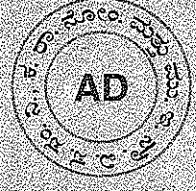


6954/23-24 KRC(0)-TR16954-23-24/1-90

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

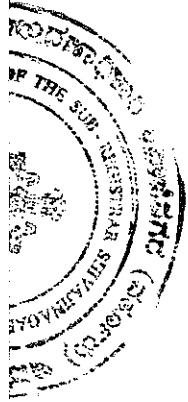
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

LEASE DEED

THIS DEED OF LEASE is entered into on this the Sixteenth day of September, Two Thousand Twenty Three (16.09.2023) at Bangalore by and between;

SRI. M.V.MUNIRATHNAPPA
S/o Late Sri M. Venkatappa
Aged about 72 years
Residing at: No.2126, 1" A Cross
16th B Main, HAL 2 Stage
Indiranagar, Bangalore-560008
PAN NO: AARPM8632K
AADHAAR NO: 312378681230



Hereinafter referred to as the **LESSOR** (which term shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, legal representatives, executors, administrators and assignees) on the One Part AND;

SRI VENKATESWARA TRUST
Behind Sri Venkateshwara temple
Nallurahalli, Siddapura road
Whitefield Post, Bangalore-560066
Pan No. AANTS0935K
Represented By Trustee
SMT. Nagashree Vivekanand
(Aadhaar No.5504 4386 6616)

hereinafter referred to as the **LESSEE** (the term lessees shall also be deemed to mean and include his respective heirs, legal representatives, executors, administrators and assignees) on the Other Part WITNESSETH AS FOLLOWS:

[Handwritten signatures]

BNG(U) VRT 6954 12023-24



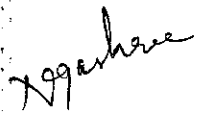
12-90

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- VRT-1-06954-2023-24

ವರ್ತಮಾನ ಉಪನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20/09/2023 ರಂದು 12:19:18 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	100.00
2	ಸೇವಾ ಶುಲ್ಕ	455.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	1,25,500.00
4	ಹೆಚ್ಚುವರಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	7,52,000.00
	ಒಟ್ಟು	8,78,055.00

Sri .SRI VENKATESWARA TRUST Represented By Trustee SMT. Nagashree Vivekanand C/o . ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
1	Sri .SRI VENKATESWARA TRUST Represented By Trustee SMT. Nagashree Vivekanand C/o . , 62, Resident of: Behind Sri Venkateshwara temple, Nallurahalli, Siddapura road Whitefield Post, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560066 (Presenter)		 Left Thumb	

ಓರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ವರ್ತಮಾನ, ಉಪನೋಂದಣಿ ಕಛೇರಿ
ವರ್ತಮಾನ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

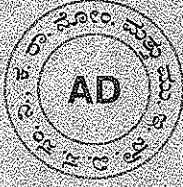
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
1	Sri .SRI VENKATESWARA TRUST Represented By Trustee SMT. Nagashree Vivekanand C/o . , 62, Resident of: Behind Sri Venkateshwara temple, Nallurahalli, Siddapura road Whitefield Post, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560066 (Claimant)		 Left Thumb	
2	Mr .M.V.MUNIRATHNAPPA S/o Late Sri M. Venkatappa, , 72, Resident of: No.2126, 1" A Cross, 16th B Main, HAL 2 Stage Indiranagar, Bangalore, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560008 (Executant)		 Left Thumb	

ಓರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ವರ್ತಮಾನ, ಉಪನೋಂದಣಿ ಕಛೇರಿ
ವರ್ತಮಾನ

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ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

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, Bangalore, measuring 45,738 square feet, which is more fully described in the schedule hereunder and hereinafter referred to as the "SCHEDULE PREMISES" having acquired by the lessor by virtue of Gift deed dated 21.03.2018 same had been registered as Document No.BNS-1-183-2017-18, stored in CD No.BNSD645, in the office of Sub-Registrar, Banasavadi, Bangalore.


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.

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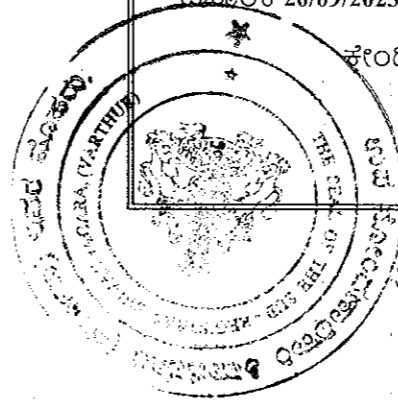
SR.No	Identifier Name	Address	ಸಹಿ
1	MOHAN S L S/o LAKSHMANNA (Identifier)	MALLUR,KOLAR, Malur, KOLAR, KARNATAKA - 563130	Mohana
2	MAHESH R` S/o Y RAJANNA (Identifier)	RAMAGONDANAHALLI, VARTHUR, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560087	M.

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ವರ್ತೂರು



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ VRT-1-06954-2023-24 ಆಗಿ
ದಿನಾಂಕ 20/09/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.


ಉಪನೋದಕಾಧಿಕಾರಿ
ವರ್ತೂರು



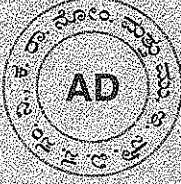
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ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ,

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

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(GST EXTRA)

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.

RENTALS:

The LESSEE shall pay a monthly rent at **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/- (Rupees six lakhs only)** 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.

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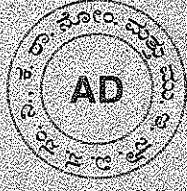
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(GST EXTRA)

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 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.

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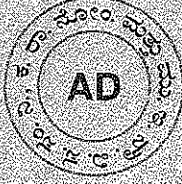
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5. The LESSEE shall pay the monthly electricity and water consumptions charges to the BBMP KPTCL / BESCOM & BWSSB promptly. As per the meter readings and shall keep the installations intact

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.

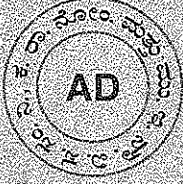
9. THE LESSOR shall have the exclusive right to terminate this agreement, if the LESSEE commits abrogation or any or more of the covenant/s enshrined herein.

6914/2023-24/8-90

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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.

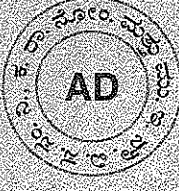
13. It is specifically agreed between the parties that any matter not specifically provided for herein, shall be governed under the Transfer of Property Act for the time being in force.

BNG(U)-VRT...6934.../2023-24/9-90

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(GST EXTRA)

SCHEDULE PREMISES

All that piece and parcel of the immovable property bearing Bruhath Bangalore Mahanagara PalikeKhatha 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. *[Signature]*
Vijay Kumar. N
S/o Nagaraja. K
Varthur, Bangalore 560087

2. *[Signature]*
Mohan Kumar N

[Signature]
LESSOR

[Signature]
LESSEE

DRAFTED BY ME!

[Signature]
C.E. Suresh
Page 7 of 7