ್ರೀನಾಥ್ ಎಸ್. ಆರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ), ಬೆಂಗಳೂರು - 43.

For LEARNING EDGE INDIA PVT. LTD.

Authorised Signatory

FOKSRI VENKATESWARA TRUST
Managing Trustees



4. The LESSEE shall pay a sum of Rs.10,000/- (Rupees ten thousand only) as monthly rent to the LESSOR and the LESSOR shall issue valid receipt for having received the said rents.

5. The LESSEE shall pay the monthly electricity and water consumption charges to the KPTCL / BESCOM & BWSSB promptly, as per the meter readings and shall keep the installations intact.


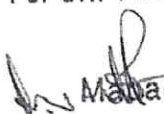
The LESSEE shall not sub-let, re-let, under-let, part with or assign the Schedule Premises to any other person or persons, body or bodies. In such an event, it shall be construed as a breach of contract of the terms herein and the LESSEE shall be ejected out of the Schedule Premises on this ground alone.

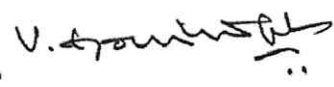
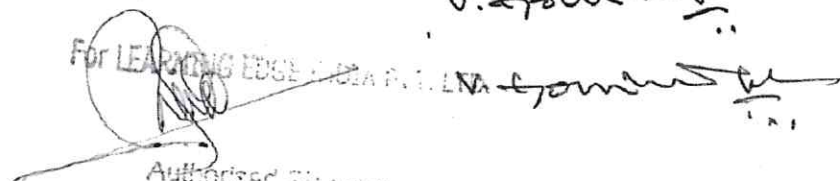
7. The LESSEE undertakes to keep the Schedule Premises inclusive of building/s, structure/s, super structures in good and tenantable condition as it presently exists without making any alterations or additions to the existing structures. Any such tenable additions shall be so executed only after obtaining prior permission and consent from the LESSOR in writing.

8. The LESSEE agrees to permit / allow the LESSOR or his authorised agents/ representatives to inspect the Schedule Premises at all reasonable hours.

9. THE LESSOR shall have the exclusive right to terminate this agreement, if the LESSEE commits abrogation or any or more of the covenant/s enshrined herein.

Page 4 of 6


For SRI VENKATESWARA TRUST

Managing Trustee


V. Srinivas

Authorised Signatory

For LEARNING EDGE & SIA P. L. L.



10. If the LESSEE defaults in making the payment of rents for three (3) months or if the LESSEE omits to perform or observe any of the covenants or conditions, as stipulated in this Lease Deed, the LESSOR shall re-enter forthwith upon the Schedule Premises and take possession of the same.
11. The LESSEE shall indemnify and to keep the LESSOR indemnified against all claims, demands, suits, decrees and awards, damages, costs, of whatsoever nature, which may be brought or passed against the LESSEE by reasons of any damage caused to the adjoining owners or occupants and others by reasons or any other accident, consequent upon such causes of the demised premises aforesaid.
12. On the expiry or by termination of the LEASE hereby created or earlier determination under the provisions hereof, the LESSEE will hand over the vacant possession of the Schedule Premises in good and tenantable condition or can be extended for future request period.
13. It is specifically agreed between the parties that any matter not specifically provided for herein, shall be governed under the Transfer of Property Act for the time being in force.

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V. Gowdalu

V. Gowdalu

[Signature]

For SRI VENKATESWARA TRUST
Managing Trustee

[Signature]
Authorised Signatory



SCHEDULE PREMISES

All that piece and parcel of the immovable property bearing Bruhath Bangalore Mahanagara Palike Khatha No.30/30/52/6, situated at Nallurahalli Village, K.R. Puram Hobli, Bangalore East Taluk, measuring 45783 square feet and bounded on the:

East by: VDB Willow Farm;
 West by: Property in Survey No.52/5B;
 North by: Water Kaluve,
 South by: Sri Venkateshwara Temple & Road

Together with the building and appurtenances appertaining thereto.

IN WITNESS WHEREOF, the LESSOR and LESSEE have set their respective hands unto this LEASE DEED on the day, month and year first above written.

V. G. Srinivasulu

LESSOR

[Signature]

LESSEE

WITNESSES:

1. N.S. PRAKASH
 NO. 221, Nagavara, 4th stage,
 C.V. Raman Nagar, P.
 Bangalore 560093
2. Rajeev
 Banasawadi,
 Bangalore

Page 6 of 6

Drafted by
[Signature]

Revised

Dated 1/11/15
[Signature]

SRI VENKATESWARA TRUST
Managing Trustee

For LEARNING EDGE INDIA PVT. LTD.
[Signature]
 Authorised Signatory

AND

SRI VENKATESWARA TRUST

Behind Sri Venkateshwara temple,
Nallurahalli, Siddapura road,
Whitefield Post, Bangalore-560066

Pan No. AANTS0935K

Represented By Trustee SMT. Nagashree Vivekanand Pan No AESPN8539F

Hereinafter referred to as the "LESSEE", on the OTHER PART;

WITNESSETH AS FOLLOWS:

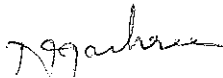
Whereas, the term and expression LESSOR and LESSEE wherever the context so permits or admits herein shall mean and include their respective heirs, executors, administrators, successors in interest and assigns;

Whereas, the LESSOR is the sole and absolute owner in respect of property bearing Bruhath Bangalore Mahanagara Palike, bearing **Khatha No.30/30/52/6**, situated at **Nallurahalli Village, K.R. Puram Hobli, Bangalore East Taluk, measuring 45,738 square feet**, which is morefully described in the schedule hereunder and hereinafter referred to as the **"SCHEDULE PREMISES"**;


AND Whereas, the LESSEE is already in occupation as a tenant in respect of the Schedule Premises and running educational institutions under the name and style of **GLENTREE ACADEMY WHITEFIELD, NALLURAHALLI**, by paying Rs.10,000/- (Rupees Ten Thousand only) per month as rent for the Schedule Premises.

AND whereas, the LESSEE approached the LESSOR to take on lease of the Schedule Premises for a period of **thirty (30) years** on rental basis on payment of monthly rent of **Rs.10,000/- (Rupees Ten Thousand Only)** and LESSOR has agreed to lease the Schedule Premises to the LESSEE for a term of **thirty (30) years**.

FOR SRI VENKATESWARA TRUST



Trustee



RENTALS:

The LESSEE shall pay a monthly rent of **Rs.10,000/- (Rupees Ten Thousand only)** to the LESSOR without any default on or before the 10th of every succeeding month.

For the **First Ten (10) Years**, i.e., **from 01-04-2015 to 31-03-2025**, there is no enhancement of rents.

The LESSEE agrees to pay an enhanced rent of Rs.6,00,000 (six lakhs) per month **STARTING FROM 01-04-2025 to 31-03-2035**

The LESSEE agrees to pay an enhanced rent at the rate of 10% after expiry of **ten (10) years** on the last paid rents.

ENHANCEMENT OF RENTS STARTS FROM 01-04-2035 to 31-03-2045

The open space of the Schedule Premises shall be used as playground as per the ' requirement of the LESSEE's institution.

SECURITY DEPOSIT:

The LESSEE agrees to pay interest free security deposit of Rs 60,00,000/- (sixty lakhs) to the LESSOR.

The LESSOR will return interest free security deposit at the end of the Lease period to the LESSEE.

NOW THIS AGREEMENT OF LEASE WITNESSETH AS FOLLOWS:

1. That the lease period shall be for a period of **THIRTY (30) YEARS**, commencing from 01-04-2015 and the lease shall be renewable on the expiry of **thirty (30) years**, if the parties mutually agree to the same. For such renewable fresh lease deed shall be registered.
2. The tenancy month commences from 1st day of every calendar month and ending with the last day of the same month.
3. The LEASE / TENANCY month commences from **01-04-2015**.
4. The LESSEE shall pay monthly rent and other applicable taxes to the LESSOR and the LESSOR shall issue valid receipt for having received the said rents.
5. The LESSEE shall pay the monthly electricity and water consumption charges to the BBMP KPTCL / BESCOM & BWSSB promptly, as per the meter readings and shall keep the installations intact

6. The LESSEE shall not sub-let, re-let, under-let, part with or assign the Schedule Premises to any other person or persons, body or bodies. In such an event, it shall be construed as a breach of contract of the terms herein and the LESSEE shall be ejected out of the Schedule Premises on this ground alone.
7. The LESSEE undertakes to keep the Schedule Premises inclusive of building/s, structure/s, super structures in good and tenantable condition as it presently exists without making any alterations or additions to the existing structures. Any such tenable additions shall be so executed only after obtaining prior permission and consent from the LESSOR in writing.
8. The LESSEE agrees to permit/allow the LESSOR or his authorized agents/ representatives to inspect the Schedule Premises at all reasonable hours.
9. THE LESSOR shall have the exclusive right to terminate this agreement, if the LESSEE commits abrogation or any or more of the covenant/s enshrined herein.
10. If the LESSEE defaults in making the payment of rents for **three (3) months** or if the LESSEE omits to perform or observe any of the covenants or conditions, as stipulated in this Lease Deed, the LESSOR shall re-enter forthwith upon the Schedule Premises and take possession of the same.
11. The LESSEE shall indemnify and to keep the LESSOR indemnified against all claims, demands, suits, decrees and awards, damages, costs, of whatsoever nature, which may be brought or passed against the LESSEE by reasons of any damage caused to the adjoining owners or occupants and others by reasons or any other accident, consequent upon such causes of the demised premises aforesaid.
12. On the expiry or by termination of the LEASE hereby created or earlier determination under the provisions hereof, the LESSEE will hand over the vacant possession of the Schedule Premises in good and tenantable condition or can be extended for future request period.
13. It is specifically agreed between the parties that any matter not specifically provided for herein, shall be governed under the Transfer of Property Act for the time being in force.

SCHEDULE PREMISES

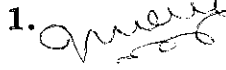
All that piece and parcel of the immovable property bearing Bruhath Bangalore Mahanagara Palike **Khatha No.30/30/52/6**, situated at **Nallurahalli Village, K.R. Puram Hobli, Bangalore East Taluk**, measuring **45783 square feet** and bounded on the:

East by : VDB Willow Farm;
West by : Property in Survey No.52/5B;
North by : Water Kaluve,
South by : Sri Venkateshwara Temple & Road.

Together with the building and appurtenances appertaining thereto.

IN WITNESS WHEREOF, the LESSOR and LESSEE have set their respective hands unto this LEASE DEED on the day, month and year first above written.

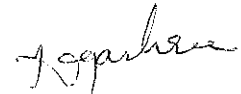
WITNESSES:

1. 
Vinay Kumar


LESSOR

FOR SRI VENKATESHWARA TRUST

2. Ramesh
Ramesh Bo Hota



Trustee

LESSEE